

Our File Number: 38086.00003 Writer's Direct Dial Number: (772) 288-1980 Writer's E-Mail Address: jlong@gunster.com

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

2<sup>nd</sup> 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

Ms. Catherine Riiska July 31, 2016 Page 3

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

Acknowledged

# Information #2 No Land Clearing

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

# MAP OF BOUNDARY SURVEY:

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

(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.

# LEGAL DESCRIPTION: (AS SURVEYED)

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. LYING IN A PORTION OF THE GOMEZ GRANT IN MARTIN COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHEAST INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD ALSO BEING THE NORTHWESTERN CORNER OF 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; THENCE NORTH 47"16'31" EAST ALONG THE SOUTHERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 612.46 FEET TO THE NORTHEASTERN CORNER OF SAID LOT 2 AND THE WESTERN LINE OF LATERAL DITCH 1 (80 FOOT WIDE) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 8901-113; THENCE ALONG THE WESTERN AND NORTHERN SIDE OF SAID LATERAL DITCH 1 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 23°02'31" EAST FOR 243.28 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; (2) SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 75"13'45", AN ARC LENGTH OF 210.08 FEET, AND A CHORD BEARING SOUTH 14°35'16" WEST FOR 195.31 FEET; (3) SOUTH 52"10'40" WEST FOR 367.54 FEET TO INTERSECT THE EASTERN RIGHT OF WAY OF SAID SOUTHEAST FEDERAL HIGHWAY AND THE SOUTHWEST CORNER OF AFORESAID LOT 2; THENCE NORTH 42°42'53" WEST ALONG SAID EASTERN RIGHT OF WAY FOR 303.13 FEET TO THE POINT

CONTAINING 176,884 SQUARE FEET OR 4.0607 ACRES, MORE OR LESS.

# LEGAL DESCRIPTION: RIGHT OF WAY DEDICATION

A PORTION OF LOT 2. PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY. FLORIDA, ALSO LYING IN THE GOMEZ GRANT AND BEING MORE PARTICULARLY DESCRIBED AS

BEGIN AT THE NORTHWEST CORNER OF LOT 2, PLAT OF C-4 AT HERITAGE RIDGE A P.U.D. ACCORDING THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTHEAST FEDERAL HIGHWAY AND SOUTHEAST CONSTITUTION BOULEVARD; THENCE NORTH 47"16'31" EAST ALONG THE NORTHEASTERN LINE OF SAID LOT 2 AND THE SOUTHEASTERN RIGHT OF WAY OF SAID SOUTHEAST CONSTITUTION BOULEVARD FOR 25.00 FEET; THENCE SOUTH 0216'49" WEST FOR 35.36 FEET TO INTERSECT THE NORTH EASTERN RIGHT OF WAY OF SAID SOUTHEAST FEDERAL HIGHWAY AND THE WESTERN LINE OF SAID LOT 2; THENCE NORTH 42°42'53" WEST ALONG SAID LINE FOR 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 313 SQUARE FEET OR 0.0072 ACRES, MORE OR LESS.

# DATA SOURCES:

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

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: JUNE 21, 2018 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.

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.

SURVEYOR

MISSES, ARE SHOWN ON MAP OF SURVEY.

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.

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.

IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

. FIELD WORK WAS COMPLETED ON 2/10/17 ,UPDATED 8/11/17 AND UPDATED 4/30/18 TO SET PRM,S AND LOT CORNERS.

8. NO INFORMATION FOR THE ADJOINING PROPERTY OWNERS WAS PROVIDED TO THE

9. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED

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

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

12. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE AE, X-SHADED AND X, PER FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120161, PANEL NUMBER 310, SUFFIX G , MAP NUMBER 12085C0310G, MAP REVISED MARCH 16, 2015 ( NAVD 88 DATUM)

13. THE FLOOD ZONE LINES SHOWN HEREON WERE SCALED FROM THE ABOVE REFERENCED FEDERAL EMERGENCY MANAGEMENT AGENCY MAP AND ARE APPROXIMATE. AN ACCURATE ZONE LINE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE LINES AS SHOWN. THE ABOVE REFERENCED FEDERAL EMERGENCY MANAGEMENT AGENCY MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR INSURANCE PURPOSES ONLY".

# FOLLOWING ARE PER SCHEDULE B - SECTION 2 OF THE COMMITMENT REFERENCED IN DATA SOURCE 2

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. RESPONSE TO ITEM 1: NON SURVEY ITEM

2 Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
RESPONSE TO ITEM 2: NON SURVEY ITEM

3. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished. imposed by law and not shown by the public records. RESPONSE TO ITEM 3: NON SURVEY ITEM

4. Encroachments, overlaps, boundary line disputes, and other matters which would be disclosed by an accurate survey and inspection of the premises. RÉSPONSE TO ITEM 4: SEE MAP OF SURVEY

5. Rights or claims of parties in possession not shown by the Public Records. RESPONSE TO ITEM 5: NON SURVEY ITEM

6. Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title RESPÓNSE TO ITEM 6: SEE MAP OF SURVEY

7. This policy does not insure against loss or damage arising as the result of unpaid charges for public utilities furnished by any county, municipality, or public service corporation, which may be or may become a lien upon the land insured hereby under any provision of the Florida Statutes, including Section 159.17, and/or any county, municipal, or special taxing district assessment, including those levied under the provisions of Chapter 190, Florida Statutes. RESPONSE TO ITEM 7. NON SURVEY ITEM

8. Items 2 and 3 of the Surveyor's Notes as shown on the plat of 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, RESPONSE TO ITEM 8: NOT PLOTTABLE- REFERS LOT LOT SPLITS AND VEHICULAR ACCESS

9. Reservations set forth in that certain Indenture from Floyd E. Lundgren and Elma I. Lundgren, his wife to Irwin S. Gars, as Trustee, recorded March 15, 1957 in Deed Book 90, Page 411, of the Public Records of Martin County, Florida. RESPONSE TO ITEM 9: THE SURVEYED PARCEL IS WITHIN THE LAND DESCRIBED. NOT PLOTTABLE RIGHTS TO OIL, GAS OR VALUABLE ORES

10. Sidewalk Easement in favor of Martin County, a political subdivision of the State of Florida, recorded July 27, 1992 in Official Records Book 969, Page 1058, of the Public Records of Martin RESPONSE TO ITEM 10; 10 FOOT WIDE SIDEWALK EASEMENT IS SHOWN ON MAP OF SURVEY

11. Terms, conditions, provisions and agreements of the Development Order for Heritage Ridge, a Development of Regional Impact, as approved by the Board of County Commissioners of Martin County. Florida by Resolution Number 78—11.11, recorded December 7, 1978 in Official Records Book 458, Page 933, as amended by instruments recorded in Official Records Book 748, Page 823 and Official Records Book 823, Page 97, all of the Public Records of Martin County, Florida. RESPONSE TO ITEM 11: THIS EFFECTS THE SURVEYED PARCEL. NON PLOTTABLE

12. Terms, conditions, provisions and agreements of the Heritage Ridge, a Development of Regional Impact, Planned Unit Development Zoning Agreement recorded April 5, 1979 in Official Records Book 467, Page 1922 and re-recorded April 20, 1979 in Official Records Book 468, Page 2210, as amended by instruments recorded in Official Records Book 504, Page 795, Official Records Book 504, Page 829, Official Records Book 509, Page 1491, Official Records Book 528. Page 2238, Official Records Book 569, Page 1796, Official Records Book 571, Page 1831, Official Records Book 646, Page 1953, Official Records Book 748, Page 831, Official Records Book 823, Page 90 and as affected by Resolution Number 89-6.34 recorded in Official Records Book 829, Page 912, all of the Public Records of Martin County, Florida. REŠPONSE TO ITEM 12: THIS EFFECTS THE SUBJECT PARCEL. NON PLOTTABLE

ZONING INFORMATION SUPPLIED BY THE CLIENT

Zaremba Group, LLC

Lakewood. Ohio 44107

March 9, 2017

LAND DEVELOPMENT

**DENSITY / FLOOR AREA \*\*** 

REGULATIONS

**FUTURE LAND USE** 

PERMITTED USES

OPEN SPACE \*\*

PARKING \*\*

LOT AREA \*\*

.ot width \*\*

FRONT \*\*\*

SIDE

Sincerely

AVID Group

Peter R. Pensa, AICP Associate / Director of Planning

SETBACKS (MIN) \*

SIDE STREET

**BUILDING HEIGHT \*\*** 

JURSIDICTION

**AVID JOB NO.**: 649-005

DATE:

ATTN: Matt Casey; Development Manager

Peter R. Pensa, AICP, Director of Planning

Constitution Boulevard, Martin County, Florida

development of the proposed 9,100 sq.ft. retail store at the above-referenced location.

PARCEL ID

Zoning Letter for Proposed Retail @ SEQ S.E. Federal Highway (U.S. Highway 1) &

PUD-R (Planned Unit Development – Residential) \*

less cinema, restaurant, and/or entertainment uses)

10' (1 & 2 stories) / 20' (3 stories) / 30' (4 stories)

20' (1 & 2 stories) / 30' (3 stories) / 40' (4 stories)

As allowed in the GC (General Commercial) zoning district \*\*

4 spaces/1,000 sq.ft. of gross leasable area (retail use with 10% of

Greater of 25' (1-4 stories) or 65' from centerline of Constitution Blvd

As requested, please be advised that the following development standards shall be applicable to

34-38-42-091-000-00020-7

60% building coverage (max)

40' & 4 stories (max

10,000 sq.ft.(min)

Low Density – up to 5 units per acre

150' from centerline of U.S. Highway 1

\* The "Second Amendment to Development Order for Heritage Ridge, a Development of Regional

\*\* The Heritage Ridge DRI/PUD states that subject site shall be "developed as if zoned General

\*\*\* The Heritage Ridge DRI/PUD states that subject site shall be "in all cases setback 150 from the

Records Book 823 Pages 097-104 of the Public Records of Martin County, Florida.

If you have questions or need additional information, please do not hesitate to contact me any time at

727-789-9500, ext. 181 (office), 727-234-8015 (cell) or at peter.pensa@avidgroup.com.

Commercial, [...] as amended from time to time."

centerline of US #1 (right-of-way)."

Impact" and the "Ninth Amendment to Planned Unit Development Zoning Agreement between

Bertil K. Kjeligren and Martin County Heritage Ridge PUD" are recorded together in Official

14600 Detroit Avenue, Suite 1500

# SYMBOLS LEGEND

+ = Aerial Target  $\bowtie$  = Air Release Valve 🖶 = Bench Mark BFP = Back Flow Preventor **<u>CPS</u>** = Cable TV Paint Stripe CB = Cable TV Box Sanitary Cleanout □ = Cable TV Pedestal

 ★ = Concrete Light Pole = Concrete Post = Concrete Utility Pole D = Drainage Manhole EB = Electric Box

(C) = Communications Manhole

(E) = Electric Manhole \* = Electric Meter IR = Electric Transformer Q. = FPC Pedestal 

Flag Pole ♡ = Floodlight GAS = Gas Line Marker  $\mathcal{Q}_{\mathcal{A}} = \text{Gas Filler Cap}$ 

∝ = Gas Valve

GM = Gas Meter Box GLPS = Gas Line Paint Stripe √ = Gas Vent © = Gopher Tortoise Hole

= Grate Inlet  $\rightarrow$  = Guy Wire 👢 = Handicapped 

MB = Mail Box ⊕ = Metal Post Monitor Well P = Parking Meter

PPS = Power Paint Stripe

RWPS = Reclaimed Water Paint Stripe RW = Reclaimed Water Box <sup>₹₩</sup> = Reclaimed Water Valve (S) = Sanitary Sewer Manhole

> SANPS = Sanitary Sewer Paint Stripe = Section Corner 💢 = Siamese Connection  $-\infty$  = Sign

SCB = Sprinkler Control Box 🔑 = Steel Transmission Pole STMPS = Storm Water Paint Stripe = Telephone Pedestal

TPS = Telephone Paint Stripe = Telephone Marker ISBI = Traffic Signal Box

□ = Traffic Signal Pole 🚾 = Underground Cable Marker ₩B = Verizon Box VM = Verizon Marker □ = Water Blow Off Valve

> WLM = Water Line Marker WPS = Water Line Paint Stripe W = Water Meter ₩ = Water Valve

→ Wood Utility Pole 

 $\mathcal{A} = Wood Transmission Pole$ 

+ = Point of Elevation  $\underline{25.2'}$  = 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 ■ = SCM PRM, SET CONCRETE MONUMENT 4"X4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE

■ = SN&D PRM, SET NAIL AND DISK "PRM LB 7345" (UNLESS OTHERWISE NOTED)

☆ = PCP, SET NAIL AND DISK "PCP LB 7345" (UNLESS OTHERWISE NOTED)

 $\triangle$  = CENTRAL ANGLE

# ABBREVIATIONS LEGEND

= Air Conditioner

= Concrete Monument

CO

(D)

A/C FND = Found ADW = Asphalt Driveway FN&D = Found Nail and Disk = Arc Distance (Length) = Finished Floor Elevation ASPH = Asphalt = Found Nail and Tin Tab = Back of Curb = Found Open End Iron Pipe = Board of County Commissioners Minutes Book FPB = Florida Power Corporation Box BFPD = Back Flow Prevention Device = Florida Power Corporation BLDG = Building = Found Pinched Iron Pipe **BNDY** = Boundary **FRRS** = Found Railroad Spike = Barb Wire Fence = Feet = Calculated Data = Fence Tie = Covered Concrete FXC = Found X-cut = Chord Bearing = Grate Inlet CCCL = Coastal Construction Control Line GPS = Global Positioning System CCR = Certified Corner Record = Gopher Tortoise Hole CDW = Concrete Driveway = Gas Valve = Curb Inlet = Handicapped = Center Line = Illegible cap = Chord Length = Identification CLF = Chain Link Fence = Invert Elevation CLS = Centerline Swale = Invert

= Corrugated Metal Pipe = Legal Description = Clean out = Licensed Business Number CON = Concrete = Linear Feet COR = Corner = Light Pole CPB = Condo Plat Book = Licensed Surveyor C/S = Concrete Slab MAS = Masonry CTS = Control Structure MES = Mitered End Section = Deed = Manhole = Deed Book MHW = Mean High Water **DCVA** = Double Check Valve Assembly MOL = More or Less

= Jurisdictional

= Normal Pool Elevation

= Overhead Wire(s)

= Official Record Book

= Other Surface Water

= Point of Curvature

= Plat Book XX Page XX

= Permanent Control Point

= Non Radia

= Plat Book

= Overall

DEPT = Department = North DIA = Diameter N/C = No Cap = Ductile Iron Pipe = Not Found N/F DMH = Drainage Manhole NAD = North American Datum = Down Spout = North American Vertical Datum = Driveway = National Geodetic Survey = National Geodetic Vertical Datum

ECMP = Elliptical Corrugated Metal Pipe (NR) = Elevation EOW = Edge of Water 0/A EΡ = Edge of Pavement OHW = Elliptical Reinforced Concrete Pipe **ERCP** ORB **ESMT** OSW = Field Data

= Found Concrete Monument FCM **FDOT** = Florida Department of Transportation = Fire Hydrant = Found Iron Pipe

= Found Iron Rod

PREPARED FOR: ZAREMBA GROUP, LLC

<u>CERTIFIED</u>

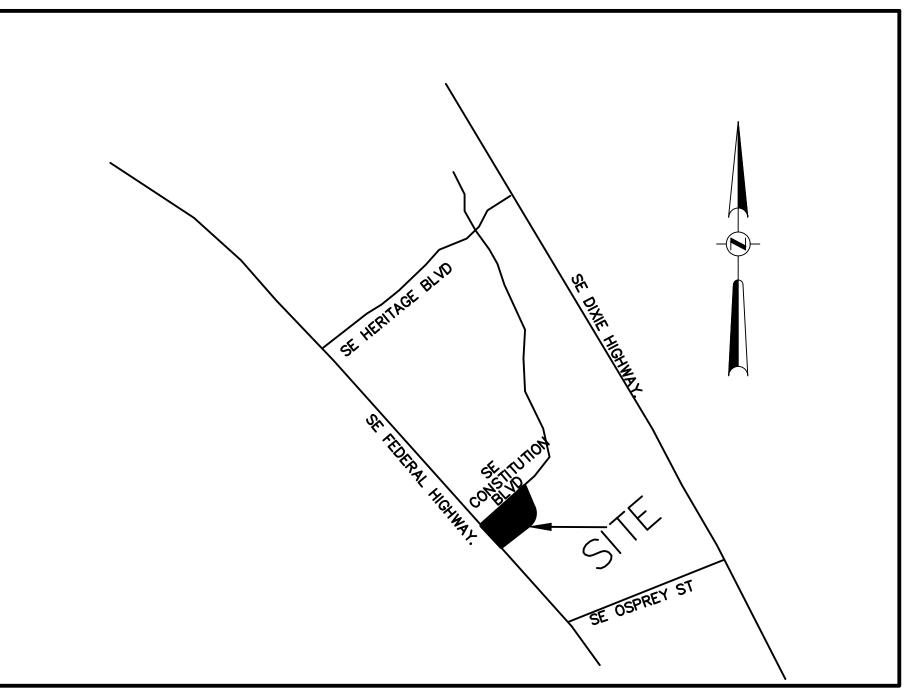
HOBE SOUND BTS RETAIL, LLC DOLGENCORP, LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY MARTIN COUNTY

SURVEYOR IN RESPONSIBLE CHARGE:

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER PLS 4270 STATE OF FLORIDA

ENCROACHMENT NOTE

THERE ARE NO VISIBLE ENCROACHMENTS. SEE MAP OF SURVEY.



VICINITY MAP -NOT TO SCALE-

# TABLE A OPTION ITEMS ITEM 2: ADDRESS

SE CORNER OF SE CONSTITUTION BOULEVARD AND SE FEDERAL HIGHWAY HOBE SOUND , FLORIDA

ITEM 3: FLOOD ZONE THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONES AE, X SHADED AND X. PER FLOOD INSURANCE RATE MAP. COMMUNITY NUMBER 120161. PANEL NUMBER 310, SUFFIX G , MAP NUMBER 12085C0310G

MAP REVISED MARCH 16, 2015 ( NAVD 88 DATUM) ITEM 4: AREA 176,884 SQ.FT. or 4.0607 ACRES MORE OR LESS

**ITEM 5: TOPOGRAPHY** 

**ITEM 9: PARKING** 

SEE SEPARATE TOPOGRAPHIC SURVEY WITH TREES ITEM 6 (a) & (b) : ZONING ZONING INFORMATION - SEE ZONING LETTER PROVIDED BY CLIENT (THIS SHEET)

= Pages

POC

POL

PRM

**PSM** 

(R)

**RCP** 

R/W

SCM

**SEC** 

SHW

STY

SW

TOB

TOS

**TPS** 

TRV

U/P

VCP

W/

WDF

(TYP)

= Point of Intersection

= Point of Beginning

= Point of Tangency

= Painted White Line

= Painted Yellow Line

= Recorded Data

= Radius

= Range

= South

= Section

= Square

= Story

= Sidewalk

= State Road

= Top of Bank

= Toe of Slope

= Transforme

= Traverse

= Township

= Utility Pole

= Wood Fence

= Water Valve

= Witness

= Wall Tie

= Typical

= Wes

= With

= Roof Drain

= Right of Way

= Sanitary Manhole

= Temporary Benchmark

= Traffic Paint Stripe

= Vitrified Clay Pipe

= Polyvinyl Chloride Pipe

= Reinforced Concrete Pipe

= Seasonal High Water Elevation

= Set Nail and Disk, "AVID LB 7345"

= Set Nail and Disk, "WIT COR LB 7345"

= Professional Land Surveyor

= Point of Commencement

= Permanent Reference Monument

= Professional Surveyor and Mapper

= Set Concrete Monument, 4"x4", "PRM LB 7345"

= Set 5/8" Iron Rod and Cap, "AVID LB 7345"

= Set 5/8" Iron Rod and Cap, "WIT COR LB 7345"

 $\mathbb{R} \square > - \Omega - \Omega \subseteq \Omega$ 

C

ZARE

= Property Line

= Point on Line

ITEM 7(a), 7(b) (1), 7(c): BUILDING DIMENSIONS, SQUARE FOOTAGE AND HEIGHT THERE ÀRE NO EXISTING BUILDINGS ON SITE ITEM 8: IMPROVEMENTS SEE MAP OF SURVEY DRAWING

THERE ARE NO PARKING SPACES ON SITE ITEM 10 (a): BUILDING WALLS THERE ARE NO BUILDINGS OR WALLS ON SITE.

SEE MAP OF SURVEY DRAWING.

# **UNDERGROUND UTILITY LOCATE NOTE:**

UNDERGROUND UTILITY LOCATIONS ARE SHOWN AS PAINTED AND FLAGGED BY SUNSHINE STATE ONE-CALL OF FLORIDA (SSOCOF). THE ACCURACY OF LOCATION OF THESE UTILITIES IS SUBJECT TO A TOLERANCE ZONE AS SET FORTH IN FLORIDA STATUE 556.105(5)(B). ONE OR MORE UTILITIES MAY EXIST ON SITE THAT WAS NOT LOCATED BY RESPONDING MEMBERS OF SSOCOF. FOR INDIVIDUAL RESPONSES. PLEASE LOG ON TO HTTP://WWW.ONLINE811.COM/IRTHONECALL/ OR BY CALLING 1 - (800) 852 - 8057, AND RÉFER TO TICKET NO. 005705717.

ITEM 13: ADJOINERS SEE MAP OF SURVEY DRAWING

ITEM 14: DISTANCE TO INTERSECTION THE SITE IS AT THE INTERSECTION OF FEDERAL HIGHWAY AND CONSTITUTION BOULEVARD. ITEM 16: EARTH MOVING, BUILDING CONSTRUCTION OR ADDITIONS

NO ONE WAS OBSERVED MOVING EARTH, DOING BUILDING CONSTRUCTION OR ADDITIONS

ON SITE WHILE THE FIELD CREW WAS ON SITE ITEM 17: CHANGE IN RIGHT OF WAY OR RECENT STREET OR SIDEWALK REPAIRS NO ONE WAS OBSERVED ON SITE DOING STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WHILE THE FIELD CREW WAS ON SITE ITEM 18: WETLANDS

THERE WERE NOT ANY WETLAND MARKERS OBSERVED WHILE THE SURVEY CREW WAS ON SITE ITEM 21: WETLANDS INFORMATION PROVIDED BY CLIENT. NO WETLAND INFORMATION WAS PROVIDED BY THE CLIENT.

ALTA/NSPS SURVEYOR'S CERTIFICATION

CERTIFY TO:

HOBE SOUND BTS RETAIL, LLC DOLGENCORP. LLC FIDELITY NATIONAL TITLE INSURANCE COMPANY MARTIN COUNTY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASE WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)1, 7(C) 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2017, UPDATED AUGUST 11, 2017 AND UPDATED 4/30/18.

JOHN L. WABY PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 4270

DUNT SOUNDARY ISPS LAND Ü RTIN (1) 

RD

0

0

S

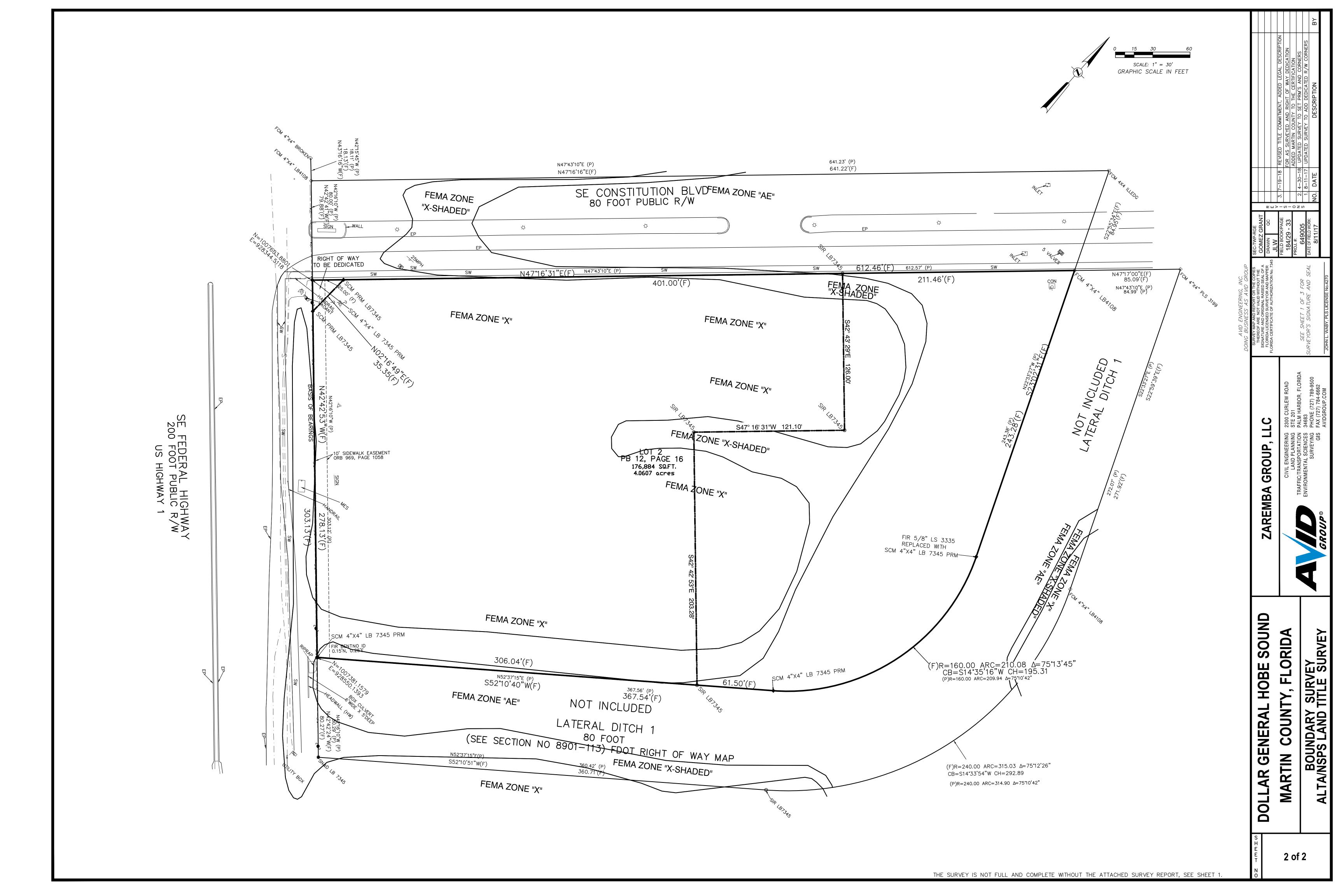
Ш

OB

<

1 of 2

THE REPORT IS NOT FULL AND COMPLETE WITHOUT THE ATTACHED SURVEY, SEE SHEET 2 OF 2.





201 Basque Road St. Augustine, FL 32080 Tel. (904) 347-9133 Fax (904) 512-0459 www.atlanticeco.com

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:

<u>Shrub and Brushland (FLUCCS 320)</u> – 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.

<u>Tropical Hardwoods (FLUCCS 426e)</u> – 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*).

<u>Disturbed Land (FLUCCS 740)</u> – 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**

<u>Ditch (FLUCCS 513)</u> – 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	Quiscalus major	No
	Black vulture	Coragyps atratus	No
Mammals			
	Raccoon (scat)	Procyon lotor	No
	Nine-banded armadillo	Dasypus novemcinctus	No
	(burrow)	7	
	Grey squirrel	Sciurus carolinensis	No
	Stey squarer		110

# **Protected Species**

Due to the location and open grass habitats on the property, the potential for gopher tortoises exists (*Goperus polyhemus*). A 100% gopher tortoise 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, 2<sup>nd</sup> Ed. Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Gaineville, 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: <a href="http://ecos.fws.gov/tess-public/TESSWebpage">http://ecos.fws.gov/tess-public/TESSWebpage</a>. 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: <a href="http://www.wildflorida.org/imperiled/pdf/Endangered-Threatened-Special-Concern-2004.pdf">http://www.wildflorida.org/imperiled/pdf/Endangered-Threatened-Special-Concern-2004.pdf</a>. 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* 3<sup>rd</sup> 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* (<a href="http://www.plantatlas.usf.edu/">http://www.plantatlas.usf.edu/</a>).[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.

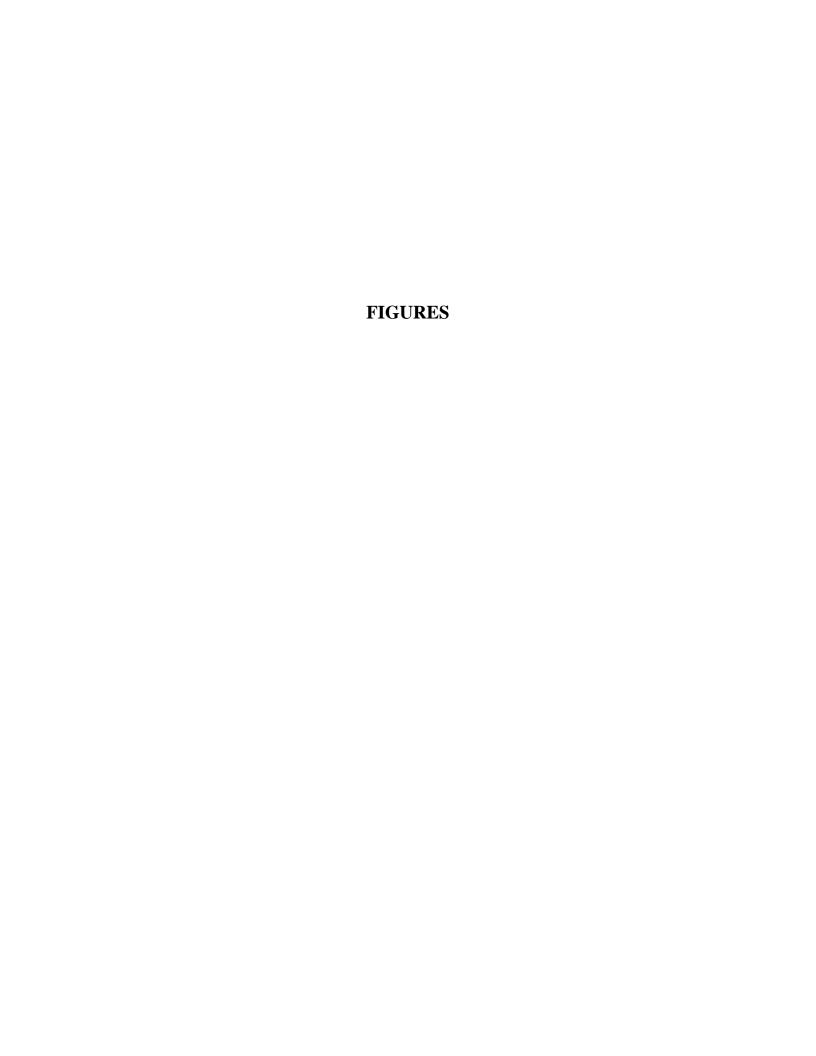
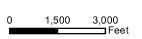




Image Source: Bing Date: 5/16/2017





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



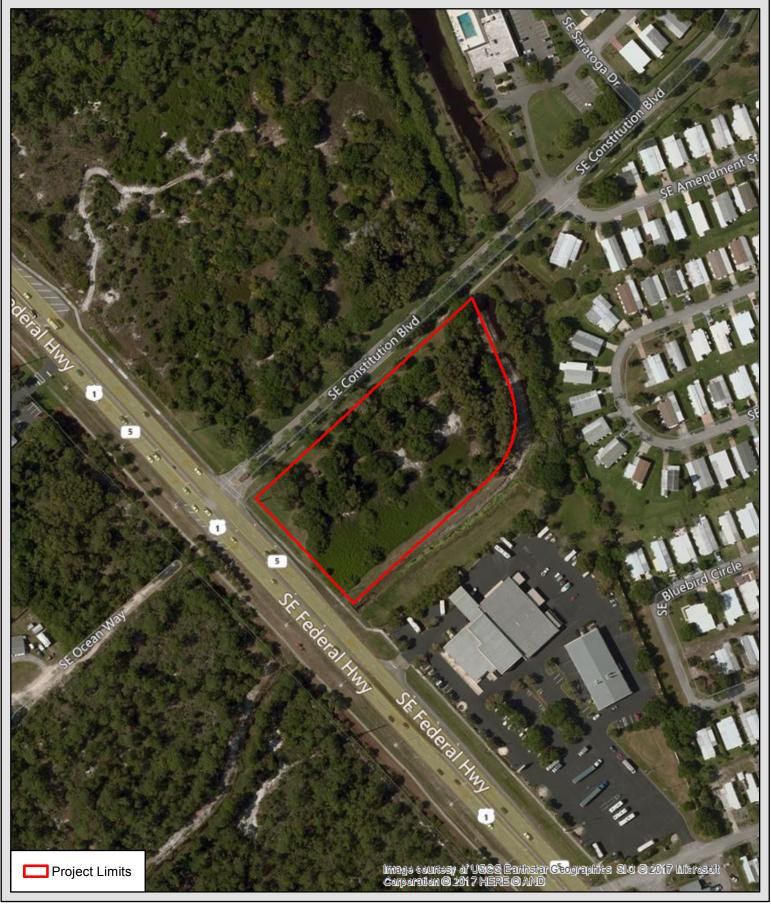


Image Source: Bing Date: 051617 Project: dollar

0 100 200 Feet



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



WWW.ATLANTICECO.COM 904-347-9133 | jody@atlanticeco.com 201 Basque Rd | St. Augustine, FL 32080

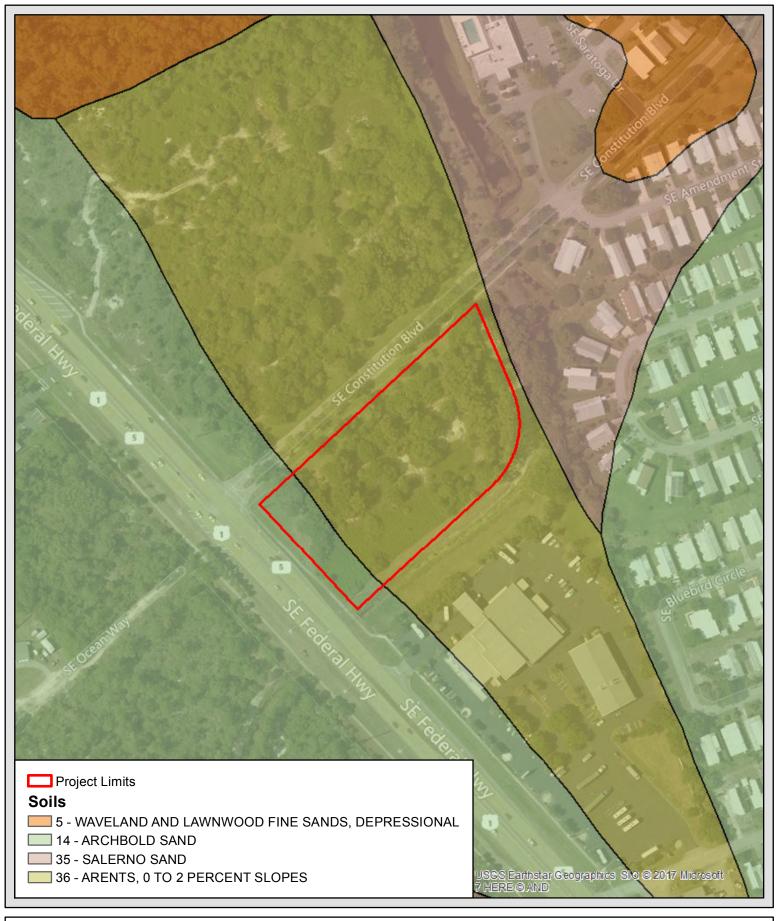


Image Source: Bing Date: 051617 Project: dollar



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







0 100 200 Feet **₹** 

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





Image Source: Bing Date: 051617 Project: dollar

0 100 200 Feet Habitat Map
Dollar General @ Constitution & Federal Hwy
Martin County, Florida



# 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.

# (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:

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

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 BENCHMARK'S 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.

IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

7. FIELD WORK WAS COMPLETED ON 2/10/17?.

B. NO INFORMATION FOR THE ADJOINING PROPERTY OWNERS WAS PROVIDED TO THE

D. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED

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

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 12085C0310G, 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: PROFESSIONAL LAND SURVEYOR

LICENSE NUMBER PLS 4270

STATE OF FLORIDA

SYMBOLS LEGEND + = Aerial Target  $\stackrel{\mathsf{ARV}}{\bowtie}$  = Air Release Valve = Bench Mark **BFP** = Back Flow Preventor <u>CPS</u> = Cable TV Paint Stripe ©B = Cable TV Box 🚨 = Cable TV Pedestal © = Communications Manhole **★** = Concrete Light Pole = Concrete Post • Concrete Utility Pole D = Drainage Manhole EB = Electric Box (E) = Electric Manhole ්ර් = Electric Meter TR = Electric Transformer Q. = FPC Pedestal = Fire Hydrant Flag Pole ♥ = Floodlight GAS = Gas Line Marker S = Gas Filler Cap SV = Gas Valve GM = Gas Meter Box GLPS = Gas Line Paint Stripe © = Gopher Tortoise Hole = Grate Inlet  $\rightarrow$  = Guy Wire 🗞 = Handicapped  $\Leftrightarrow$  = Light Pole MB = Mail Box⊕ = Metal Post Monitor Well P = Parking Meter PPS = Power Paint Stripe

RWPS = Reclaimed Water Paint Stripe RW = Reclaimed Water Box ₩ = Reclaimed Water Valve S = Sanitary Sewer Manhole Sanitary Cleanout SANPS = Sanitary Sewer Paint Stripe = Section Corner ≈ = Siamese Connection  $\overline{\phantom{m}}$  = Sign SCB = Sprinkler Control Box 🚨 = Steel Transmission Pole STMPS = Storm Water Paint Stripe Q = Telephone Pedestal Telephone Manhole TPS = Telephone Paint Stripe = Telephone Marker SB = Traffic Signal Box TP = Traffic Signal Pole □ = Underground Cable Marker ₩ = Verizon Box vm = Verizon Marker 🔎 = Water Blow Off Valve WLM = Water Line Marker <u>WPS</u> = Water Line Paint Stripe W = Water Meter ₩ = Water Valve → Wood Utility Pole  $\mathbb{R}$  = Wood Transmission Pole + = Point of Elevation (UNLESS OTHERWISE NOTED) • SIR, SET 5/8" IRON ROD WITH CAP "AVID LB 7345"

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) □ = FCM, FOUND CONCRETE MONUMENT 4"X4" WITH DISK ■ = SCM PRM, SET CONCRETE MONUMENT 4"X4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE

■ SN&D PRM, SET NAIL AND DISK "PRM LB 7345"

☆ = PCP, SET NAIL AND DISK "PCP LB 7345" (UNLESS OTHERWISE NOTED)

△ = CENTRAL ANGLE

<u>ABBF</u>	REVIATIONS LEGEND									B≺
AC	= Acres						+	+		
A/C	= Air Conditioner	FND	= Found	PG(S)	= Pages					
ADW	= Asphalt Driveway	FN&D	= Found Nail and Disk	PI	= Point of Intersection					
ARC	= Arc Distance (Length)	FFE	= Finished Floor Elevation	PL	= Property Line				'	
ASPH	= Asphalt	FN&TT	= Found Nail and Tin Tab	PLS	= Professional Land Surveyor				'	
ВС	= Back of Curb	FOP	= Found Open End Iron Pipe	POB	= Point of Beginning					
BCCM	= Board of County Commissioners Minutes Book	FPB	= Florida Power Corporation Box	POC	= Point of Commencement				'	
BFPD	= Back Flow Prevention Device	FPC	= Florida Power Corporation	POL	= Point on Line				'	
BLDG	= Building	FPP	= Found Pinched Iron Pipe	PRM	= Permanent Reference Monument					은
BNDY	= Boundary	FRRS	= Found Railroad Spike	PSM	= Professional Surveyor and Mapper					🖺
BWF	= Barb Wire Fence	FT	= Feet	PT	= Point of Tangency					DESCRIPTION
(C)	= Calculated Data	F/T	= Fence Tie	PVC	= Polyvinyl Chloride Pipe				'	
C/C	= Covered Concrete	FXC	= Found X-cut	PWL	= Painted White Line				'	👸
СВ	= Chord Bearing	GI	= Grate Inlet	PYL	= Painted Yellow Line				'	
CCCL	= Coastal Construction Control Line	GPS	= Global Positioning System	(R)	= Recorded Data					
CCR	= Certified Corner Record	GT GT	= Gopher Tortoise Hole	R	= Radius				'	
CDW	= Concrete Driveway	GV	= Gas Valve	RCP	= Reinforced Concrete Pipe					
CI	= Curb Inlet	HC	= Handicapped	RD	= Roof Drain					
Œ.	= Center Line	IC	= Illegible cap	RNG	= Range				'	
CH	= Chord Length	ID	= Identification	R/W	= Right of Way					
CLF	= Chain Link Fence	ΙΕ	= Invert Elevation	S	= South			$\Box$		
CLS	= Centerline Swale	INV	= Invert	SCM	= Set Concrete Monument, 4"x4", "PRM LB 7345"					
СМ	= Concrete Monument	JD	= Jurisdictional	SEC	= Section					DATE
CMP	= Corrugated Metal Pipe	(L)	= Legal Description	SHW	= Seasonal High Water Elevation		++	$+\!+\!$	<del>                                     </del>	
CO	= Clean out	LB	= Licensed Business Number	SIR	= Set 5/8" Iron Rod and Cap, "AVID LB 7345"				'	l l o
CON	= Concrete	LF	= Linear Feet	SIR(W)	= Set 5/8" Iron Rod and Cap, "WIT COR LB 7345"	$\vdash$				
COR	= Corner	LP	= Light Pole	SMH	= Sanitary Manhole	$\vdash$	<u>жш</u> .	> - m -	-0Z	<u>"                                    </u>
CPB	= Condo Plat Book	LS	= Licensed Surveyor	SN&D	= Set Nail and Disk, "AVID LB 7345"	Ė	- I	Ш.	_	زن
c/s	= Concrete Slab	MAS	= Masonry	SN&D(W)	= Set Nail and Disk, "WIT COR LB 7345"	E DANIT	₹ 8	AGE	3 4	۷ چِ 🖊
CTS	= Control Structure	MES	= Mitered End Section	SQ	= Square	-RGE	5		۶ [ ۶	3 5
(D)	= Deed	MH	= Manhole	SR	= State Road	■∩ :.	7 -	<b>1</b> 8 5	[2] . [2]	04 9003 OF FIELD WORK 2/10/17
DB	= Deed Book	MHW	= Mean High Water	STY	= Story	\ \ \ \ \ \ \	DRAWN	FIELD BOC	<b>ქ</b>  # ঔ	p 유 ơ
DCVA	= Double Check Valve Assembly	MOL	= More or Less	SW	= Sidewalk	) jij	5[참 =	ᆌ	- 18 -	DATE
DEDT	- Department	W.O.L	- More of Less	TRM	- Temporary Renchmark	S		Щ_	п.	

DEPT = Department = North = Diameter = No Cap = Ductile Iron Pipe = Not Found DMH = Drainage Manhole = North American Datum DS = Down Spout = North American Vertical Datum

FCM

= Driveway = East NGVD ECMP = Elliptical Corrugated Metal Pipe = Elevation

EOW = Edge of Water O/A = Edge of Pavement OHW = Elliptical Reinforced Concrete Pipe ORB = Easement (F) = Field Data (P)

= Found Concrete Monument

= Florida Department of Transportation = Fire Hydrant = Found Iron Pipe

= Found Iron Rod = Flow Line

TREE SYMBOL LEGEND

(AP) = Australian Pine Tree (HK) = Hickory Tree (BY) = Bay Tree ⊕ = Holly Tree B = Bottle Brush Tree (JA) = Jacaranda Tree © = Black Cherry Tree (T) = Loquat Tree (BN) = Banana Tree MG = Magnolia Tree (BP) = Brazilian Pepper Tree (MP) = Maple Tree ® = Bush M) = Mimosa Tree © = Camphor Tree ME = Melaleuca Tree © = Cedar Tree ® = Chinaberry Tree ©T = Citrus Tree ™ = Palm Tree ©H = Cherry Tree (PI) = Pine Tree ©w = Crrit Wood Tree (PU) = Punk Tree s) = Sweet Gum Tree © = Dead Tree

= Temporary Benchmark

= Traffic Paint Stripe

= Vitrified Clay Pipe

= Top of Bank

= Toe of Slope

= Transformer

= Traverse

= Typical

= West

= With

= Township

= Utility Pole

= Wood Fence

= Water Valve

= Witness

= Wall Tie

TOS

TPS

TRV

TWP

U/P

VCP

= National Geodetic Survey

= Normal Pool Elevation

= Non Radial

= Plat Book

PC

= Overhead Wire(s)

= Official Record Book

= Other Surface Water

= Point of Curvature

= Plat Book XX Page XX

= Permanent Control Point

= Overall

= National Geodetic Vertical Datum

**TRANS** 

(EU) = Eucalyptus Tree EL = Elm Tree (FM) = Ficus Microcarpa Tree

(EA) = Ear Leaf Acacia Tree

OUP GR **ZAREMB** 

(IN) = Unknown Tree

w = Willow Tree

C



ORID, 급 HOB

GRAPHIC WITH TRE NERAL COUN GE **MARTIN** 0 **Б** AR

1 of 2

UNDERGROUND UTILITY LOCATIONS ARE SHOWN AS PAINTED AND FLAGGED BY SUNSHINE STATE ONE-CALL OF FLORIDA (SSOCOF). THE ACCURACY OF LOCATION OF THESE UTILITIES IS SUBJECT TO A TOLERANCE ZONE AS SET FORTH IN FLORIDA STATUE 556.105(5)(B). ONE OR MORE UTILITIES MAY EXIST ON SITE THAT WAS NOT LOCATED BY RESPONDING MEMBERS OF SSOCOF. FOR INDIVIDUAL RESPONSES, PLEASE LOG ON TO HTTP://WWW.ONLINE811.COM/IRTHONECALL/ OR BY CALLING 1 -(800) 852 - 8057, AND REFER TO TICKET NO. 005705717.

