



July 31, 2016

VIA HAND DELIVERY

Ms. Catherine Riiska, Principal Planner
Growth Management Department
Martin County Administrative Center
2401 SE Monterey Road
Stuart, Florida 34996

**Re: Heritage Ridge PUD, Parcel C-4 Lot 2 PUD, Final Site Plan
2nd Resubmittal Reply Letter
Project Number: K024-003**

Dear Catherine:

The following is a response to the May 9, 2018 staff report for Heritage Ridge PUD, Parcel C-4 Lot 2 PUD, Final Site Plan, as discussed at the May 31, 2018 Development Review Workshop meeting. One (1) original packet and a bookmarked electronic disc identical to the original packet of the following materials are provided, along with an additional copy of the plans. The following documents are contained within this resubmittal:

1. 2nd Resubmittal Reply Letter
2. Final Site Plan
3. Plat (draft)
4. SFWMD ERP Complete Application and Approved Permit (No.43-00126-S-02)
5. Boundary Survey
6. Architectural Façade Renderings
7. Fire flow calculations
8. Title Commitment (Schedule B Exemptions provided in PDF format only)
9. Corner Clip Sketch & Legal

Ms. Catherine Riiska

July 31, 2016

Page 2

10. Environmental Assessment
11. Geotechnical Report
12. Traffic Impact Analysis
13. Construction Plans (Includes Landscape Plans)
14. Topo and Tree Survey
15. Commercial Development Public Artwork Rendering

The application materials have been revised in accordance with our discussion at the workshop and as outlined in the following itemized responses to the staff comments in the order set out in the staff report:

A. *Application information*

Agree.

B. *Project description and analysis*

Acknowledge.

C. *Staff recommendation*

See following responses to the outstanding staff comments.

D. *Review Board action*

Agree.

E. *Location and site information*

Agree.

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

Unresolved Issues:

Item #1: Acknowledge.

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

Unresolved Issues:

Item #1: Parking

1. The line work has been modified to be more legible.

Item #2: Site Plan Graphics.

1. A Replat application is being proposed as a separate application, a copy of the draft plat is being included with this resubmittal to demonstrate compliance with the Land Development Regulations.
2. The 'rear setback' labels have been removed as requested.
3. The 'existing landscape area' notes have been removed as requested.
4. The non-traffic signal depictions have been removed as requested.
5. The typical parking space detail has been added.
6. The dumpster detail has been added.

Item #3: Site Plan Data

1. The site plan data tables have been revised to demonstrate dimensional compliance for both proposed lots.
2. The outparcel description has been revised.
3. The proposed lot Site Data Table has been updated and revised as directed.

Item #4: Option 1 – Other Agency Permits

1. A complete copy of the SFWMD ERP (No. 43-00126-S-02) has been included with this resubmittal.

Item #5: Boundary & Topographic Survey

1. A boundary survey that includes the entire property proposed for subdivision and development has been included.

Additional Information:

Information #1 BCC Scheduling

1. Acknowledged

Information #2 No Land Clearing

1. Acknowledged

Information #3 Timetable of Development - Final

1. Acknowledged

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

Unresolved Issues:

Item #1: Control of Building Mass

1. The north and west facades have been revised as requested.

Item #2: Artwork – Commercial Developments

1. Renderings of the proposed artwork have been included with this submittal.

Item #3: Flat Roofs

1. A dimension of the cornice along the west and north facades has been provided.

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

Item # 1:

1. A revised Title Commitment is being submitted herein

- Item #2:**
1. The Survey now includes the corner clip, is prepared with the benefit of title commitment and is certified to Martin County. of the dedication site are included

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

Environmental

Item #1:

1. Per the June 11, 2018 site visit by the County, no endangered, unique, or rare habitat as defined by the County Code is found on the property. The EA report has been revised to include language regarding dominating exotic species.

Item #2:

1. Note has been removed.

Landscape

Unresolved Issues:

Item #1 Landscape Tabular Data.

1. A more comprehensive summary of preserved trees has been provided and the data inconsistencies have been corrected

Item #2 Landscape Native Tree Protect.

1. A tree table has been provided. Please note no vegetation will be disturbed within the lot not to be developed.

Item #3 Construction Standards – Tree Protection.

1. The barricade detail has been provided

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

Item #1 Traffic Impact.

1. The Traffic Impact Analysis has been updated and revised as requested.

L. Determination of compliance with county surveyor – Engineering Department

N/A

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

Item #1 Right of Way Improvements.

1. Details for the 4 foot paved shoulder have been included with this resubmittal.
2. The widening widths have been included

3. Survey information for SE Constitutional Boulevard is included with this resubmittal.
4. Pavement elevations have been included.
5. The pavement elevations demonstrate how the modifications tie into the existing grades along the right of way.

Item #2 Off-Street Parking.

1. The curb ramps and loading area labels have been updated as requested.

Item #3 Right of Way Improvements.

1. The inconsistencies between the plans have been revised and updated as requested.

Item #4 Stormwater Management Report.

1. The Geotechnical Report has been provided and stormwater modifications have been made to the plans to address stormwater comments.

Item #5 Stormwater Management Construction Plans.

1. The Stormwater Management Construction Plans have been provided.

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

Findings of Compliance: Agree

Electronic File Submittal

Item #1: An AutoCAD version of the Site Plan has been provided.

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance: Agree.

Wellfield and Groundwater Protection

Item #1: The irrigation source has been identified and include with this resubmittal.

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

Fire Prevention

Item #1: The fire flow calculations have been provided.

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

N/A

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

Martin County Health Department

N/A

Martin County School Board

N/A

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

Review On-going.

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

Acknowledged.

U. *Post-approval requirements*

Item #1: Acknowledged.

Item #2: Acknowledged.

Item #3: Acknowledged.

Item #4: Acknowledged.

Item #5: [Acknowledged.](#)

Item #6: [Acknowledged.](#)

Item #7: [Acknowledged.](#)

Item #8: [Acknowledged.](#)

Item #9: [Acknowledged.](#)

Item #10: [Acknowledged.](#)

Item #11: [Acknowledged.](#)

Item #12: [Acknowledged.](#)

Item #13: [Acknowledged.](#)

Item #14: [Acknowledged.](#)

Item #15: [Acknowledged.](#)

Item #16: [Acknowledged.](#)

Item #17: [Acknowledged.](#)

Item #18: [Acknowledged.](#)

V. *Local, State, and Federal Permits*

Item #1:

[Environmental Permits 1-3. All required permits will be provided prior to scheduling a pre-construction meeting.](#)

Item #2:

[Rights of Way Permits](#)

[All required permits will be provided prior to scheduling a pre-construction meeting](#)

Item #3:

[Stormwater](#)

All required permits will be provided prior to scheduling a pre-construction meeting

Item #4:

Water and Wastewater

All required permits will be provided prior to scheduling a pre-construction meeting.

W. Fees

Acknowledged.

X. General application information

Acknowledged.

Y. Acronyms

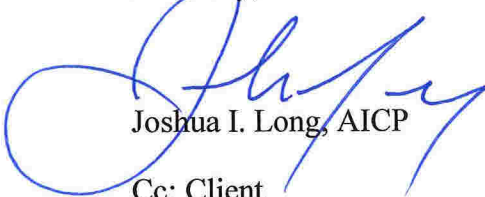
Acknowledged.

Z. Attachments

N/A

We believe that the above responses and revised documents satisfactorily address all staff concerns. Thank you for your cooperation in this matter. Should you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,



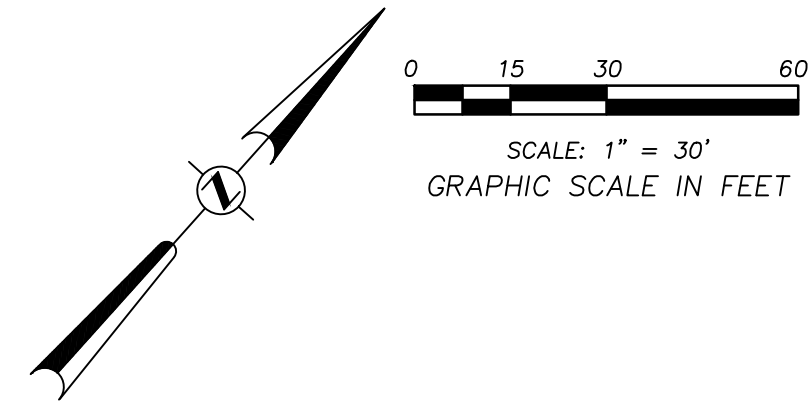
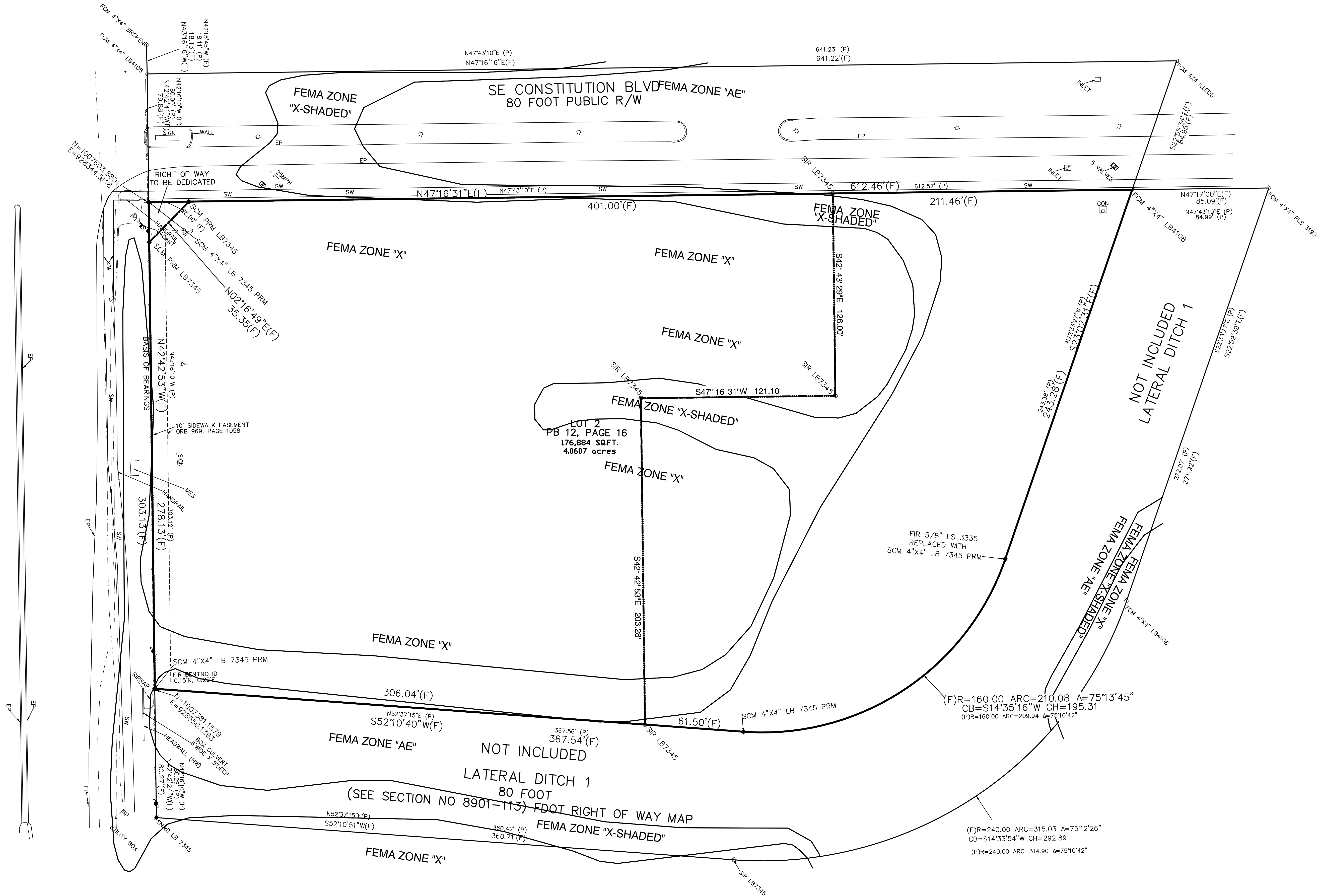
Joshua I. Long, AICP

Cc: Client

Enclosures

FTL_ACTIVE 5172146.1

SE FEDERAL HIGHWAY
200 FOOT PUBLIC R/W
US HIGHWAY 1



THE SURVEY IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY REPORT, SEE SHEET 1.

SECT-WP-ROE GOMEZ GRANT DRAWN JLW FIELD BOOK/PAGE 184/29 - 33 PROJ. # C49005 DATE OF FIELDWORK 8/11/17 NO. DATE DESCRIPTION	ZAREMBA GROUP, LLC CIVIL ENGINEERING 2300 CURLEW ROAD LAND PLANNING STE 201 TRAFFIC/TRANSPORTATION PALM HARBOR, FLORIDA ENVIRONMENTAL SCIENCES 34883 SURVEYING PHONE (727) 788-9500 GIS FAX (727) 784-6862 AIDGROUP.COM	DOLLAR GENERAL HOBE SOUND MARTIN COUNTY, FLORIDA BOUNDARY SURVEY ALTA/NSPS LAND TITLE SURVEY	2 of 2
			ON



201 Basque Road
St. Augustine, FL 32080
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Revised July 17, 2018

Zaremba Group, LLC
Attn: Matt Casey
14600 Detroit Avenue, Suite 1500
Lakewood, OH 44107

RE: Dollar General Hobe Sound Property
Environmental Assessment
Martin County, FL
AES #16-075

Dear Mr. Casey,

Atlantic Ecological Services, LLC (AES) visited the Dollar General Hobe Sound Property for the purposes of conducting a review for the presence of wetlands and protected species based on direct and indirect observations, as well as to determine potential for occurrence of protected species based on suitable habitat. The site assessment was conducted on May 17, 2017. The site was reviewed by Martin County staff on June 11, 2018. The Dollar General Hobe Sound Property, herein referred to as the subject property, is located at the southeastern intersection of SE Federal Highway and SE Constitution Boulevard in Hobe Sound, Florida. The Martin County Parcel ID # is 34-38-42-091-000-00020-7. The subject property is located in Section 34, Township 39 South, Range 42 East. Please see the attached Location Map, Aerial Map, and Quadrangle Map. The subject property is approximately 4.06 acres and consists of undeveloped land.

METHODS

Habitat Mapping

Each community and land use area was categorized according to the Florida Department of Transportation's (FDOT) 1999 *Florida Land Use, Cover and Forms Classification System* (FLUCCS). The boundaries of each FLUCCS code were delineated based on vegetative composition, soil characteristics, topography, and aerial interpretation. See the Results Section below for a description of the habitats found. Please also see the attached Habitat Map depicting the findings.

Protected Species Review

Prior to visiting the site, a background literature search was conducted to compile a list of state and federally protected animal and plant species that could occur on-site. The three primary sources of literature reviewed include the Florida Fish and Wildlife Conservation Commission's (FWC) *Florida's Endangered Species, Threatened Species, And Species of Special Concern*, the United States Fish and Wildlife Service's (USFWS) Threatened and Endangered Species System (TESS) database, and the Florida Department of Agriculture and Consumer Services (FDACS), Division of Plant Industry's (DPI) *Notes on Florida's Endangered and Threatened Plants*. Additional information was gathered from the Florida Natural Areas Inventory (FNAI) *Field Guides to the Rare Animals/Plants of Florida*, and the Florida Committee on Rare and Endangered Plants and Animals (FCREPA) *Rare and Endangered Biota of Florida: Volumes 1-5*, and the FWC's Eagle Nest Locator web site were also reviewed to obtain location data recorded by others for those species.

RESULTS

Habitats

Uplands

The subject property consists of approximately 3.86 acres of uplands and 0.20 acres of surface waters. Descriptions of the habitats identified on the subject property are found below:

Shrub and Brushland (FLUCCS 320) – This habitat (approximately 1.82 acres) consists of largely impacted shrub habitat consisting primarily of muscadine grapevine (*Vitis rotundifolia*) and cogongrass (*Imperata cylindrica*). The area appears to have been scrub or scrubby flatwoods habitat in the past prior to being cleared approximately 20-30 years ago.

Tropical Hardwoods (FLUCCS 426e) – This habitat (approximately 1.43 acres) also appears to have been scrub or scrubby flatwoods habitat in the past, which has been severely impacted by surrounding land uses and former land clearing. The dominant species found is primarily Brazilian pepper (*Schinus terebinthifolius*). This habitat is a hardwoods system which has greater than 50% exotic species cover. This habitat does not meet the classification as a native upland habitat. Other species include live oak (*Quercus virginiana*), sand live oak (*Quercus geminata*), Australian pine (*Casuarina* spp.), saw palmetto (*Serenoa repens*), and yaupon holly (*Ilex vomitoria*). Much of the vegetation is covered with Old World climbing fern (*Lygodium microphyllum*).

Disturbed Land (FLUCCS 740) – This habitat (approximately 0.61 acres) consists of an area along the intersection of SE Federal and SE Constitution that has been converted to bahia grass (*Paspalum notatum*). Multiple cabbage palms (*Sabal palmetto*) are found in this area also.

Wetlands and Surface Waters

Ditch (FLUCCS 513) – A small upland cut ditch (0.20 acres) is found on the property. It appears this was a small pond or mosquito ditch cut more than 50 years ago. The banks of the ditch are lined with Australian pine, Brazilian pepper, and melaleuca (*Melaleuca quinquenervia*). A separate upland cut linear ditch is also found along the east and south property boundaries.

Wildlife Observations

Wildlife observations, both direct and indirect, were made throughout the course of the site investigation. A list of species observed is provided in the following table:

Table 1: Wildlife species observed on the Dollar General Hobe Sound Property in Martin County, Florida; May 2017.

Taxon	Common Name	Scientific Name	Protected*
Birds	Common grackle	<i>Quiscalus major</i>	No
	Black vulture	<i>Coragyps atratus</i>	No
Mammals			
	Raccoon (scat)	<i>Procyon lotor</i>	No
	Nine-banded armadillo (burrow)	<i>Dasypus novemcinctus</i>	No
	Grey squirrel	<i>Sciurus carolinensis</i>	No

Protected Species

Due to the location and open grass habitats on the property, the potential for gopher tortoises exists (*Gopherus polyphemus*). A 100% gopher tortoise survey was conducted on May 17, 2017, in accordance with the techniques outlined in the publication, *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations Found on Lands Slated for Development in Florida*. Mr. Jody N. Sisk led the survey and is currently a FWC Authorized Gopher Tortoise Agent (GTA-09-00003). No gopher tortoises or their burrows were identified on the subject property. The uplands on the property provide low quality habitat for the presence of gopher tortoises due to the coverage of shrub and exotic species.

The FWC's Eagle Nest Locator website was queried for data regarding documented southern bald eagle (*Haliaeetus l. leucocephalus*) nests in the project vicinity. The southern bald eagle is protected under the Bald and Golden Eagle Protection Act. No active bald eagle nests are located within two miles of the subject property.

AES reviewed the property for potential use by the Florida scrub-jay (*Aphelocoma coerulescens*). The property in its current state does not provide habitat anticipated to be utilized by the Florida scrub-jay. The property potentially provided forage, roosting, and caching areas for the species in the past, but its conversion to thick exotic and nuisance species provides little to no use by the species.

No other protected flora or fauna species are expected to inhabit the subject property.

CONCLUSION

Atlantic Ecological Services, LLC conducted a site review on the Dollar General Hobe Sound Property for the purposes of determining the presence of wetlands and/or potential presence of state and federally protected wildlife and plant species.

The subject property is approximately 4.06 acres and consists of undeveloped lands located at the southeastern intersection of SE Federal Highway and SE Constitution Boulevard in Hobe Sound, Martin County, Florida. Approximately 3.86 acres of the property is considered uplands and 0.20 acres is considered upland cut surface waters. No wetlands are found on the property.

No protected flora or fauna species were identified on the subject property or are anticipated to occur.

Should you have any questions or concerns please feel free to contact me at (904) 347-9133 or jody@atlanticeco.com.

Sincerely,



Jody N. Sisk
Senior Ecologist

Enclosures

Technical Literature References

Chafin, L.G. 2000. *Field Guide to the Rare Animals of Florida*. Florida Natural Areas Inventory, Tallahassee, Florida.

Coile, Nancy C. 1998. *Notes of Florida's Endangered and Threatened Plants*. (Rule 5B-40 Florida's Regulated Plant Index), Botany Contribution 38, 2nd Ed. Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Gainesville, Florida. 119 pp.

Cox, Jeffrey. A. 1987 *Status and Distribution of the Florida Scrub-Jay*. Florida Ornithological Society. Special Publication No. 3, Gainesville, Florida 110 pp.

Cox, James, D. Inkley, R. Kautz. 1987. *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopherus polyphemus) Populations Found on Lands Slated for Large-Scale Development in Florida*. Florida Game and Freshwater Fish Commission, Nongame Wildlife Program. Technical Report No. 4. Tallahassee, Florida. 69 pp.

Deyrup, Mark, Franz, Richard 1994. *Rare and Endangered Biota of Florida, Volume IV Invertebrates*. Special Committee on Invertebrates, Florida Committee on Rare and Endangered Plants and Animals.

Division of Endangered Species. *Threatened and Endangered Species System*. Web Page Address: http://ecos.fws.gov/tess_public/TESSWebpage. United States Fish and Wildlife Service, Denver, Colorado.

Environmental Laboratory, Wetlands Research Program. 1987. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1. Department of the Army, Vicksburg, Mississippi.

Florida Fish and Wildlife Conservation Commission. 2004. *Florida's Endangered Species, Threatened Species, and Species of Special Concern*. Web Page Address: <http://www.wildflorida.org/imperiled/pdf/Endangered-Threatened-Special-Concern-2004.pdf>. Florida Fish and Wildlife Conservation Commission.

Gilbert, Carter R., 1992. *Rare and Endangered Biota of Florida, Volume II Fishes*. Special Committee on Fishes, Florida Committee on Rare and Endangered Plants and Animals.

Gilbert, K.M., J.D. Tobe, R.W. Cantrell, M.E. Sweeley, J.R. Cooper. 1995. *The Florida Wetlands Delineation Manual*. Florida Department of Environmental Protection, South Florida Water Management District, St. Johns River Water Management District, Suwannee River Water Management District, Southwest Florida Water Management District, and Northwest Florida Water Management District. 198 pp.

Hipes, D. D.R. Jackson, K. NeSmith, D. Printiss, K. Brandt. 2001. *Field Guide to the Rare Animals of Florida*. Florida Natural Areas Inventory, Tallahassee, Florida.

Humphrey, Stephen R., 1992. *Rare and Endangered Biota of Florida, Volume I. Mammals*. Special Committee on Mammals, Florida Committee on Rare and Endangered Plants and Animals.

Moler, Paul E., 1992. *Rare and Endangered Biota of Florida, Volume III Amphibians and Reptiles*. Special Committee on Amphibians and Reptiles Florida Committee on Rare and Endangered Plants and Animals.

Natural Resource Conservation Service (Soil Conservation Service at time of publication). Circa 1977. *Soil Survey of Martin County, Florida*. United States Department of Agriculture.

Rogers, James A. Jr., Kale, Herbert W. III, Smith, Henry T. 1996. *Rare and Endangered Biota of Florida Volume V. Birds*. Special Committee on Birds Florida Committee on Rare and Endangered Plants and Animals.

Surveying and Mapping Office, Thematic Mapping Section. Department of Transportation. 1999. *Florida Land Use, Cover and Forms Classification System* 3rd ed. State of Florida, Department of Administration. 81 pp.

Wunderlin, Richard P. 1998. *Guide to the Vascular Plants of Florida*. University Press of Florida. 804 pp.

Wunderlin, R. P., and B. F. Hansen. 2004. *Atlas of Florida Vascular Plants* (<http://www.plantatlas.usf.edu/>). [S. M. Landry and K. N. Campbell (application development), Florida Center for Community Design and Research.] Institute for Systematic Botany, University of South Florida, Tampa.

FIGURES



Image Source: Bing
Date: 051617
Project: dollar

0 100 200
Feet



Aerial Map Dollar General @ Constitution & Federal Hwy Martin County, Florida



WWW.ATLANTICECO.COM
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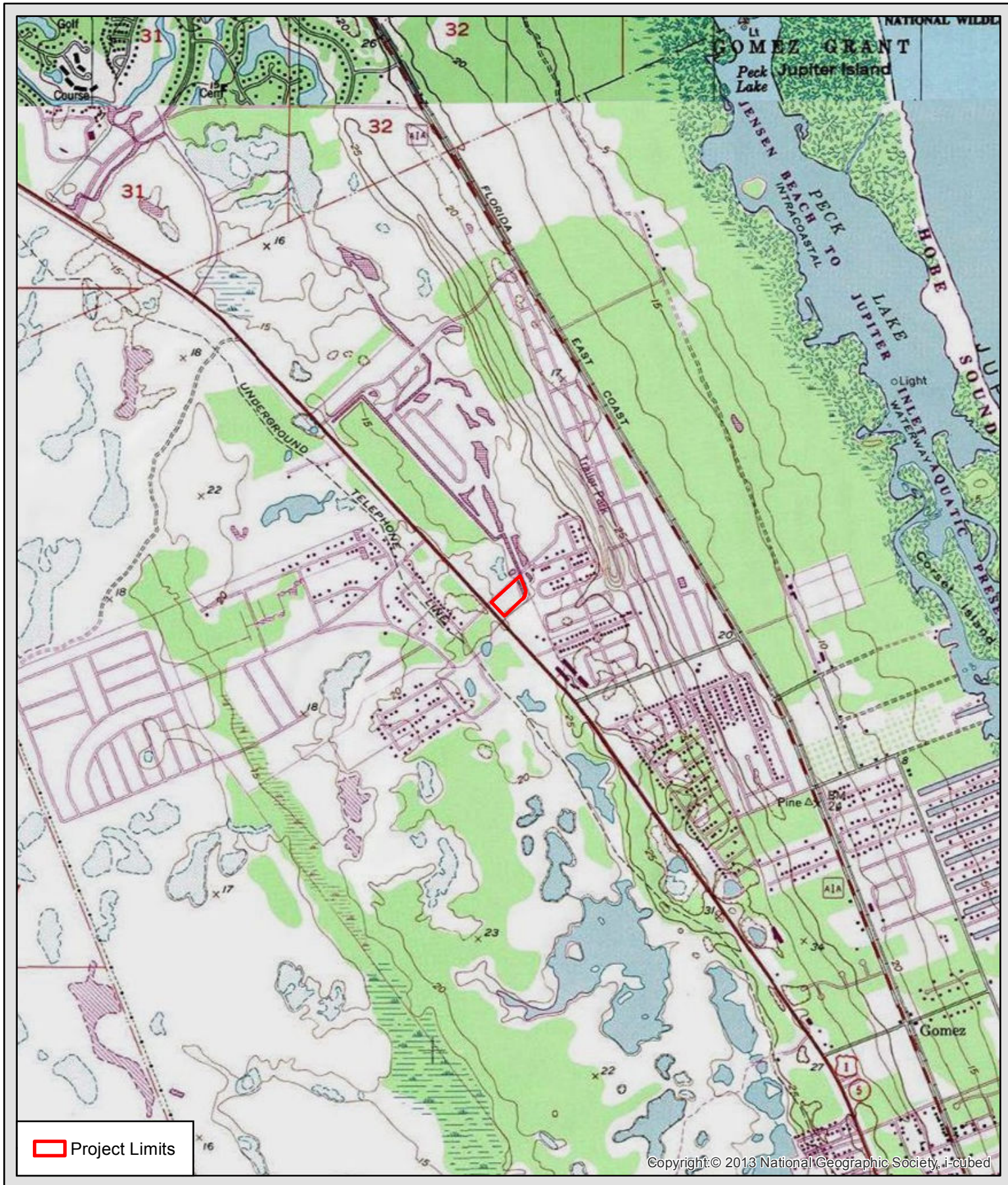


Image Source: Bing
Date: 051617
Project: dollar

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Feet



Quadrangle Map Dollar General @ Constitution & Federal Hwy Martin County, Florida



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201 Basque Rd | St. Augustine, FL 32080

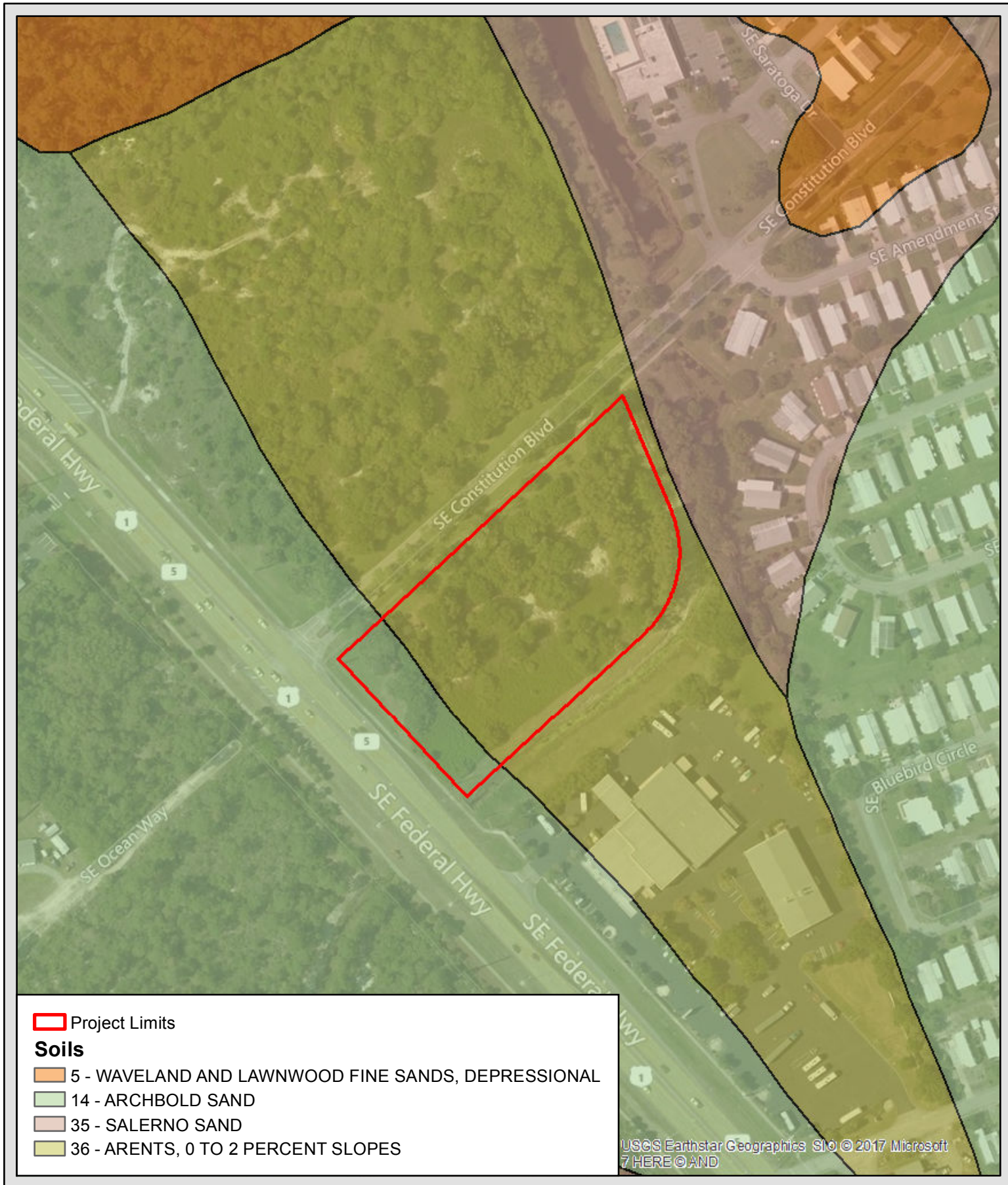


Image Source: Bing
Date: 051617
Project: dollar

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Soils Map

Dollar General @ Constitution & Federal Hwy

Martin County, Florida



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Image Source: Bing
Date: 051617
Project: dollar

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Feet



Habitat Map

Dollar General @ Constitution & Federal Hwy

Martin County, Florida



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DOCUMENTARY PHOTOGRAPHS

















SURVEYOR’S REPORT

MAP OF TOPOGRAPHIC SURVEY WITH TREES :

SEE SHEET 2 OF 2 FOR MAP OF SURVEY. THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

LEGAL DESCRIPTION:
(SEE DATA SOURCE 2)

Lot 2, Plat of C-4 at Heritage Ridge A P.U.D., according to the plat thereof recorded in Plat Book 12, Page 16, of the Public Records of Martin County, Florida.

DATA SOURCES:

1. BEARINGS ARE BASED UPON THE EASTERN RIGHT OF WAY OF SE FEDERAL HIGHWAY BEING N42°42'53"W AS ESTABLISHED BASED ON STATE PLANE COORDINATES AND IS SHOWN ON THE MAP OF SURVEY.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER FTPA17-36985, EFFECTIVE DATE: DECEMBER 27, 2016 AT 8:00 A.M. THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID COMMITMENT.
3. SOURCE OF EASEMENT INFORMATION BEING SAID COMMITMENT REFERENCED IN DATA SOURCES 2.
4. STATE PLANE COORDINATES ARE BASED FDOT FLORIDA PERMANENT REFERENCE NETWORK THEY WERE ESTABLISHED WITH GPS USING MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE MINUTES AT EACH POINT.
5. THE RECORD PLAT OF PLAT OF C-4, AT HERITAGE RIDGE A P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, [SHOWN AS (P) ON MAP OF SURVEY] WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
6. ALL ELEVATIONS SHOWN ON THE MAP OF SURVEY ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) THE FOLLOWING BENCHMARKS WERE UTILIZED IN THE PREPARATION OF THIS SURVEY:
- A) NGS BENCHMARK-DESIGNATION L 517, PID AJ5619, ELEVATION= 22.48 FEET, NAVD88
- TWO SITE BENCHMARKS WERE SET.

SURVEYOR'S NOTES:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
2. THE SIGNING PROFESSIONAL LAND SURVEYOR IS NOT RESPONSIBLE FOR ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT WERE NOT PROVIDED BY THE TITLE COMPANY REFERENCED IN DATA SOURCES 2.
3. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE FACE OF THE SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
5. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.
6. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
7. FIELD WORK WAS COMPLETED ON 2/10/17?
8. NO INFORMATION FOR THE ADJOINING PROPERTY OWNERS WAS PROVIDED TO THE SURVEYOR.
9. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON MAP OF SURVEY.
12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE AND X, PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120161, PANEL NUMBER 310, SUFFIX G , MAP NUMBER 12085003106, MAP REVISED MARCH 16, 2015 (NAVD 88 DATUM)
13. ZIMMERMAN TREE SERVICE, MICHAEL ZIMMERMAN, REGISTERED CONSULTING ARBORIST PROVIDED THE NAMES OF THE TREES.

PREPARED FOR:

ZAREMBA GROUP, LLC

CERTIFIED TO:

ZAREMBA GROUP, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

SURVEYOR IN RESPONSIBLE CHARGE:

JOHN L. WABY
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER PLS 4270
STATE OF FLORIDA

SYMBOLS LEGEND

- + = Aerial Target
✂ = Air Release Valve
■ = Bench Mark
BFP = Back Flow Preventor
CPS = Cable TV Paint Stripe
CDB = Cable TV Box
CPT = Cable TV Pedestal
CMM = Communications Manhole
● = Concrete Light Pole
● = Concrete Post
● = Concrete Utility Pole
① = Drainage Manhole
E = Electric Box
E = Electric Manhole
E = Electric Meter
E = Electric Transformer
F = FPC Pedestal
F = Fire Hydrant
F = Flag Pole
F = Floodlight
F = Gas Line Marker
F = Gas Filler Cap
F = Gas Valve
F = Gas Meter Box
F = Gas Line Paint Stripe
F = Gas Vent
F = Gopher Tortoise Hole
F = Grate Inlet
F = Guy Wire
F = Handicapped
F = Mail Box
F = Metal Post
F = Monitor Well
F = Parking Meter
F = Power Paint Stripe
- RWPS = Reclaimed Water Paint Stripe
RWB = Reclaimed Water Box
RWV = Reclaimed Water Valve
S = Sanitary Sewer Manhole
S = Sanitary Cleanout
S = Sanitary Sewer Paint Stripe
S = Section Corner
S = Siamese Connection
S = Sign
S = Sprinkler Control Box
S = Steel Transmission Pole
S = Storm Water Paint Stripe
S = Telephone Pedestal
S = Telephone Manhole
S = Telephone Paint Stripe
S = Telephone Marker
S = Traffic Signal Box
S = Traffic Signal Pole
S = Underground Cable Marker
S = Verizon Box
S = Verizon Marker
S = Water Blow Off Valve
S = Water Line Marker
S = Water Line Paint Stripe
S = Water Meter
S = Water Valve
S = Well
S = Wood Utility Pole
S = Wood Light Pole
S = Wood Post/Pole
S = Wood Transmission Pole
- Point of Elevation
25.2' = Calculated Dimension from Structure to Boundary / Right-of-Way Line

- = FOUND 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
○ = SIR, SET 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
■ = FCM, FOUND CONCRETE MONUMENT 4"x4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED)
■ = SCM PRM, SET CONCRETE MONUMENT 4"x4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED)
★ = SN&D PRM, SET NAIL AND DISK "PRM LB 7345" (UNLESS OTHERWISE NOTED)
☆ = PCP, SET NAIL AND DISK "PCP LB 7345" (UNLESS OTHERWISE NOTED)
△ = CENTRAL ANGLE
- AC = Acres
A/C = Air Conditioner
ADW = Asphalt Driveway
ARC = Arc Distance (Length)
ASPH = Asphalt
BC = Back of Curb
BCOM = Board of County Commissioners Minutes Book
BFPD = Back Flow Prevention Device
BLDG = Building
BNDY = Boundary
BWF = Barb Wire Fence
C = Calculated Data
C/C = Covered Concrete
CB = Chord Bearing
CCCL = Coastal Construction Control Line
CCR = Certified Corner Record
CDW = Concrete Driveway
CI = Curb Inlet
CL = Center Line
CH = Chord Length
CLF = Chain Link Fence
CLS = Centerline Swale
CM = Concrete Monument
CMP = Corrugated Metal Pipe
CO = Clean out
CON = Concrete
COR = Corner
CPB = Condo Plat Book
C/S = Concrete Slab
CTS = Control Structure
(D) = Deed
DB = Deed Book
DCVA = Double Check Valve Assembly
DEPT = Department
DIA = Diameter
DIP = Ductile Iron Pipe
DMH = Drainage Manhole
DS = Down Spout
DW = Driveway
E = East
ECMP = Elliptical Corrugated Metal Pipe
EL = Elevation
EOW = Edge of Water
EP = Edge of Pavement
ERCP = Elliptical Reinforced Concrete Pipe
ESMT = Easement
(F) = Field Data
FCM = Found Concrete Monument
FDOT = Florida Department of Transportation
FH = Fire Hydrant
FIP = Found Iron Pipe
FIR = Found Iron Rod
FL = Flow Line
- FND = Found
FN&D = Found Nail and Disk
FFE = Finished Floor Elevation
FN&TT = Found Nail and Tin Tab
FOP = Found Open End Iron Pipe
FPB = Florida Power Corporation Box
FPC = Florida Power Corporation
FPP = Found Pinched Iron Pipe
FRRS = Found Railroad Spike
FT = Feet
F/T = Fence Tie
FXC = Found X-cut
GI = Grate Inlet
GPS = Global Positioning System
GT = Gopher Tortoise Hole
GV = Gas Valve
HC = Handicapped
IC = Illegible cap
ID = Identification
IE = Invert Elevation
INV = Invert
JD = Jurisdictional
(L) = Legal Description
LB = Licensed Business Number
LF = Linear Feet
LP = Light Pole
LS = Licensed Surveyor
MAS = Masonry
MES = Mitered End Section
MH = Manhole
MHW = Mean High Water
MOL = More or Less
N = North
N/C = No Cap
N/F = Not Found
NAD = North American Datum
NAVD = North American Vertical Datum
NGS = National Geodetic Survey
NGVD = National Geodetic Vertical Datum
NP = Normal Pool Elevation
(NR) = Non Radial
O/A = Overall
OHW = Overhead Wire(s)
ORB = Official Record Book
OSW = Other Surface Water
(P) = Plat Book XX Page XX
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
- PG(S) = Pages
PI = Point of Intersection
PL = Property Line
PLS = Professional Land Surveyor
POB = Point of Beginning
POC = Point of Commencement
POL = Point on Line
PRM = Permanent Reference Monument
PSM = Professional Surveyor and Mapper
PT = Point of Tangency
PVC = Polyvinyl Chloride Pipe
PWL = Painted White Line
PYL = Painted Yellow Line
(R) = Recorded Data
R = Radius
RCP = Reinforced Concrete Pipe
RD = Roof Drain
RNG = Range
R/W = Right of Way
S = South
SCM = Set Concrete Monument, 4"x4", "PRM LB 7345"
SEC = Section
SHW = Seasonal High Water Elevation
SIR = Set 5/8" Iron Rod and Cap, "AVID LB 7345"
SIR(W) = Set 5/8" Iron Rod and Cap, "WIT COR LB 7345"
SMH = Sanitary Manhole
SN&D = Set Nail and Disk, "AVID LB 7345"
SN&D(W) = Set Nail and Disk, "WIT COR LB 7345"
SQ = Square
SR = State Road
STY = Story
SW = Sidewalk
TBN = Temporary Benchmark
TOB = Top of Bank
TOS = Toe of Slope
TPS = Traffic Point Stripe
TRANS = Transformer
TRV = Traverse
(TYP) = Typical
TWP = Township
U/P = Utility Pole
VCP = Vitrified Clay Pipe
W = West
W/ = With
WDF = Wood Fence
WIT = Witness
W/T = Wall Tie
WV = Water Valve

ABBREVIATIONS LEGEND

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W/ = With
WDF = Wood Fence
WIT = Witness
W/T = Wall Tie
WV = Water Valve

TREE SYMBOL LEGEND

- ① = Australian Pine Tree
② = Bay Tree
③ = Bottle Brush Tree
④ = Black Cherry Tree
⑤ = Banana Tree
⑥ = Brazilian Pepper Tree
⑦ = Bush
⑧ = Camphor Tree
⑨ = Cedar Tree
⑩ = Chinaberry Tree
⑪ = Citrus Tree
⑫ = Cherry Tree
⑬ = Critt Wood Tree
⑭ = Dead Tree
⑮ = Ear Leaf Acacia Tree
⑯ = Eucalyptus Tree
⑰ = Elm Tree
⑱ = Ficus Microcarpa Tree
⑲ = Hickory Tree
⑳ = Holly Tree
㉑ = Jacaranda Tree
㉒ = Loquat Tree
㉓ = Magnolia Tree
㉔ = Maple Tree
㉕ = Mimosa Tree
㉖ = Melaleuca Tree
㉗ = Myrtle Tree
㉘ = Oak Tree
㉙ = Palm Tree
㉚ = Pine Tree
㉛ = Punk Tree
㉜ = Sweet Gum Tree
㉝ = Sycamore Tree
㉞ = Unknown Tree
㉟ = Willow Tree

ZAREMBA GROUP, LLC

DOLLAR GENERAL HOBE SOUND

MARTIN COUNTY, FLORIDA

TOPOGRAPHIC SURVEY
WITH TREES

SHEET NO

