



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW STAFF REPORT

A. Application Information

WEST STUART BUSINESS CENTER REVISED MAJOR FINAL SITE PLAN

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

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B. Project description and analysis

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

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

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

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

C. Staff recommendation

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

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

D. Review Board action

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

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

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

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

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

E. Location and site information

Parcel number(s) and address:

05-39-41-002-000-0018.0-1

7805 SW Ellipse Way

Existing Zoning:

LI, Limited Industrial

Future land use:

FLU-IND, Future Land Use Industrial

Commission district:

2

Planning area:

Port Salerno / 76 Cor

Location Map





Proposed Development Overlay



Future Land Use Excerpt (Industrial)



Zoning Atlas Excerpt (Limited Industrial)



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

Findings of Compliance:

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

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

Findings of Compliance:

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

Item #1;

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

Additional Information:

Item #1:

Timetable Of Development - Final

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

Item #2:

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

Information #3:

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

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

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

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

N/A

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

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

Environmental

Finding of Compliance:

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

Landscape

Findings of Compliance:

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

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

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

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

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

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

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

K. Determination of compliance with transportation requirements - Engineering Department

Findings of Compliance:

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

Compliance with Adequate Public Facilities Ordinance:

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

L. Determination of compliance with county surveyor - Engineering Department

N/A

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

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

Findings of Compliance:

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

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

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

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

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

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

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

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

Compliance with Adequate Public Facilities Ordinance:

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

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

Addressing

Findings of Compliance

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

Electronic Files

Findings of Compliance

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

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

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

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

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

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

Wellfield and Groundwater Protection

Findings of Compliance:

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

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

Finding of Compliance;

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

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

Findings of Compliance:

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

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

Martin County Health Department

N/A

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

Martin County School Board

N/A

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

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

Review ongoing

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

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

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

Service provider – Martin County

Findings – in place

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

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

Service provider – Martin County

Findings – positive evaluation

Source - Utilities and Solid Waste Department

Reference - see Section O of this staff report

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

Findings – in place

Source - Growth Management Department

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

Findings – Positive evaluation

Source - Engineering Department

Reference - see Section M of this staff report

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

Findings – in place

Source - Growth Management Department

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

Findings – positive evaluation

Source - Engineering Department

Reference - see Section K of this staff report

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

Findings - in place

Source - Engineering Department

Reference - see Section K of this staff report

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

Findings - in place

Source - Growth Management Department

Reference - see Section P of this staff report

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

Findings - in place

Source - Growth Management Department

Reference - see Section R of this staff report

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

U. Post-approval requirements

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

Item #1:

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

Item #2:

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

Item #3:

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

Item #4:

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

Item #5:

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

Item #6:

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

Item #7:

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

Item #8:

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

Item #9:

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

Item #10:

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

Item #11:

Original of the construction schedule.

Item #12:

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

Item #13:

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

V. Local, State, and Federal Permits

This application is "Option 2" for final permit review

Item #1:

STORMWATER MGMT PERMITS

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

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

Environmental Permits:

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

W. Fees

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

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

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

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

X. General application information

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

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

Y. Acronyms

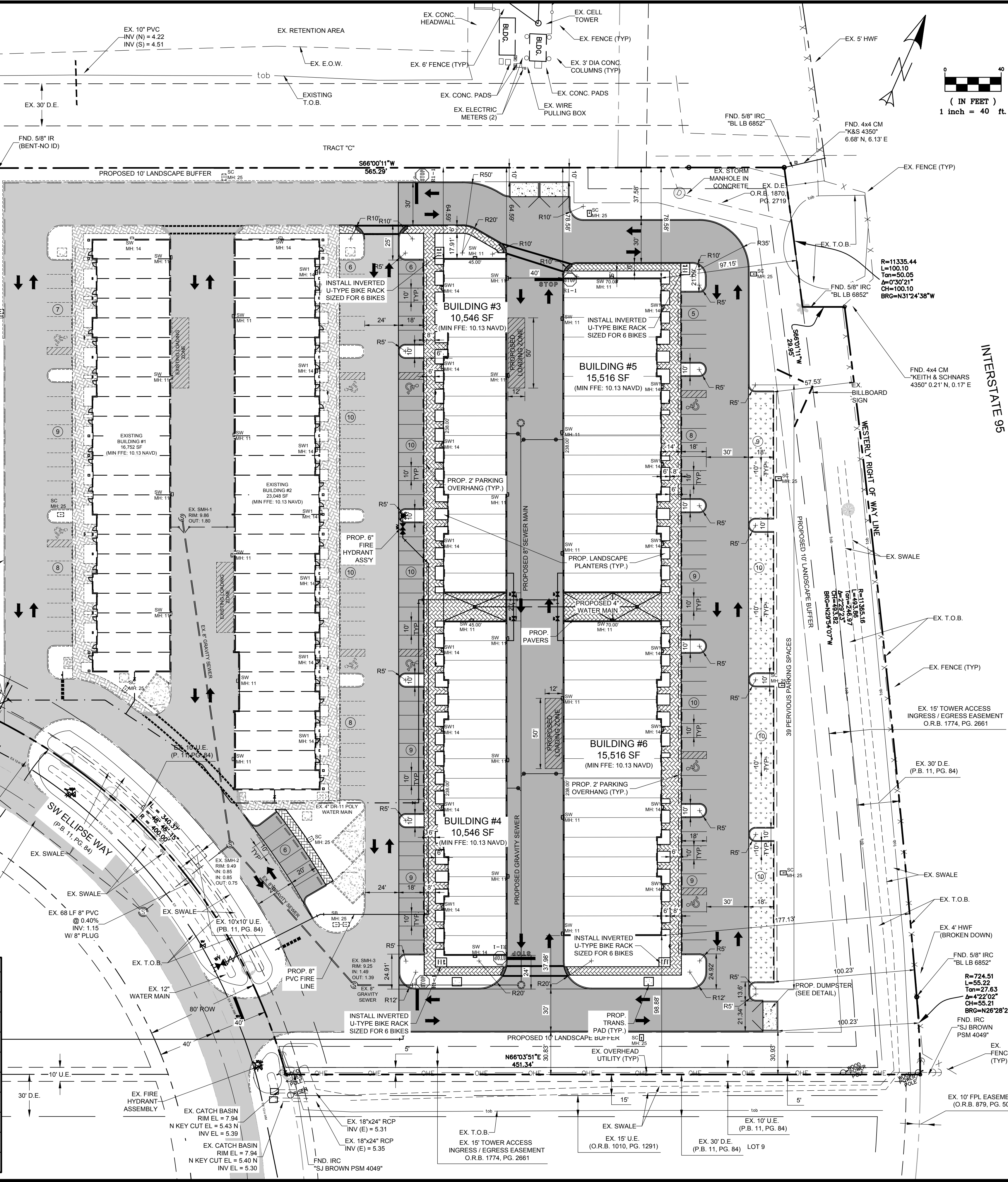
ADA..... Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan

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

Z. Attachments

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

LEGEND	
	EXISTING METER
	PROPOSED LIGHT POLE MH: 20 (HEIGHT)
	PROPOSED SIGN
	MITERED END SECTION
	HANDICAP STALL
	EXISTING CONCRETE
	EXISTING PAVEMENT
	PROPOSED PERVIOUS PARKING
	PROPOSED PAVEMENT
	PROPOSED CONCRETE



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

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

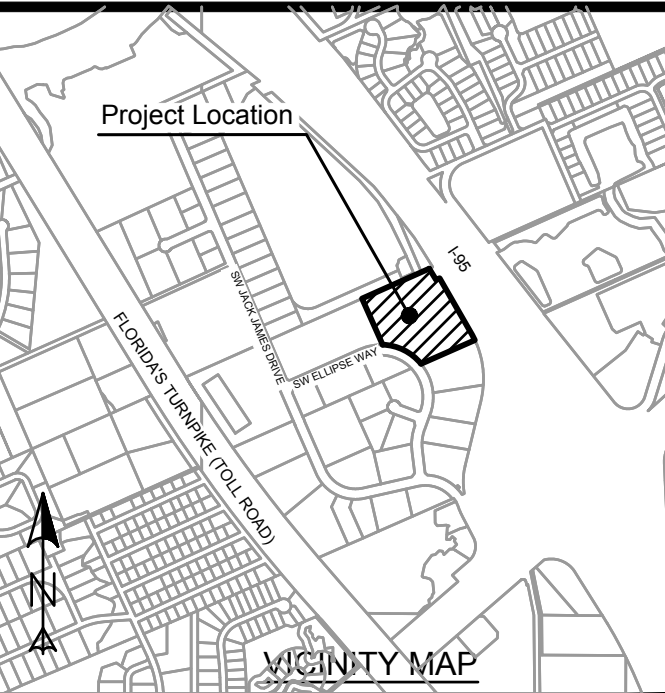
CONTAINING 370,473 SQUARE FEET OR 8.504 ACRES.

SECTION 05, TOWNSHIP 39 SOUTH, RANGE 41 EAST

PARCEL ID #: 05-39-41-002-000-0018.0-1

PROJECT NAME: WEST STUART BUSINESS CENTER

OWNER: WEST STUART BUSINESS CENTER LLC
1935 COMMERCE LN STE 5
JUPITER FL 33458



SITE DATA	IND - INDUSTRIAL
FUTURE LAND USE:	LI - LIMITED INDUSTRIAL
ZONING:	
GROSS SITE AREA	370,473 S.F. (8.505 AC) = 100.00%
IMPERVIOUS AREA	262,868 S.F. (6.035 AC) = 70.95%
EXISTING BUILDINGS	39,800 S.F. (0.914 AC) = 10.74%
EXISTING PAVEMENT	77,214 S.F. (1.773 AC) = 20.84%
EXISTING CONCRETE/PAVERS	7,453 S.F. (0.171 AC) = 2.01%
PROPOSED BUILDING	52,124 S.F. (1.197 AC) = 14.07%
PROPOSED PAVEMENT	70,237 S.F. (1.612 AC) = 18.96%
PROPOSED CONCRETE/PAVERS	16,040 S.F. (0.368 AC) = 4.33%
PERVIOUS AREA/OPEN SPACE:	107,605 S.F. (2.470 AC) = 29.05%

BUILDING SETBACKS:	LI (LIMITED INDUSTRIAL)
FRONT BUILDING SETBACK	(15')
SIDE BUILDING SETBACK	(10')
REAR BUILDING SETBACK	(10')
BUILDING DATA:	
EXISTING BUILDING #1	OFFICE AREA = 3,350 S.F.
WAREHOUSE AREA	= 13,402 S.F.
EXISTING BUILDING #2	OFFICE AREA = 4,610 S.F.
WAREHOUSE AREA	= 18,438 S.F.
PROPOSED BUILDING #3	OFFICE AREA = 2,090 S.F.
WAREHOUSE AREA	= 8,456 S.F.
PROPOSED BUILDING #4	OFFICE AREA = 2,090 S.F.
WAREHOUSE AREA	= 8,456 S.F.
PROPOSED BUILDING #5	OFFICE AREA = 3,103 S.F.
WAREHOUSE AREA	= 12,413 S.F.
PROPOSED BUILDING #6	OFFICE AREA = 3,103 S.F.
WAREHOUSE AREA	= 12,413 S.F.
TOTAL BUILDING AREA	18,346 S.F. 73,578 S.F.
TRAFFIC STATEMENT	SEE TRAFFIC REPORT SUBMITTED UNDER SEPARATE COVER.

BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT = 20'

PROVIDER OF UTILITIES:
WATER: MCU
WASTEWATER: MCU

PARKING CALCULATIONS:

PARKING REQUIRED:

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

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

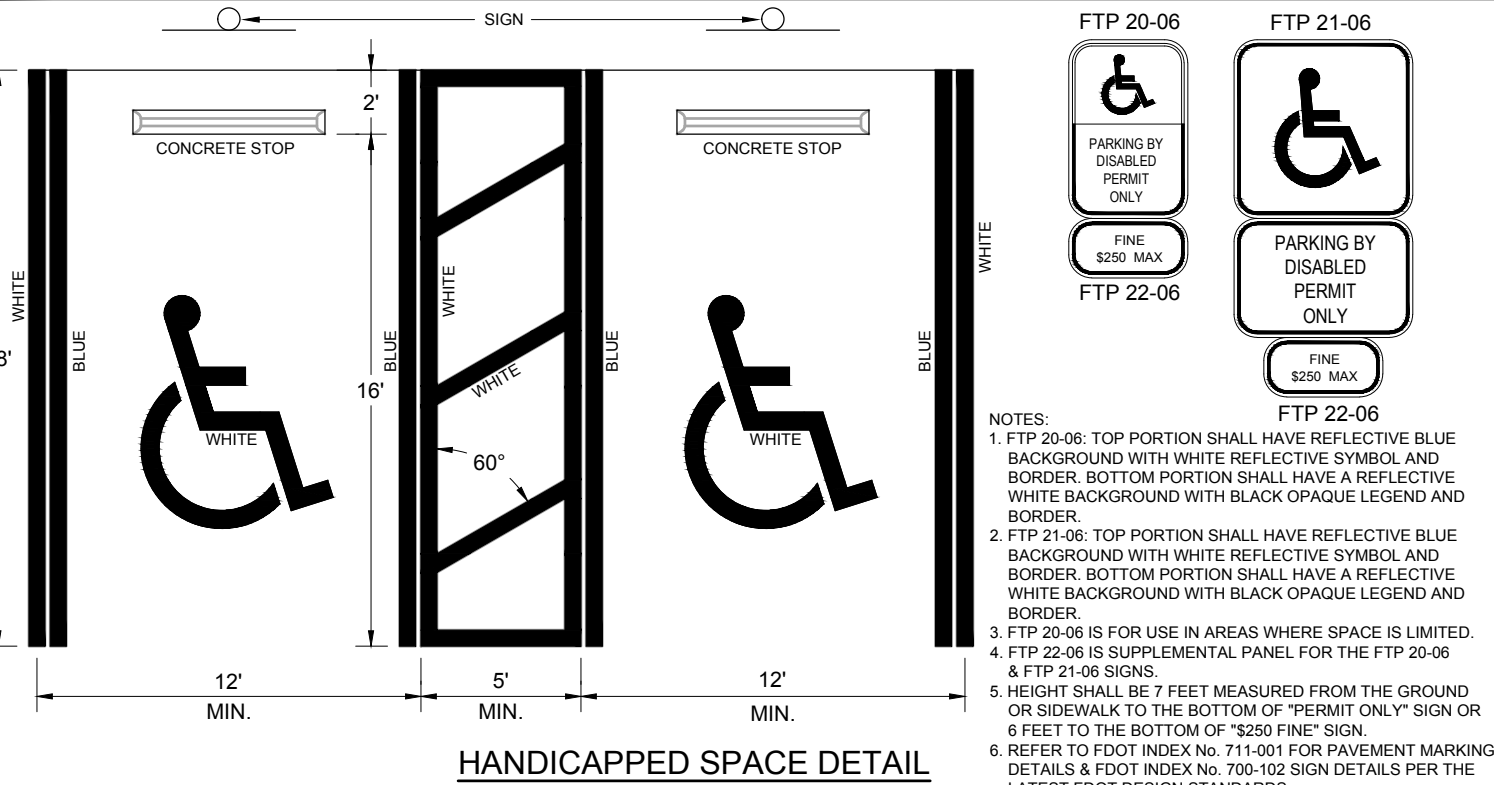
PARKING PROVIDED = 135 SPACES (5 HC)
PARKING PROVIDED = 188 SPACES (9 HC)
(135 SPACES + 108 OR 14 SPACES = 149 PAVED SPACES)
REQUIRED PERVIOUS SPACES = 39 SPACES

LOADING ZONES = 4 SPACES

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

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DESCRIPTION
	28	SW	SINGLE	N.A.	0.950	LITHONIA WALL PACK CAT# KAXW LED P2 40K
	23	SW1	SINGLE	N.A.	0.950	LITHONIA WALL PACK CAT# KAXW LED P3 40K
	1	SB	BACK- BACK	N.A.	0.950	KAD LED 40C 1000 40K R5 MVOLT
	11	SC	SINGLE	N.A.	0.950	KAD LED 40C 1000 40K R5 MVOLT HS
NUMERIC SUMMARY						
LABEL	CALCTYPE	UNITS	AVG.	MAX	MIN	AVG/MIN
LIGHT SPILL ON ELLIPSE WAY	ILLUMINANCE	FC	0.00	0.0	0.0	N.A.
PROPERTY LINE	ILLUMINANCE	FC	0.00	0.0	0.0	N.A.
SITE PARKING	ILLUMINANCE	FC	1.49	10.3	0.0	N.A.

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



ENGINEERS & SURVEYORS

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

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

DESIGNED BY	JLV
DRAWN BY	18-382 (04-08-2018) (AW)
FILE NAME	
LAYOUT	
SITE PLAN	
AS SHOWN	
SCALE	
DATE	25 SEPTEMBER 2018

WEST STUART BUSINESS CENTER

REVISED FINAL SITE PLAN

FLORIDA

MARTIN COUNTY

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

#81375

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

18-382

1 OF 2

2 OF 2



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

Major Master & Final Site Plan Checklist

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

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

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

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

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



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

A. General Information:

1. Type of Application: Major Master and Final Site Plan

2. Proposed Development's Name:

West Stuart Business Center Phase II

3. Former Development's Name:

4. Previous Project Number:

5. Pre-Application Meeting Date:

6. Property Owner:

Name or Company Name WEST STUART BUSINESS CENTER LLC

Company Representative George T. Kelly IV

Address 1935 COMMERCE LN STE 5

City JUPITER State FL Zip 33458

Phone 561 - 743 - 7381 Fax 561 - 743 - 7383

Email GeoTKIV@aol.com

7. Agent:

Select from the List

Name or Company Name Engineering Design & Construction, Inc.

Company Representative Brad Currie

Address 10250 SW Village Parkway, Suite 201

City Port St. Lucie State FL Zip 34987

Phone 772 - 462 - 2455 Fax 772 - 408 - 4208

Email bradcurrie@edc-inc.com

8. Contract Purchaser:

Select from the List

Name or Company Name

Company Representative

Address

City State Zip

Phone - - Fax - -

Email

9. Land Planner:

Same as the Agent

Name or Company Name

Company Representative

Address

City State Zip

Phone - - Fax - -

Email

10. **Landscape Architect:** Select from the list
Name or Company Name Landscape Design Associates
Company Representative Sabine Marcks
Address 7301 Gullotti Place
City Port St. Lucie State FL Zip 34952
Phone 772 - 873 - 5775 Fax - -
Email

11. **Surveyor:** Select from the list
Name or Company Name Betsy Lindsay, Inc.
Company Representative Betsy Lindsay
Address 7997 SW Jack James Drive
City Stuart State FL Zip 34987
Phone 772 - 286 - 5753 Fax 772 - 286 - 5933
Email dwichser@betsylindsayinc.com

12. **Civil Engineer:** Select from the list
Name or Company Name Engineering Design & Construction, Inc.
Company Representative David Baggett, P.E.
Address 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone 772 - 462 - 2455 Fax 772 - 408 - 4208
Email davidbaggett@edc-inc.com

13. **Traffic Engineer:** Select from the list
Name or Company Name Susan O'Rourke, P.E., Inc.
Company Representative Susan O'Rourke
Address 969 SE Federal Highway, Suite 402
City Stuart State FL Zip 34994
Phone 772 - 781 - 7918 Fax 772 - 781 - 9261
Email

14. **Architect:** Select from the list
Name or Company Name Morel De Guiramond Architecture LLC
Company Representative Michael Morel
Address 14080 Mahogany Avenue
City Jacksonville State FL Zip 32258
Phone 561 - 758 - 8454 Fax - -
Email memorel@outlook.com

15. **Attorney:** Select from the list
Name or Company Name
Company Representative
Address
City State Zip
Phone - - Fax - -
Email

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

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

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

19. Certifications by Professionals:

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

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

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

B. Applicant or Agent Certification:

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


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

10/16/12
Date

NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF St. Lucie

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

He or she

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

Patricia Sesta
Notary public signature

Patricia Sesta
Printed name



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

State of Florida at-large



Martin County Development Review
Digital Submittal Affidavit

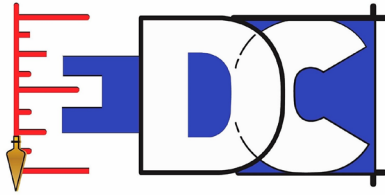
I, Patricia Sesta, attest that the electronic version included for the project West Stuart Business Center Phase II is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have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

A handwritten signature in blue ink that reads "Patricia Sesta".

Applicant Signature

10/16/2018

Date



ENGINEERS • SURVEYORS • ENVIRONMENTAL

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

REQUEST

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

SITE CHARACTERISTICS & PROJECT HISTORY

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

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

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

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

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

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

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

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

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

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

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

S:\EDC-2018\18-382 - West Stuart Business Phase 2 - Kelly\ENGINEERING\Documents\Submittal Documents\Justification Statement\2018-09-10_W_Stuart_Bus_Ctr_East_Major_Master_&_FSP_Justification_Ltr_18-382.docx

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

AGENT CONSENT FORM

Project Name: West Stuart Business Center East

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

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

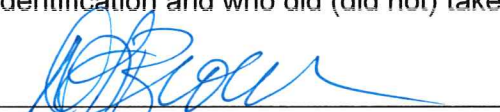
**LOT 18 THE ELLIPSE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK
11 PAGE 84 PUBLIC RECORDS MARTIN COUNTY FLORIDA (UNITY OF TITLE OR
2981/2237)**

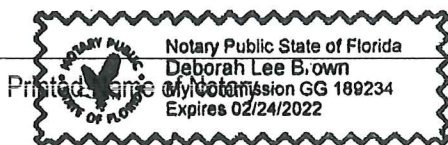
Parcel ID: 05-39-41-002-000-00180-1

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 10 day of October, 2018, by
George T. Kelly IV (Name of Person Acknowledging) who is personally
known to me or who has produced _____ (type of identification) as
identification and who did (did not) take an oath.


Notary Signature



(Notary Seal)


Owner's Signature

West Stuart Business Center LLC
Owner's Name

1935 Commerce Ln suite 5
Street Address

Jupiter FL 33458
City, State, Zip

2-24-22
My commission expires

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

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

[Space Above This Line For Recording Data]

Special Warranty Deed

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

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

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

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

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

Subject To, covenants, restrictions and public utility easements of record, existing zoning and governmental regulations, none of which are reimposed hereby, and property taxes for the year 2017 and thereafter.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

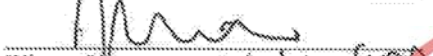
[SIGNATURES TO FOLLOW]

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.


Signed, sealed and delivered in our presence:


Witness Name: Arthur H. Jacobs


Witness Name: Mike Winkler

Grantor

Stuart Kanner 2, LLC, a Florida limited liability company

By: 
Steven E. McCraney, its manager and sole member

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 3 day of March, 2017 by Steven E. McCraney the manager and sole member of Stuart Kanner 2, LLC, a Florida limited liability company, on behalf of said firm. He ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Lori Jadick

My Commission Expires: June 18, 2017

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

DoubleTime®

LEGAL DESCRIPTION

WEST STUART BUSINESS CENTER PHASE II

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

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

EASEMENT PARCEL 1:

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

Return to:
Martin County Growth Management Department

UNITY OF TITLE

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

Read carefully.

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

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

OR

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

OR

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

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

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

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

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

INDIVIDUAL(S)

Signed, acknowledged and notarized on this ____ day of _____, 20____.

WITNESSES:

OWNER(S):

Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____
Sign: _____
Print: _____

Sign: _____
Print: _____
Sign: _____
Print: _____
Owner(s) Address: _____

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

STATE OF _____
COUNTY OF _____

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

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

STATE OF _____
COUNTY OF _____

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

NOTARY PUBLIC

Name: _____
State of _____ at large
My commission expires: _____

[STAMP]

CORPORATE

Signed, acknowledged and notarized on this ____ day of _____, 20____.

WITNESSES:

OWNER:

Sign: _____

Print: _____

Name of Corporation

Sign: _____

Print: _____

By: _____

Name: _____

Title: _____

Address: _____

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

STATE OF _____

COUNTY OF _____

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

NOTARY PUBLIC

Name:

State of _____ at large

My commission expires: _____

[STAMP]

**EXHIBIT A
(Legal Description)**

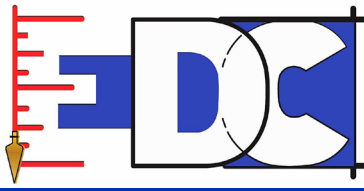


West Stuart Business Center East

Stuart, Florida

Location Map





ENGINEERS • SURVEYORS • ENVIRONMENTAL

April 11, 2019

Via: *Hand Delivery*

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

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

Dear Pete:

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

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

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

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

Unresolved Issues:

Item #1:

Primary Facades – Minimum Design Features

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

Remedy/Suggestion/Clarification:

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

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

Item #2:

Primary Facades – Limitation on Blank Wall Areas

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

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

Remedy/Suggestion/Clarification:

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

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

Item #3:

Roofs – Flat Roofs

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

Remedy/Suggestion/Clarification:

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

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

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

Item #4:

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

Remedy/Suggestion/Clarification:

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

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

Item #5:

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

Remedy/Suggestion/Clarification:

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

REPSONSE: *Please see revised site plan.*

Item #6:

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

Remedy/Suggestion/Clarification:

Please show on the facades elevations the required screening.

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

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

Landscape

**Unresolved
Issues:**

Item #1:**Standard Application Requirements**

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

Revision dates/notes on all affected plans.

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

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

RESPONSE: *Acknowledged.*

Item #2:**Landscape Tabular Data**

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

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

Please also include the following:

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

Remedy/Suggestion/Clarification:

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

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

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

Item #3:**General Landscape Design Standards**

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

Remedy/Suggestion/Clarification:

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

RESPONSE: Landscaping was moved outside the access easement

Item #4:**Landscape Native Tree Protect & Survey**

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

Remedy/Suggestion/Clarification:

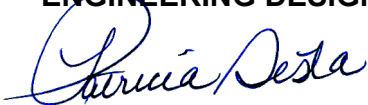
Comment not properly addressed. While replacement trees will be sufficient to mitigate please provide a tree summary table or tree disposition table to demonstrate compliance.

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

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

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

cc: George Kelly – West Stuart Business Center, LLC

S:\EDC-2018\18-382 - West Stuart Business Phase 2 - Kelly\ENGINEERING\Documents\Submittal Documents\Comment Response Letter\2019-04-11_P_Walden_W_Stuart_Business_Ctr_Major_Final_Rsp2Cmts_18-382.doc

CONSTRUCTION PLANS AND SPECIFICATIONS
FOR
WEST STUART BUSINESS CENTER
SECTION 43, TOWNSHIP 38S, RANGE 41E
MARTIN COUNTY, FLORIDA

LOCATION MAP



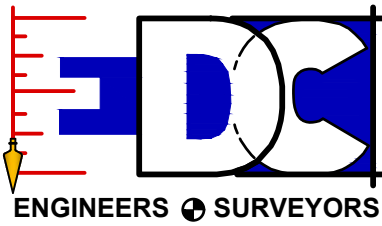
Project Location



VICINITY MAP

INDEX OF SHEETS

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



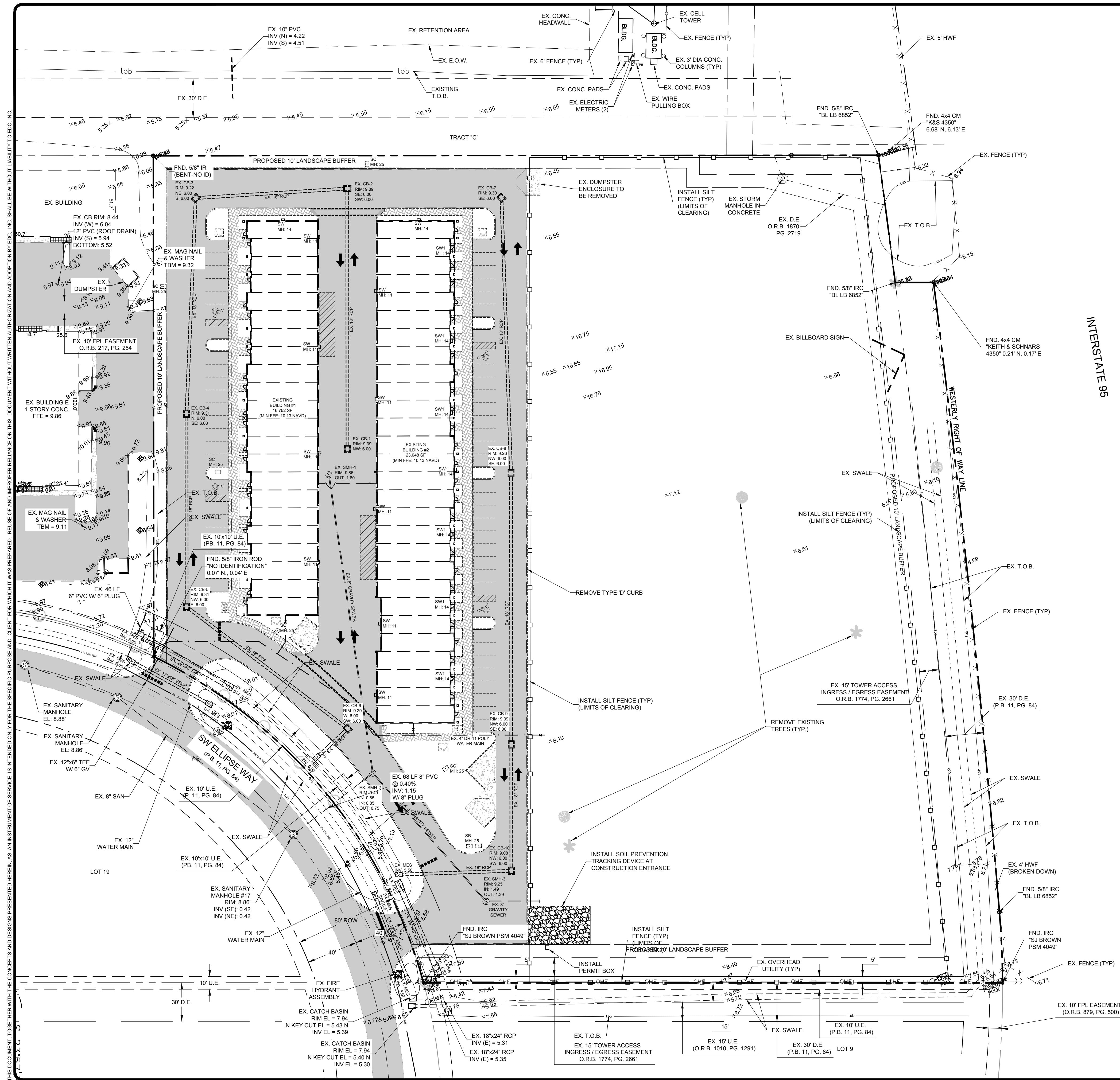
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10250 SW VILLAGE PKWY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

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

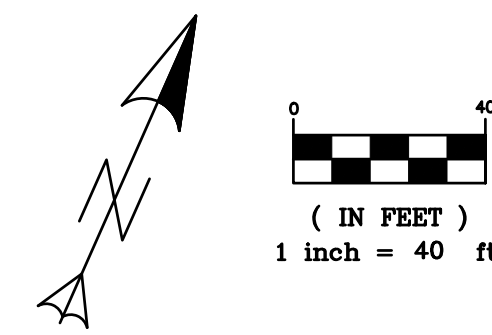
DATUM NOTE:
ALL ELEVATIONS SHOWN ON THESE PLANS
REFERENCE THE NORTH AMERICAN VERTICAL DATUM
1988 (NAVD) A TYPICAL ACCEPTED CONVERSION TO
NGVD FROM NAVD IS ==> NAVD = NGVD - 1.475'

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

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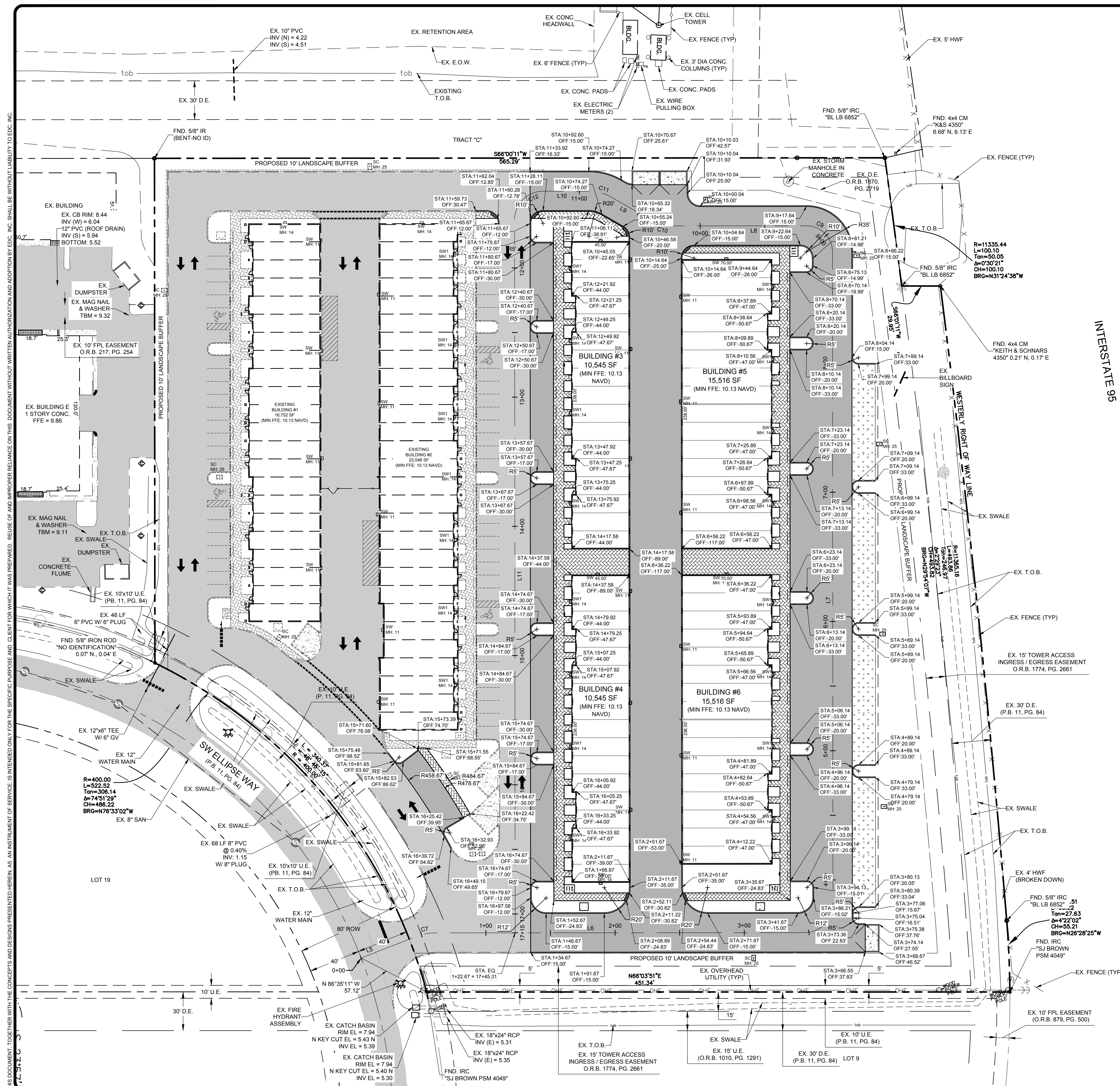


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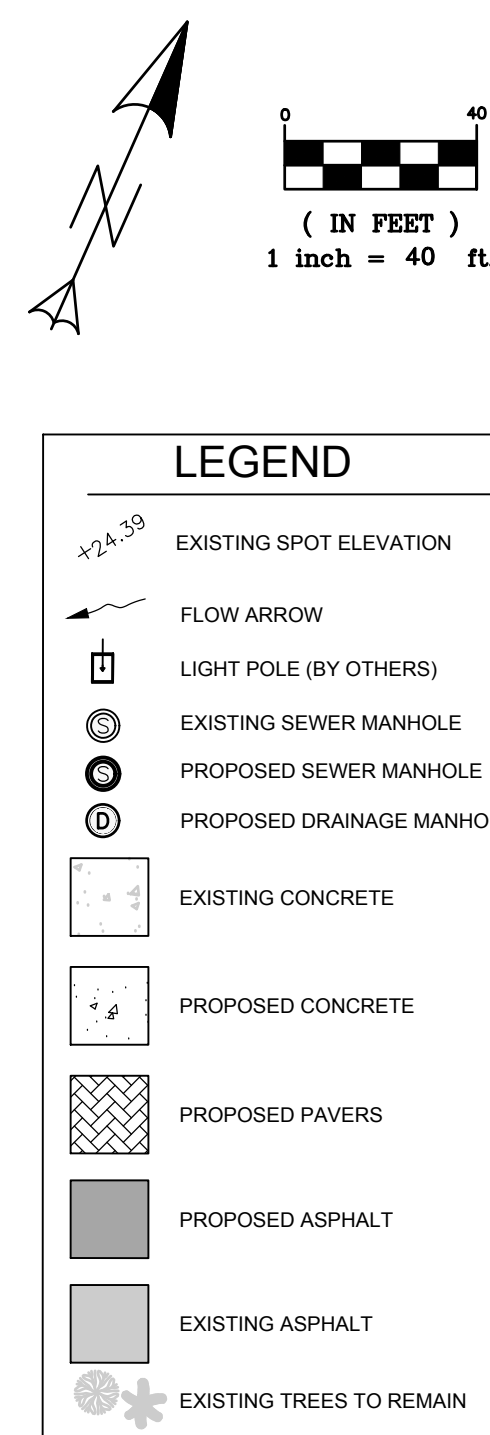
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NOTE TO CONTRACTOR:

1. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
2. REGRADE AND SOD ALL DISTURBED AREA.

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

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



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DCB	DESIGNED BY	JLW	DRAWN BY	FILENAME	HC Plan	LAYOUT	AS SHOWN	SCALE	16 NOVEMBER 2018	DATE
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WEST STUART BUSINESS CENTER

HORIZONTAL CONTROL PLAN

MARTIN COUNTY

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#81375

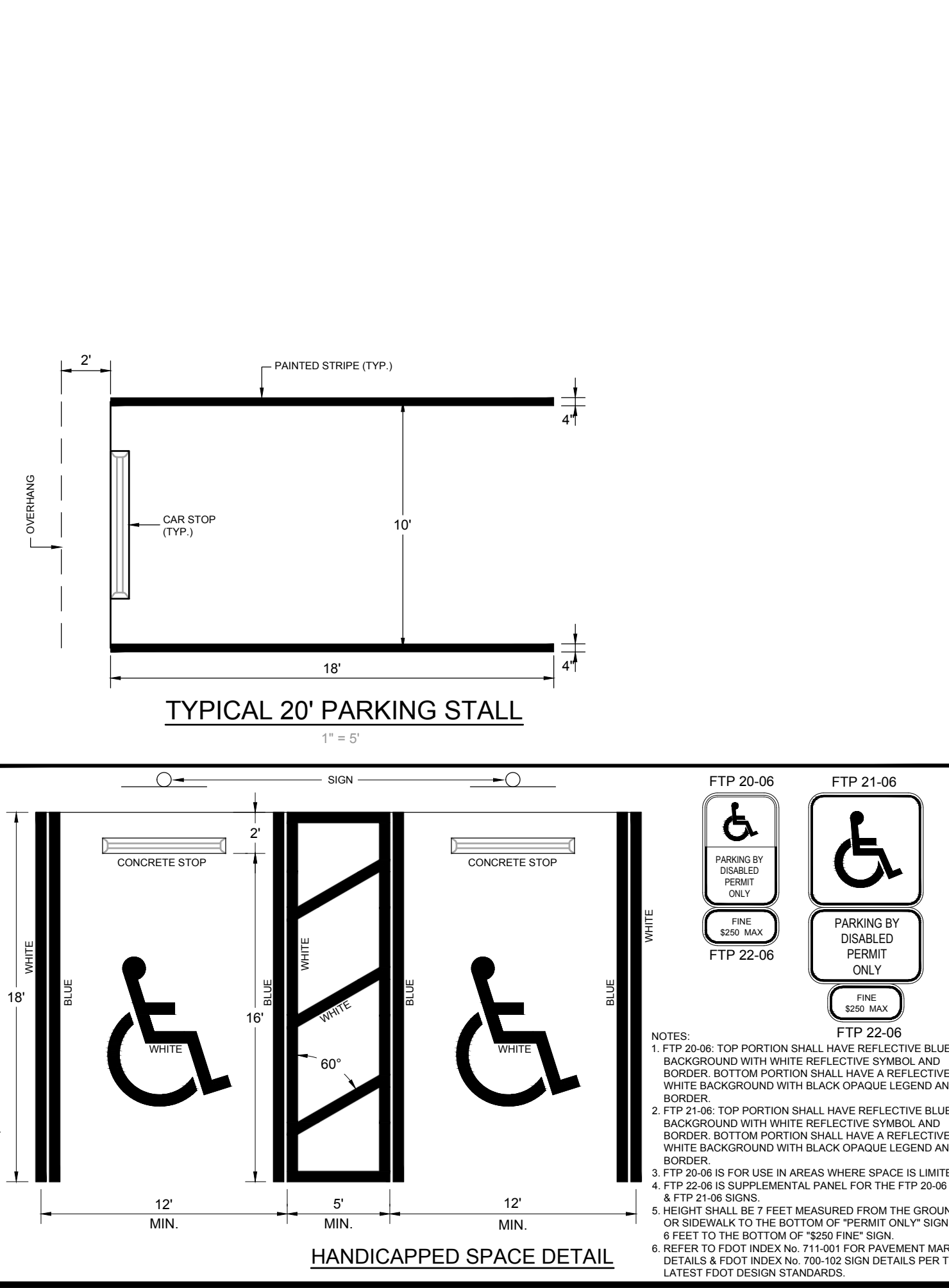
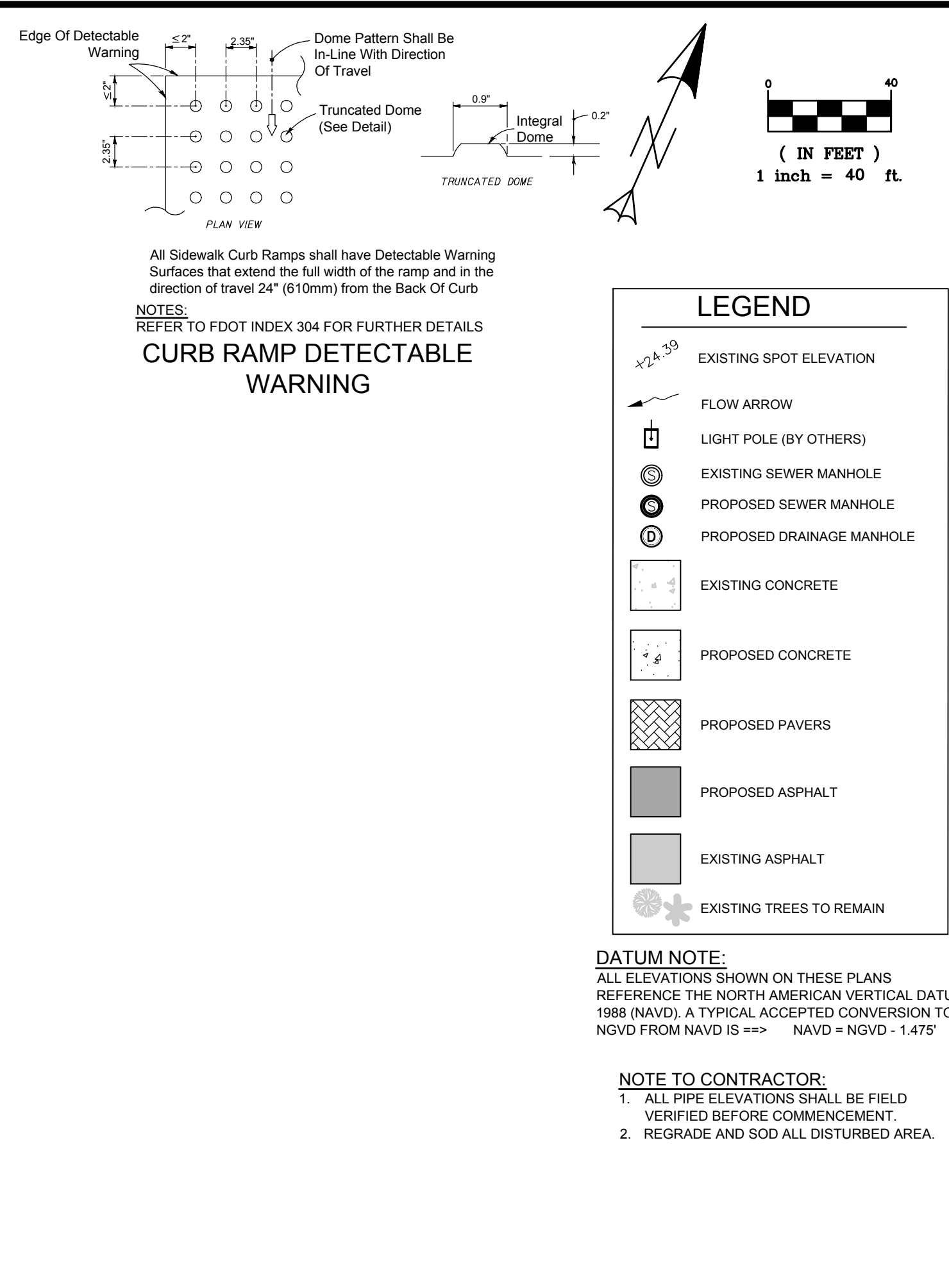
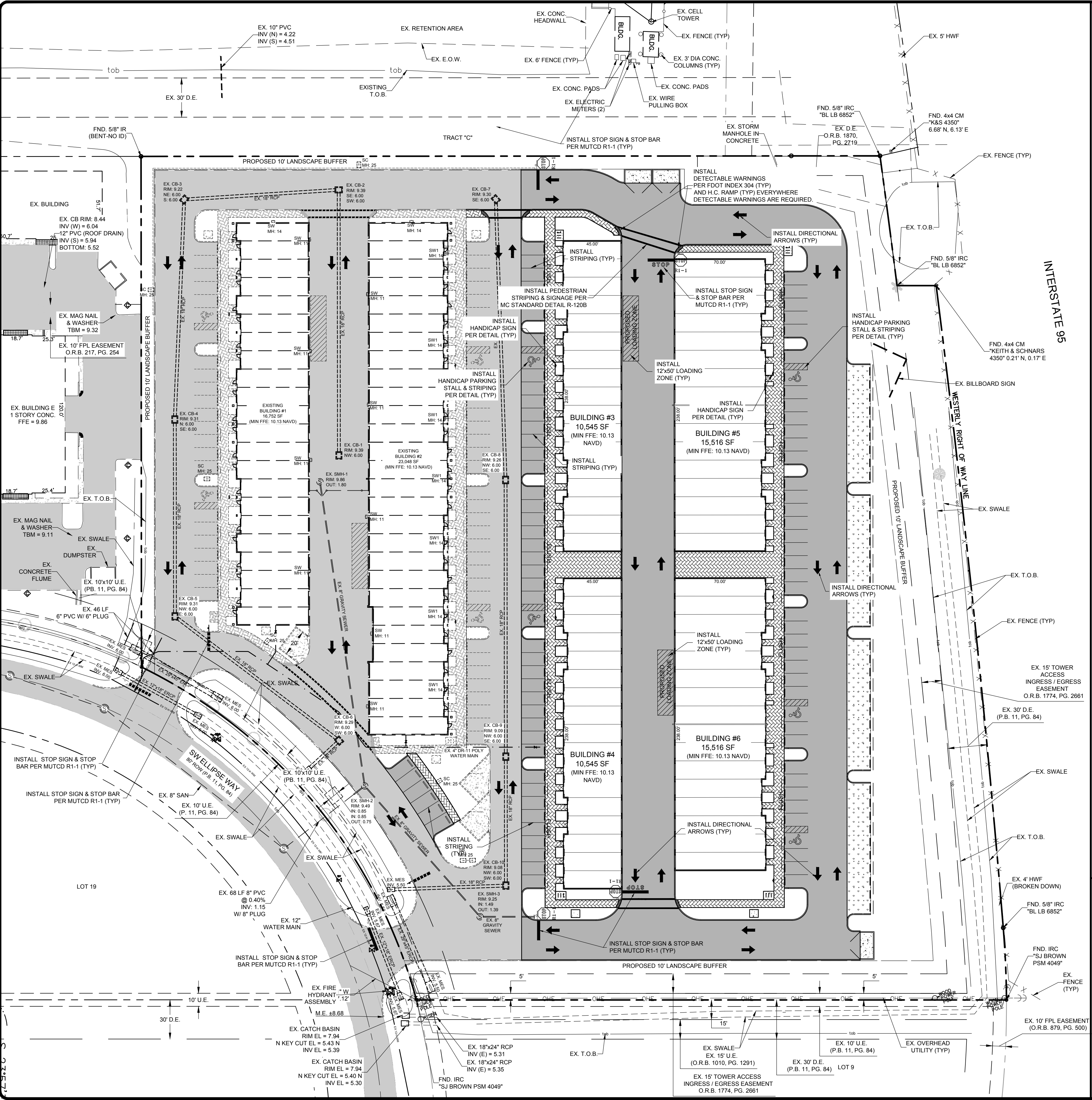


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DESIGNED BY	JLV
DRAWN BY	18-382 (04.08.2018) dwg
FILE NAME	Signage & Striping
LAYOUT	AS SHOWN
SCALE	18 NOVEMBER 2018
DATE	

WEST STUART BUSINESS CENTER

SIGNAGE AND STRIPING PLAN

FLORIDA

MARTIN COUNTY

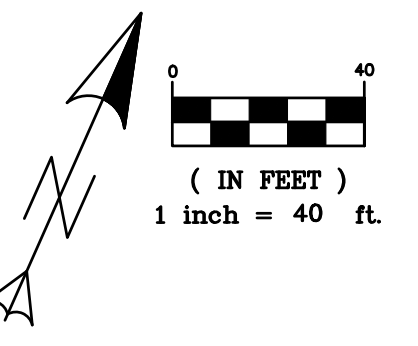
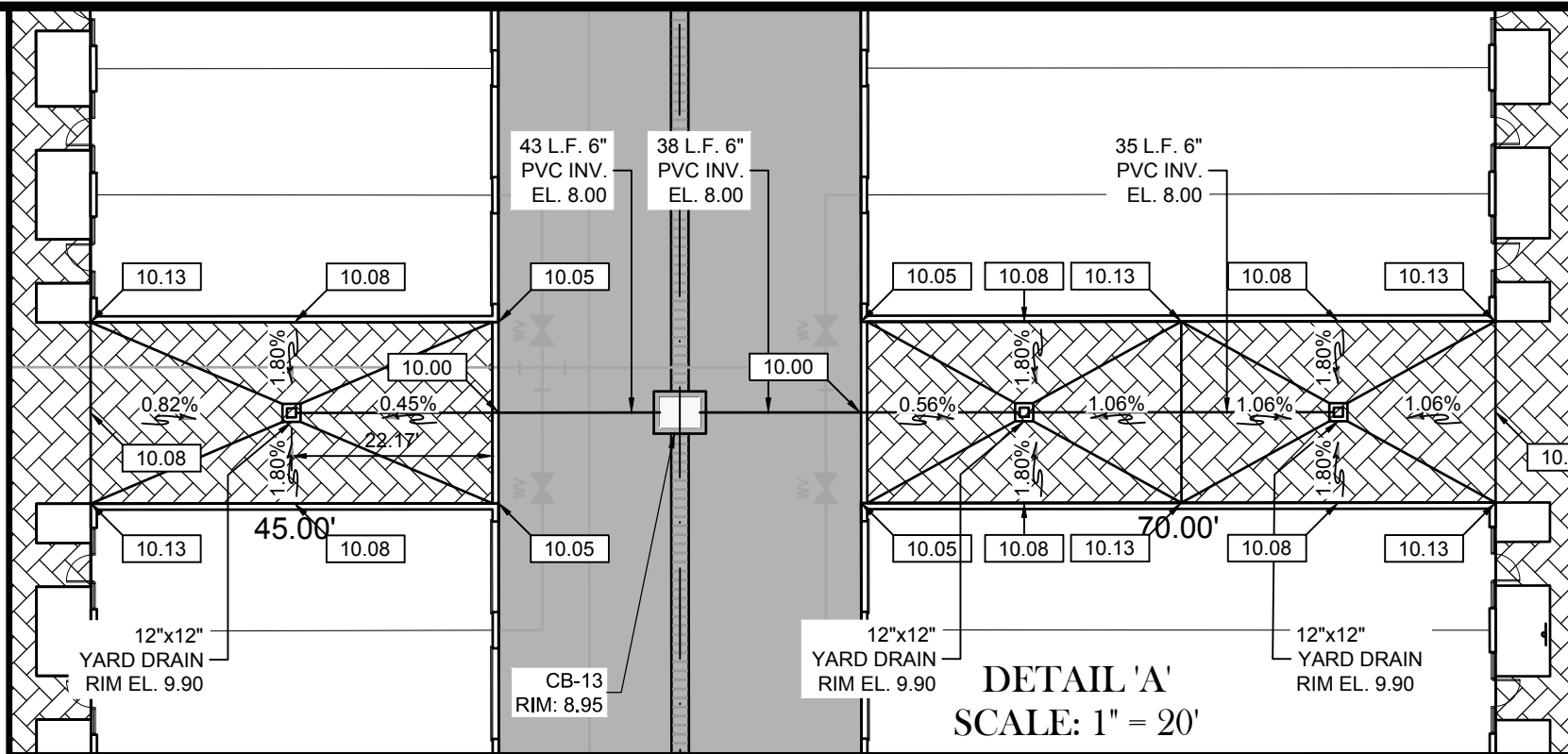
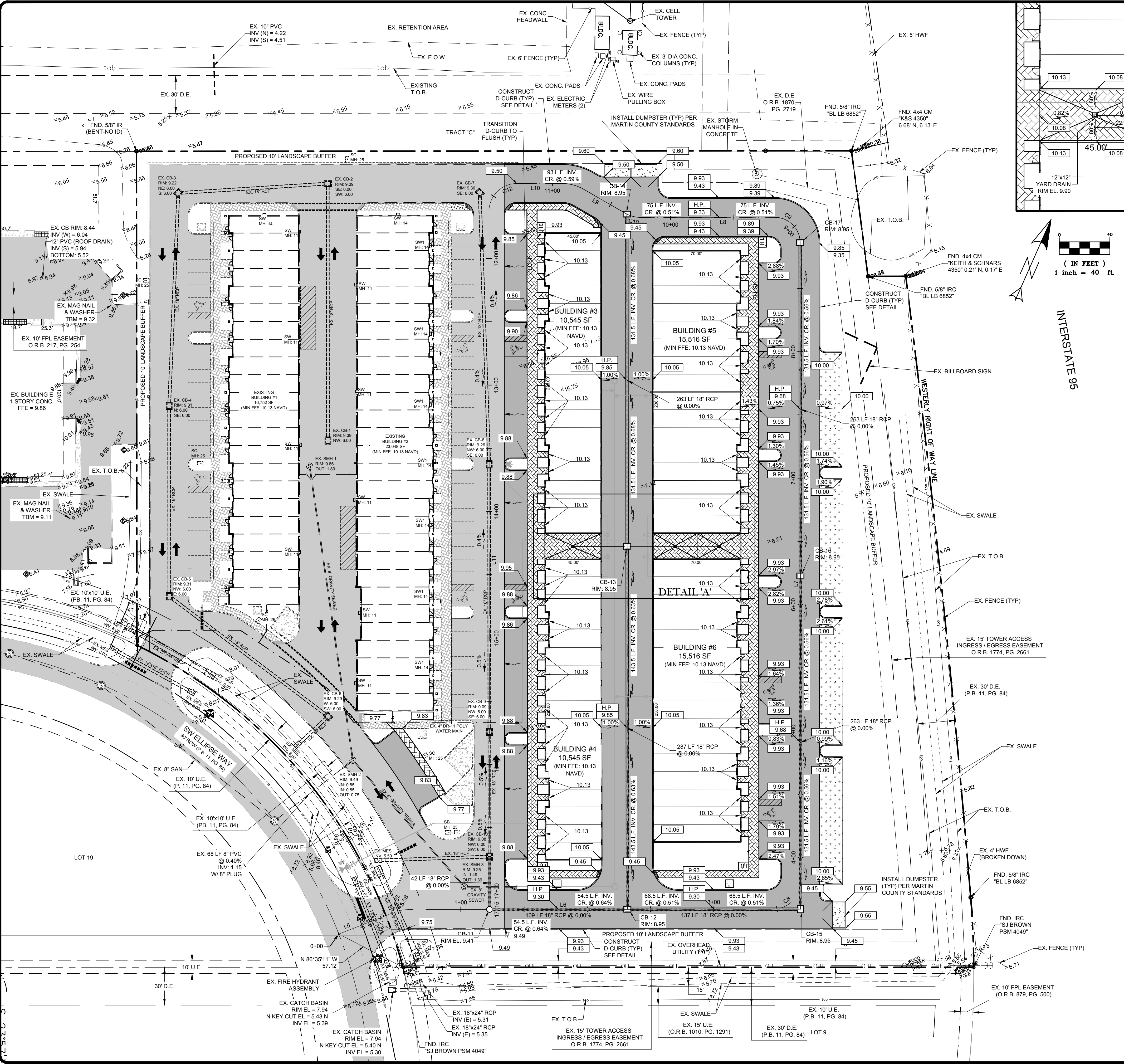
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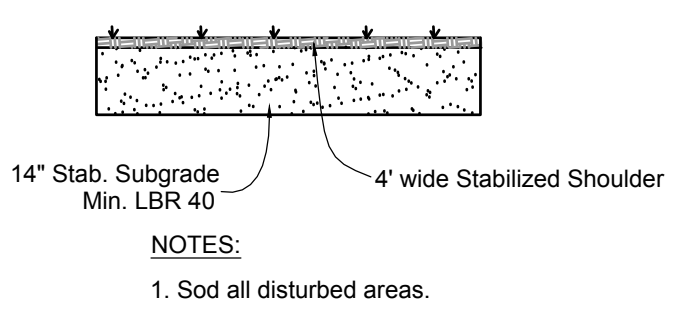
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LEGEND	
	EXISTING SPOT ELEVATION
	FLOW ARROW
	LIGHT POLE (BY OTHERS)
	EXISTING SEWER MANHOLE
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE MANHOLE
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED PAVERS
	PROPOSED ASPHALT
	EXISTING ASPHALT
	EXISTING TREES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

DATUM NOTE:
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REFERENCE THE NORTH AMERICAN VERTICAL DATUM
1988 (NAVD). A TYPICAL ACCEPTED CONVERSION TO
NGVD FROM NAVD IS: NGVD = NAVD - 1.475'

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



STORM SEWER INLET TABLE								
Structure Name	BOT TYPE	TOP TYPE	STATION	OFFSET	RIM	IN INV.	OUT INV.	BOTTOM ELEV.
CB-1	Type C	USF 4155 6210	14+33.15	125.51	9.39	6.00 (NW)	6.00 (SW)	5.00
CB-2	Type C	USF 4155 6210	17+51.04	0.00	9.39	6.00 (SE)	6.00 (SW)	5.00
CB-3	Type C	USF 4155 6210	16+30.90	0.00	9.22	6.00 (NE)	6.00 (S)	5.00
CB-4	Type C	USF 4155 6210	14+60.69	0.00	9.31	6.00 (N)	6.00 (SE)	5.00
CB-5	Type C	USF 4155 6210	13+10.12	0.00	9.31	6.00 (NW)	6.00 (E)	5.00
CB-6	Type C	USF 4155 6210	11+45.14	0.00	9.29	6.00 (W)	6.00 (SW)	5.00
CB-7	Type C	USF 4155 6210	18+73.17	0.00	9.30	6.00 (SE)	6.00 (SE)	5.00
CB-8	Type C	USF 4155 6210	20+89.81	0.00	9.26	6.00 (NW)	6.00 (SE)	5.00
CB-9	Type C	USF 4155 6210	23+01.39	0.00	9.09	6.00 (NW)	6.00 (SE)	5.00
CB-10	Type C	USF 4155 6210	24+00.00	0.00	9.08	6.00 (SE)	6.00 (NW)	4.50
CB-11	Type C	USF 170 E	1+22.67	0.00	9.41	6.00 (NE)	6.00 (NW)	5.00
CB-12	Type C	USF 4155 6210	2+31.67	0.00	8.95	6.00 (NE)	6.00 (SW)	5.00
CB-13	Type C	USF 4155 6210	14+27.57	-109.01	8.95	6.00 (NW)	6.00 (SE)	5.00
CB-14	Type C	USF 4155 6210	10+35.03	-0.04	8.95	6.00 (SE)	6.00 (SE)	5.00
CB-15	Type C	USF 4155 6210	3+63.94	9.11	8.95	6.00 (NW)	6.00 (SW)	5.00
CB-16	Type C	USF 4155 6210	6+22.72	0.00	8.95	6.00 (NW)	6.00 (SE)	5.00
CB-17	Type C	USF 4155 6210	8+86.22	0.00	8.95	6.00 (SE)	6.00 (SE)	5.00

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DESIGNED BY: JLV
DRAWN BY: JLV
FILE NAME: 18-260 (04.08.2018) dwg
LAYOUT: AS SHOWN
SCALE: AS SHOWN
DATE: 16 NOVEMBER 2018

REVISION COMMENTS
02/22/2019 REVISED PLANS PER MARTIN COUNTY DRC COMMENTS (01-15-2019)

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

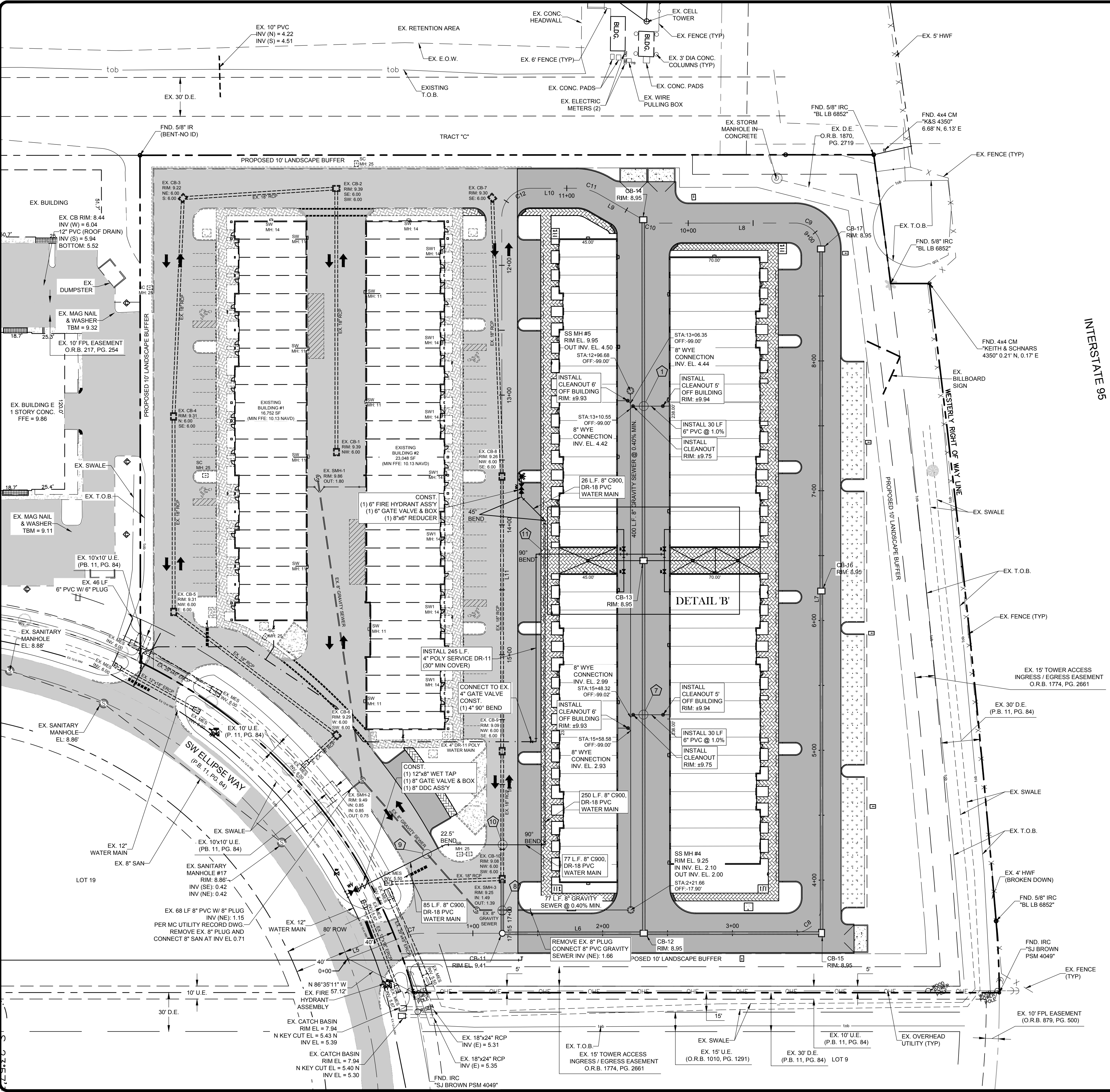
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UTILITY CONFLICTS:

- STA: 13+08.55
OFF: -109.01'
6" SEWER CROSSES UNDER 18" STORM
(12" MIN SEPARATION)
BOTTOM STORM = 5.79
TOP SEWER = 3.85
- STA: 14+22.61
OFF: -109.01'
4" WATER CROSSES UNDER 18" STORM
(12" MIN SEPARATION)
BOTTOM STORM = 5.79
TOP 4" WATER = 4.75
FG = ±8.95
- STA: 14+22.59
OFF: -99.00'
8" SANITARY CROSSES UNDER 4" WATER
(12" MIN SEPARATION)
BOTTOM WATER = 4.90
TOP SANITARY = 3.90
FG = ±9.5
- STA: 6+46.23
OFF: -120.90'
4" WATER CROSS UNDER 6" STORM
(12" MIN SEPARATION)
BOTTOM STORM = 5.95
TOP WATER = 4.75
FG = ±9.95
- STA: 14+27.57
OFF: -99.00'
8" SANITARY CROSSES UNDER 6" STORM
(12" MIN SEPARATION)
BOTTOM STORM = 5.95
TOP SANITARY = 3.88
FG = ±9.46
- STA: 14+27.58
OFF: -93.82'
4" WATER CROSSES UNDER 6" STORM
(12" MIN SEPARATION)
BOTTOM STORM = 5.95
TOP WATER = 4.75
FG = ±9.95
- STA: 15+46.32
OFF: -109.01'
6" SEWER CROSSES UNDER 18" STORM
(12" MIN SEPARATION)
BOTTOM STORM = 5.79
TOP SEWER = 3.18
FG = ±9.75
- STA: 15+47.06
OFF: 0.00'
8" SEWER CROSSES UNDER 18" STORM
(12" MIN SEPARATION)
BOTTOM STORM = 5.79
TOP SEWER = 1.57
FG = ±9.28
- STA: 16+53.54
OFF: -58.26'
8" SEWER CROSSES UNDER 8" WATER
(12" MIN SEPARATION)
BOTTOM WATER = 5.94
TOP SEWER = 1.83
FG = ±9.61
- STA: 16+46.40
OFF: 0.00'
8" WATER CROSSES UNDER 18" STORM
(12" MIN SEPARATION)
BOTTOM STORM = 5.79
TOP WATER = 4.75
FG = ±9.21
- STA: 14+22.51
OFF: -33.13'
4" WATER CROSSES UNDER 6" WATER
(12" MIN SEPARATION)
BOTTOM WATER = 6.23
TOP WATER = 5.23
FG = ±9.9

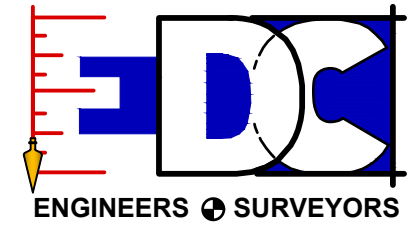
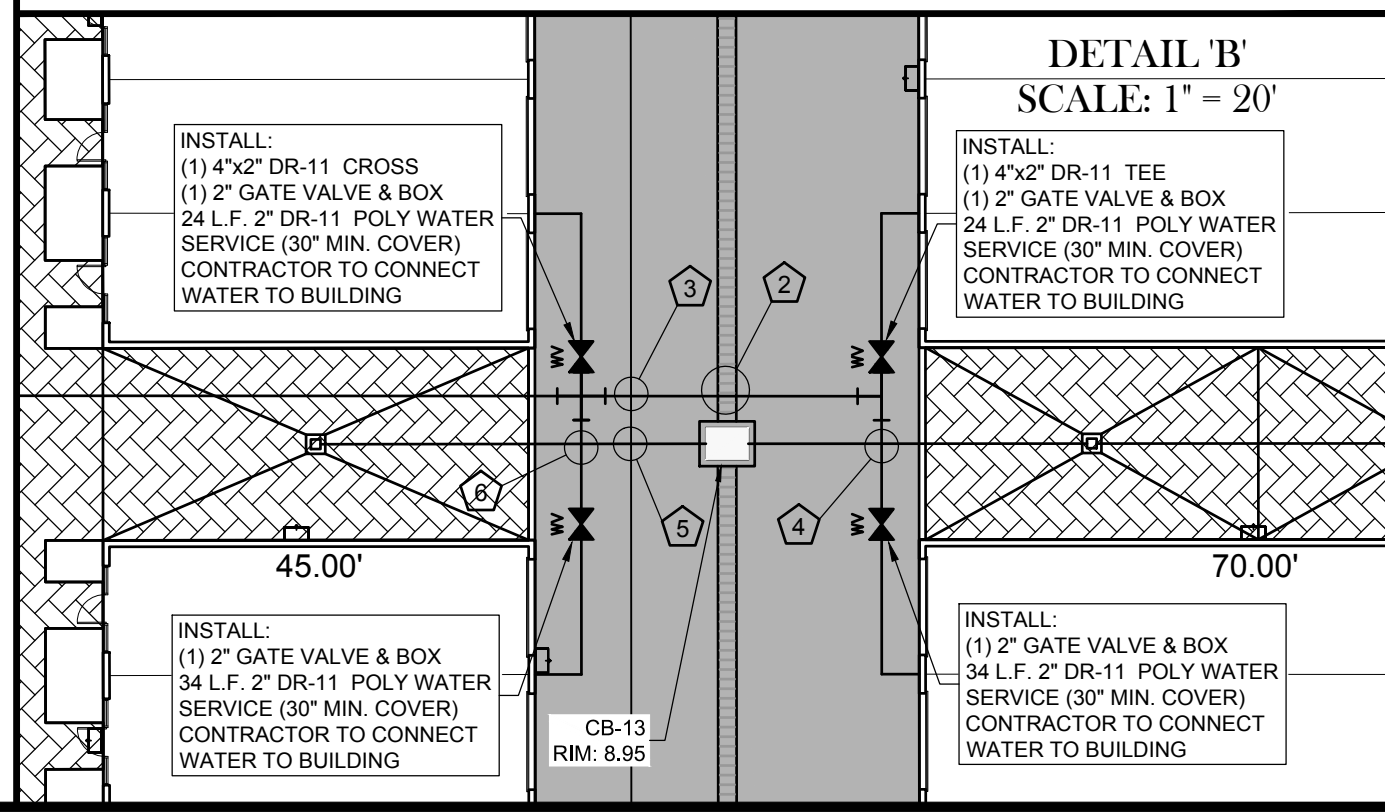
LEGEND

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

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

NOTE TO CONTRACTOR:
1. ALL PIPE ELEVATIONS SHALL BE FIELD
VERIFIED BEFORE COMMENCEMENT.
2. REGRADE AND SLOPE ALL DISTURBED AREA.
3. IRRIGATION FOR THE ENTIRE PLAT IS
PROVIDED BY THE POA AND PUMPED FROM
THE MASTER WET DETENTION LAKE. SEE
IRRIGATION PLANS BY OTHERS.
4. WATER LINE TO MAINTAIN 10' HORIZONTAL
SEPARATION FROM TRUNKS OF
LANDSCAPE TREES. WHERE SEPARATION
CANNOT BE MET A ROOF BARRIER MAY BE
INSTALLED WITH APPROVAL OF
LANDSCAPE ARCHITECT.

INTERSTATE 95



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DESIGNED BY: DCE
DRAWN BY: JLV
CHECKED BY: JLV
FILE NAME: 18-382 (04.09.2019).dwg
LAYOUT: JLV
SCALE: AS SHOWN
DATE: 16 NOVEMBER 2018

DATE	REVISION COMMENTS
02/22/2019	REVISED PLANS PER MARTIN COUNTY DISC COMMENTS (01-15-2019)

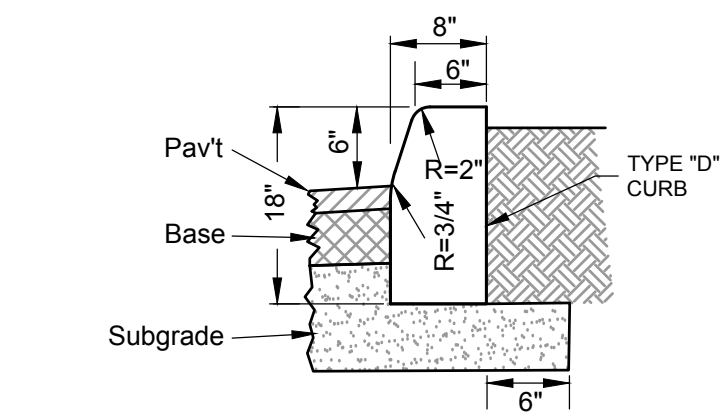
WEST STUART BUSINESS CENTER

UTILITY PLAN

MARTIN COUNTY FLORIDA

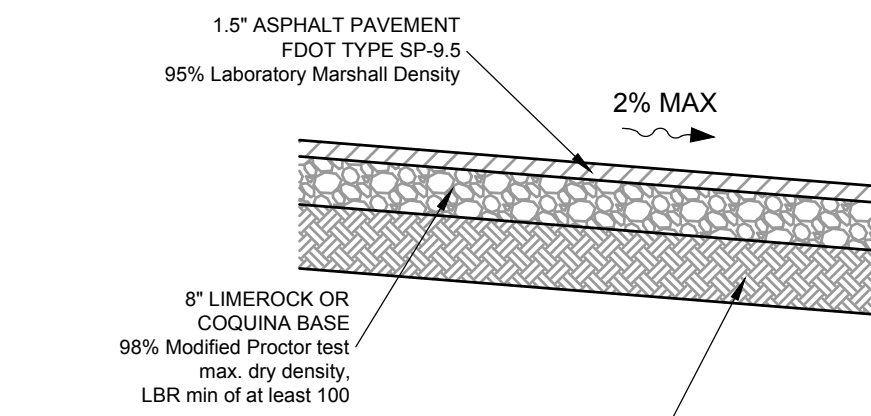
DAVID C. BAGGETT, P.E.(DATE)
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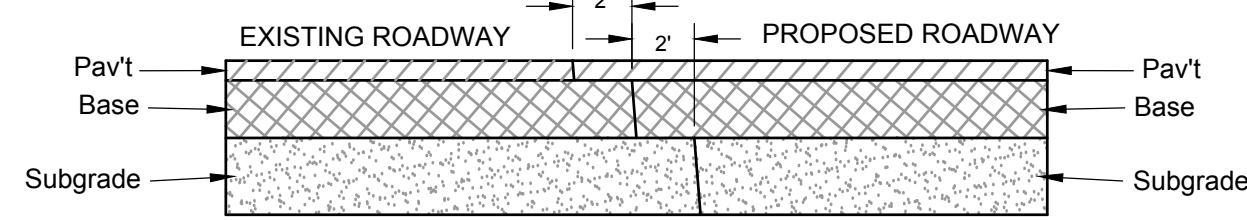


- NOTES:
1. Use 3,000 P.S.I. concrete at 28 days for construction.
 2. Subgrade to extend an additional 6" beyond Type "D" Curb.
 3. Type "D" Curb to be constructed in accordance with FDOT Index #300.

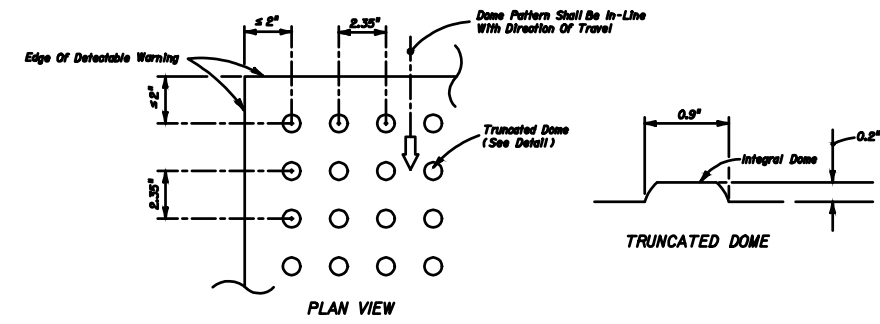
TYPE "D" CURB



TYPICAL ON-SITE PAVEMENT SECTION

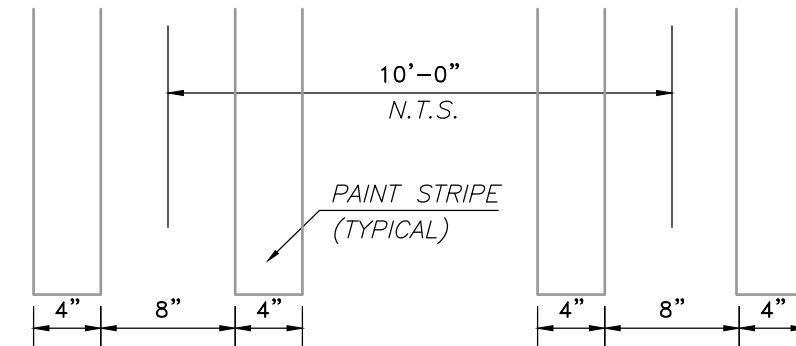


MATERIAL BENCHING DETAIL (FOR ATTACHING TO EXISTING ROADWAY)

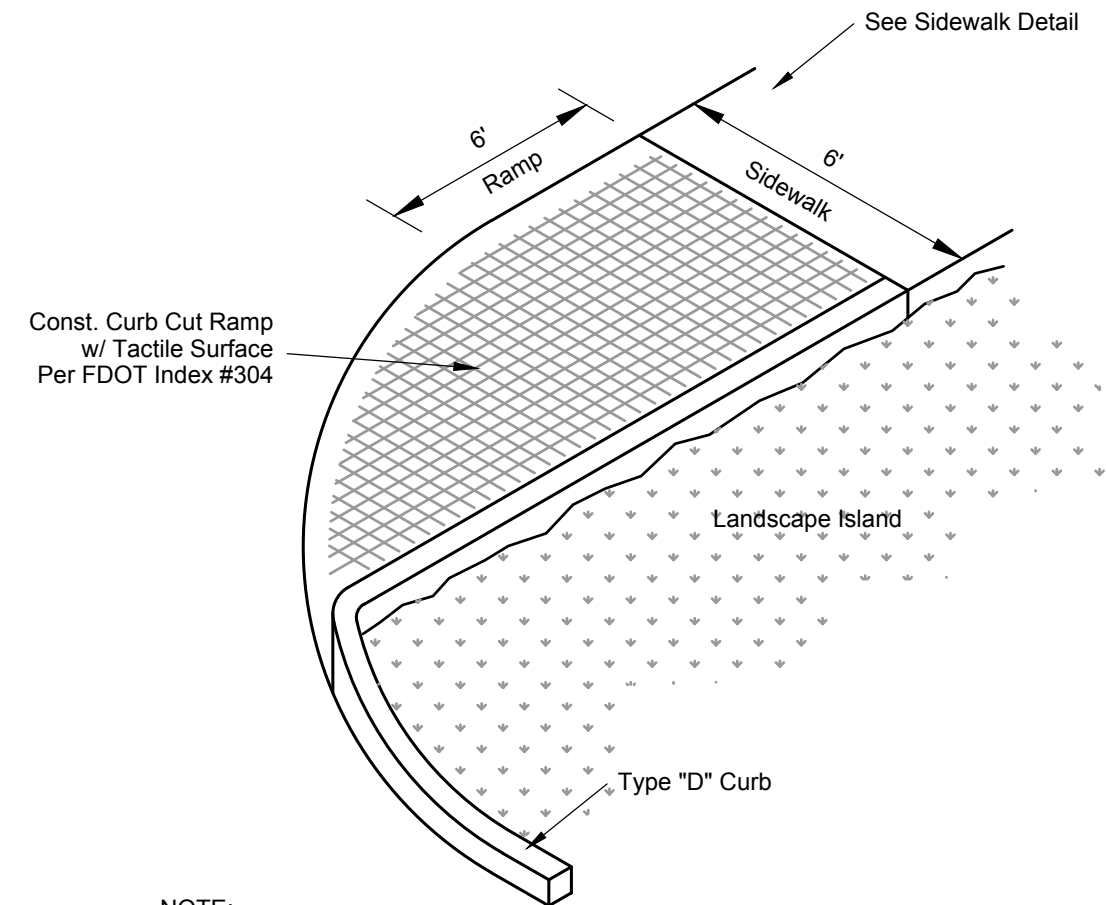


DETECTABLE WARNING

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



DOUBLE STRIPING DETAIL



NOTE:

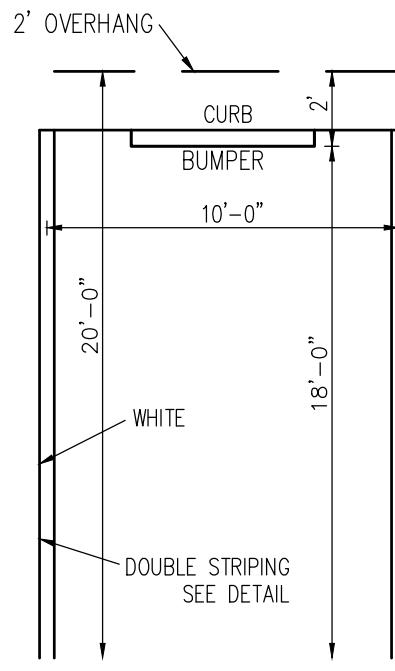
1. Landscape island to be 2" below top of sidewalk.

CURB CUT RAMP

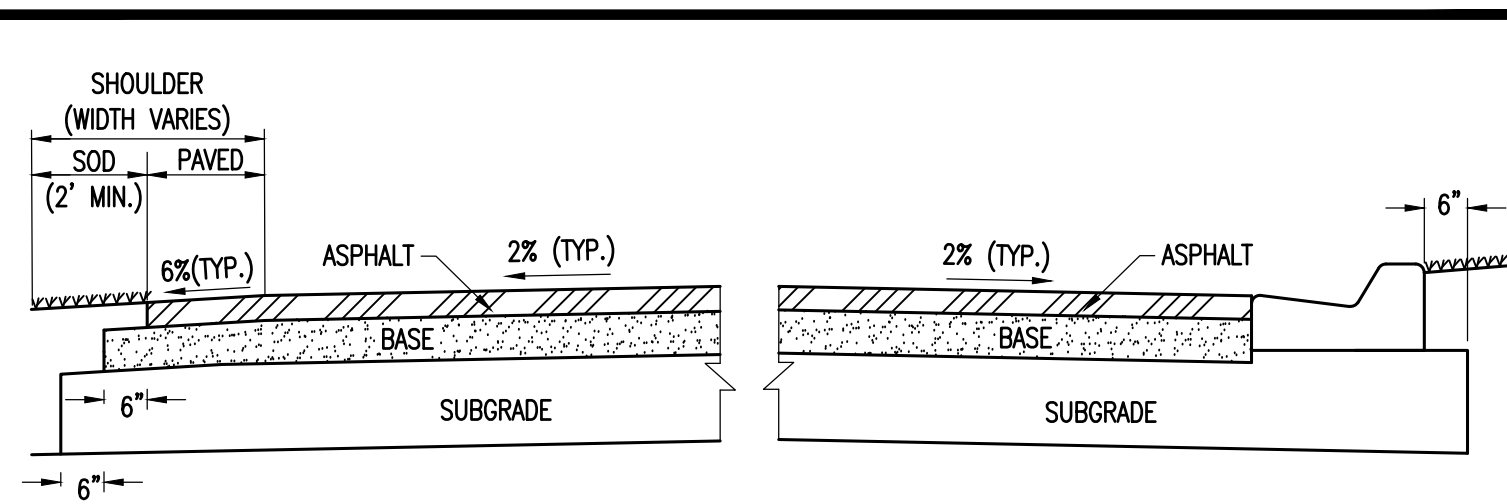


- NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
 2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
 4. FTP 25 IS FOR USE IN AREAS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

HANDICAP SPACE DETAIL



20' PARKING STALL DETAIL



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

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

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

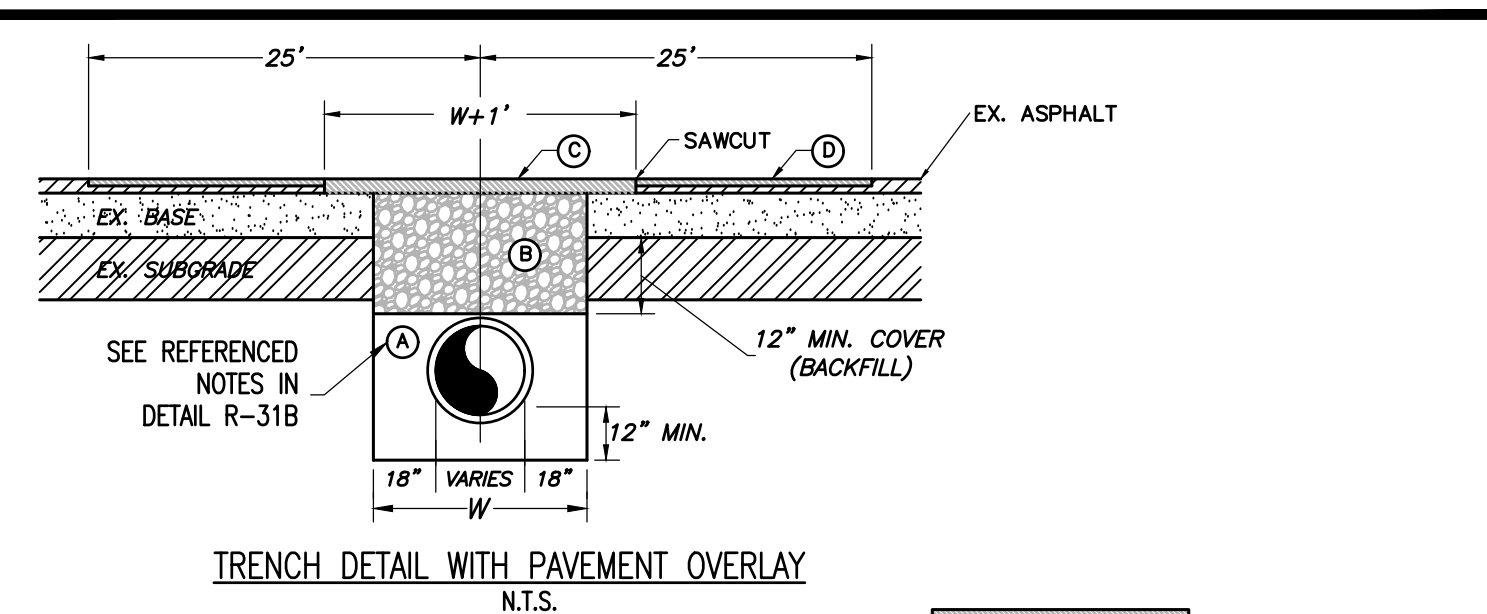
- NOTES:
1. SHOULDER DESIGN:
 - SURFACE COURSE: SAME AS TRAVEL LANE SURFACE COURSE
 - BASE COURSE: OPTIONAL BASE GROUP 4 PER FDOT INDEX 514
 2. STRUCTURAL NUMBER (SN) PER FDOT STANDARDS (REFER TO FDOT FLEXIBLE PAVEMENT DESIGN MANUAL).
 3. SUBSTITUTIONS MAY BE APPROVED BY MARTIN COUNTY, PROVIDED MINIMUM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

MARTIN COUNTY ENGINEERING - STANDARD DETAILS

DETAIL
R-10

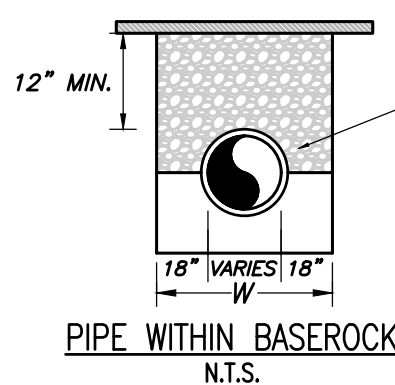
FLEXIBLE PAVEMENT SECTIONS

DATE: 12/20/16

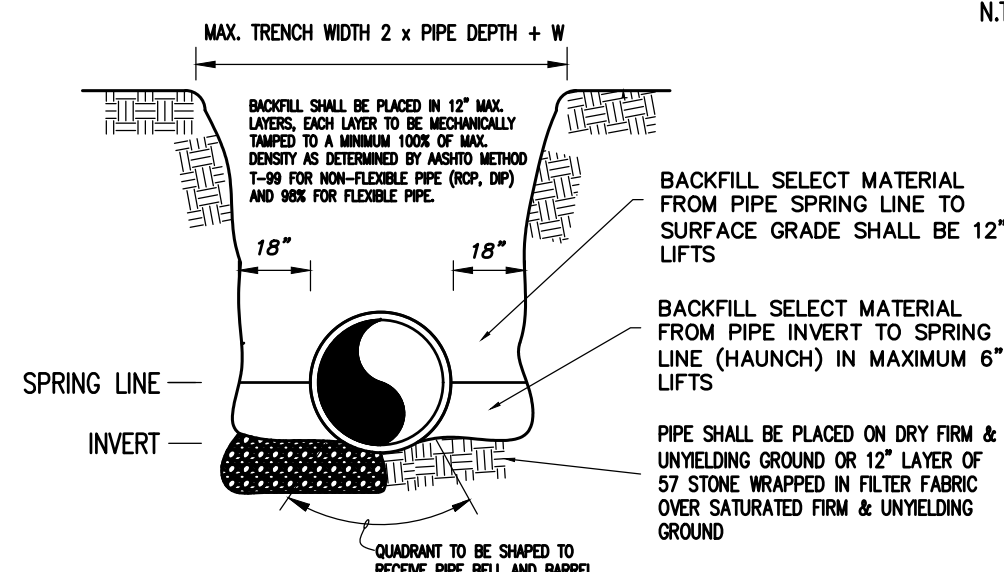


TRENCH DETAIL WITH PAVEMENT OVERLAY

N.T.S.



N.T.S.



TYPICAL TRENCH DETAIL

N.T.S.

NOTES:

SEE SPECIFICATIONS & NOTES ON NEXT PAGE

MARTIN COUNTY ENGINEERING - STANDARD DETAILS

DETAIL
R-31A

TYPICAL OPEN CUT TRENCH

DATE: 12/20/16

BACKFILL AND BASE

- A. PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 12" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 100% DENSITY AS DETERMINED BY AASHTO T-180, METHOD "C" (MINIMUM LBR OF 40).
 - B. BASE ROCK MATERIAL SHALL BE A MINIMUM OF 2" THICK AND BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO (100%) DENSITY AS DETERMINED BY AASHTO T-180. ALL BASE MATERIAL MUST MEET FDOT SPECIFICATIONS FROM A CERTIFIED MINING OPERATION. DEPTH OF BASE MATERIAL VARIES ON ROADWAY TYPE AS PER MARTIN COUNTY ENGINEERING STANDARD DETAIL R-10.
- PAVING
- C. A TEMPORARY PATCH SHALL BE NO LESS THAN 2" THICK OR MATCHING EXISTING PAVEMENT THICKNESS, WHICHEVER IS GREATER. ASPHALT PATCHES MUST BE OF A HOT MIX TYPE FRICTION COURSES. MARTIN COUNTY DOES NOT ALLOW COLD PATCH IN COUNTY MAINTAINED ROADWAYS. THE PATCH IS TO REMAIN 30 DAYS AT MINIMUM TO ASSURE ANY SETTLING OF THE ROADWAY TRENCH HAS TAKEN PLACE.
 - D. MILL 1" OF ASPHALT A MINIMUM OF 25' FROM CENTER OF TRENCH ON BOTH SIDES, SEE NOTE #1. PAVE AND COMPACT 1" OF SP-9.5 OR MATCH EXISTING TYPE OF FRICTION COURSE.
 - E. ASPHALT MIX TO CONTAIN NO MORE THAN 30% RECLAIMED ASPHALT PAVEMENT (R.A.P.)

NOTES:

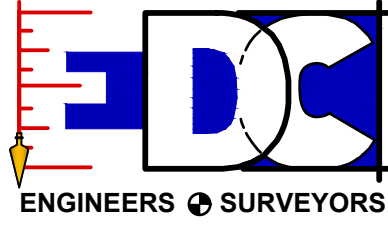
1. ALL OPEN CUT OF PAVEMENT MUST BE REVIEWED BY MARTIN COUNTY ENGINEERING PRIOR TO ANY WORK BEING DONE IN COUNTY MAINTAINED RIGHT-OF-WAY. DEPENDING ON THE LOCATION OF THE OPEN CUT ADDITIONAL MILLING AND PAVING MAY BE REQUIRED; ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
2. ALL MATERIAL USED WITHIN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

MARTIN COUNTY ENGINEERING - STANDARD DETAILS

DETAIL
R-31B

TYPICAL OPEN CUT TRENCH

DATE: 12/20/16



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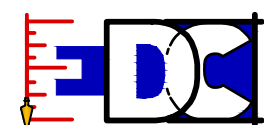
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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: JLV
DRAWN BY: JLV
FILE NAME: 18-382 (04.08.2016).dwg
PLOT DATAB: LAYOUT
AS SHOWN
SCALE: 16 NOVEMBER 2016
DATE:

WEST STUART BUSINESS CENTER

PAVING, GRADING, & DRAINAGE
DETAILS
FLORIDA
MARTIN COUNTY

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

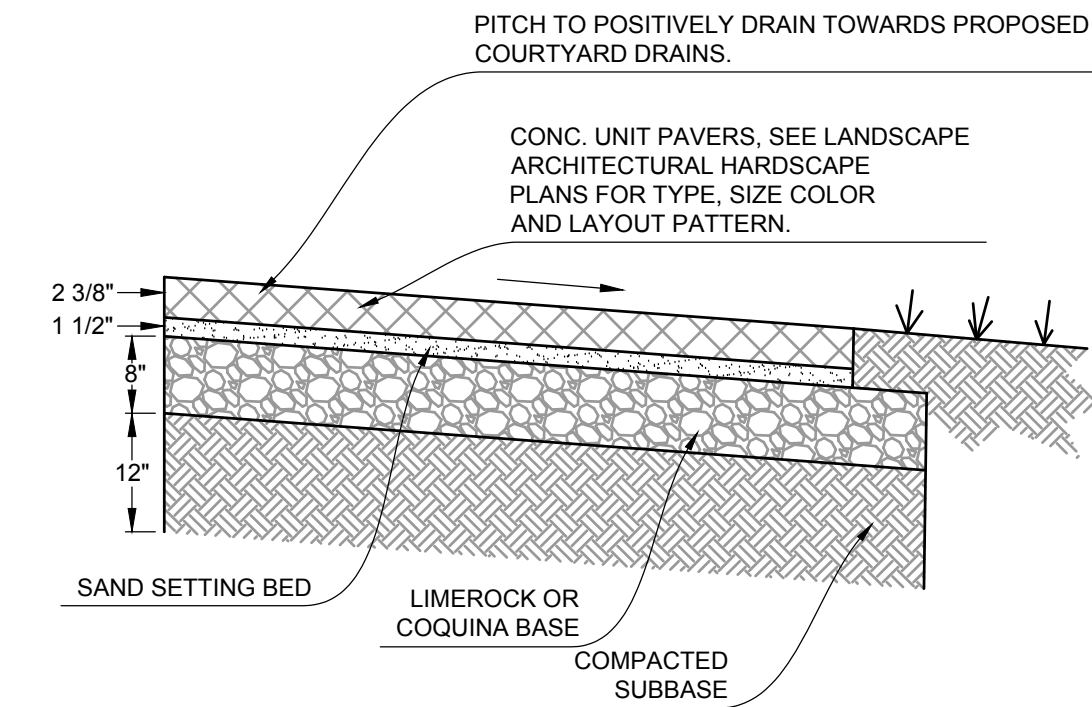


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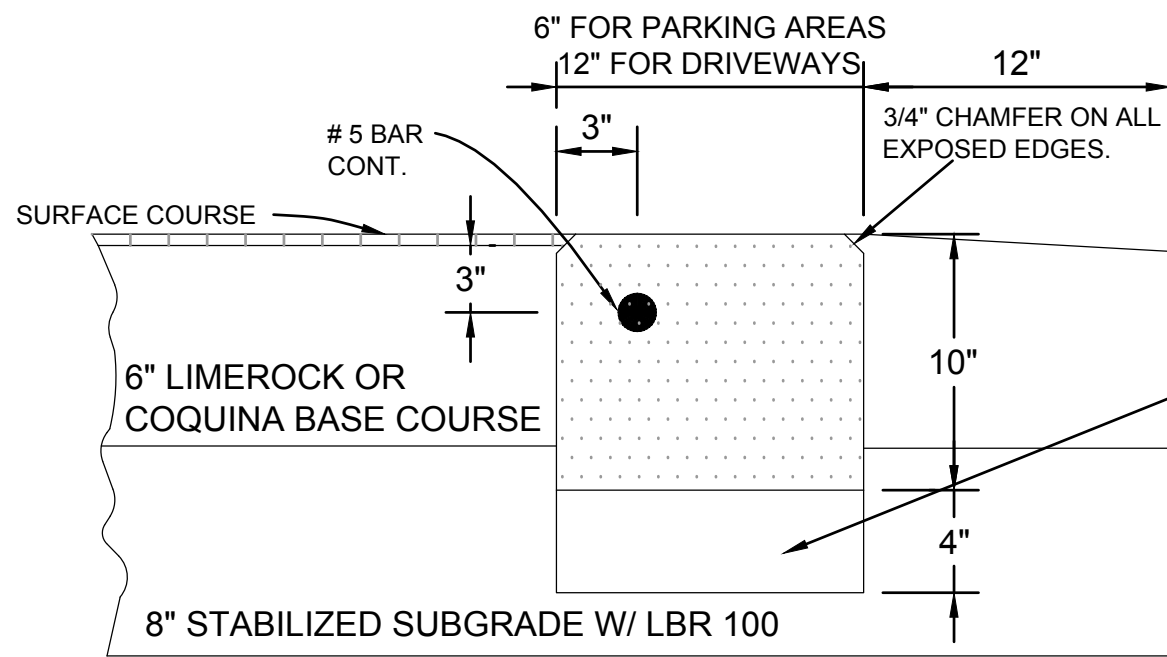
18-382

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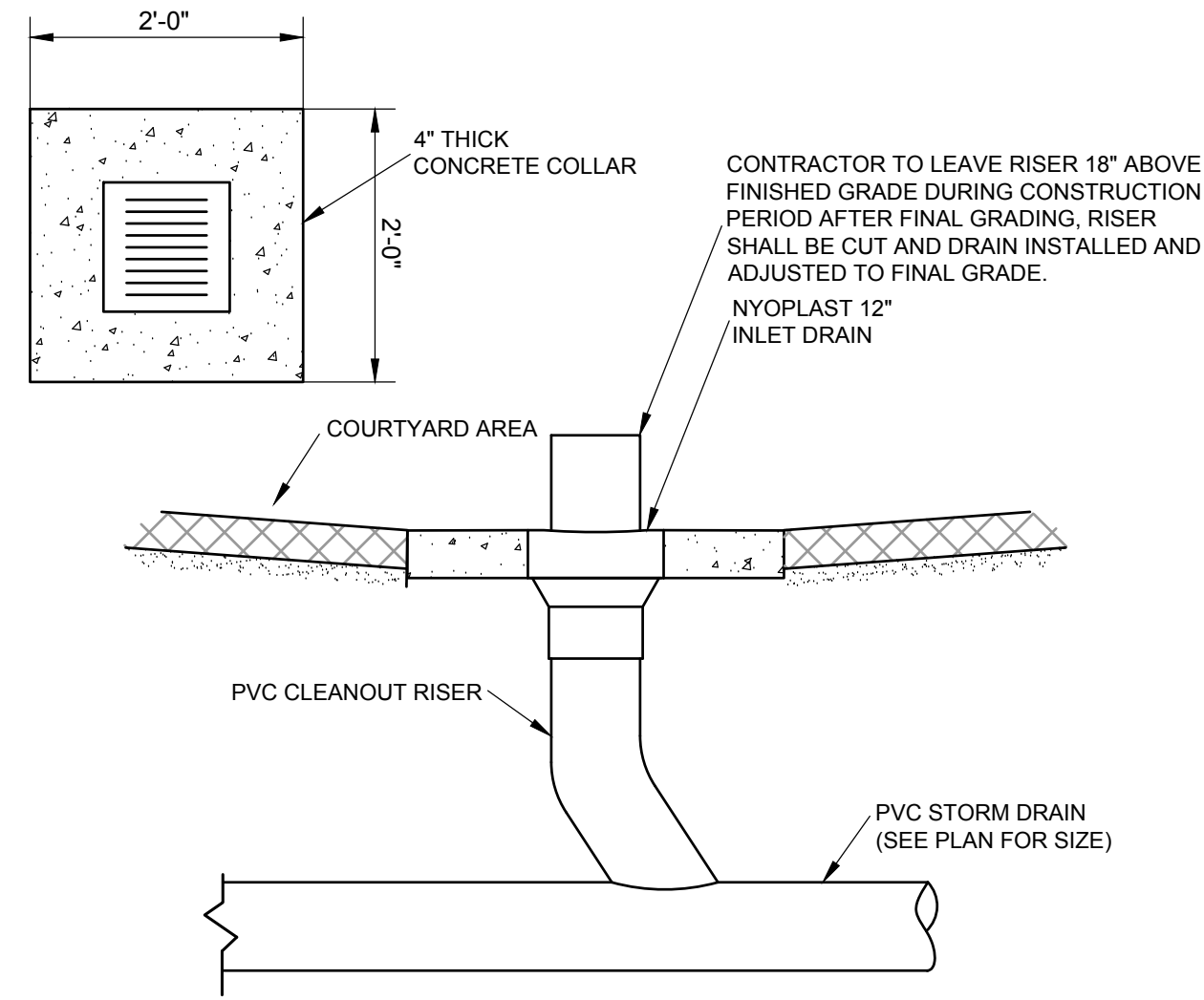


CONCRETE BRICK PAVERS
(BY OTHERS)

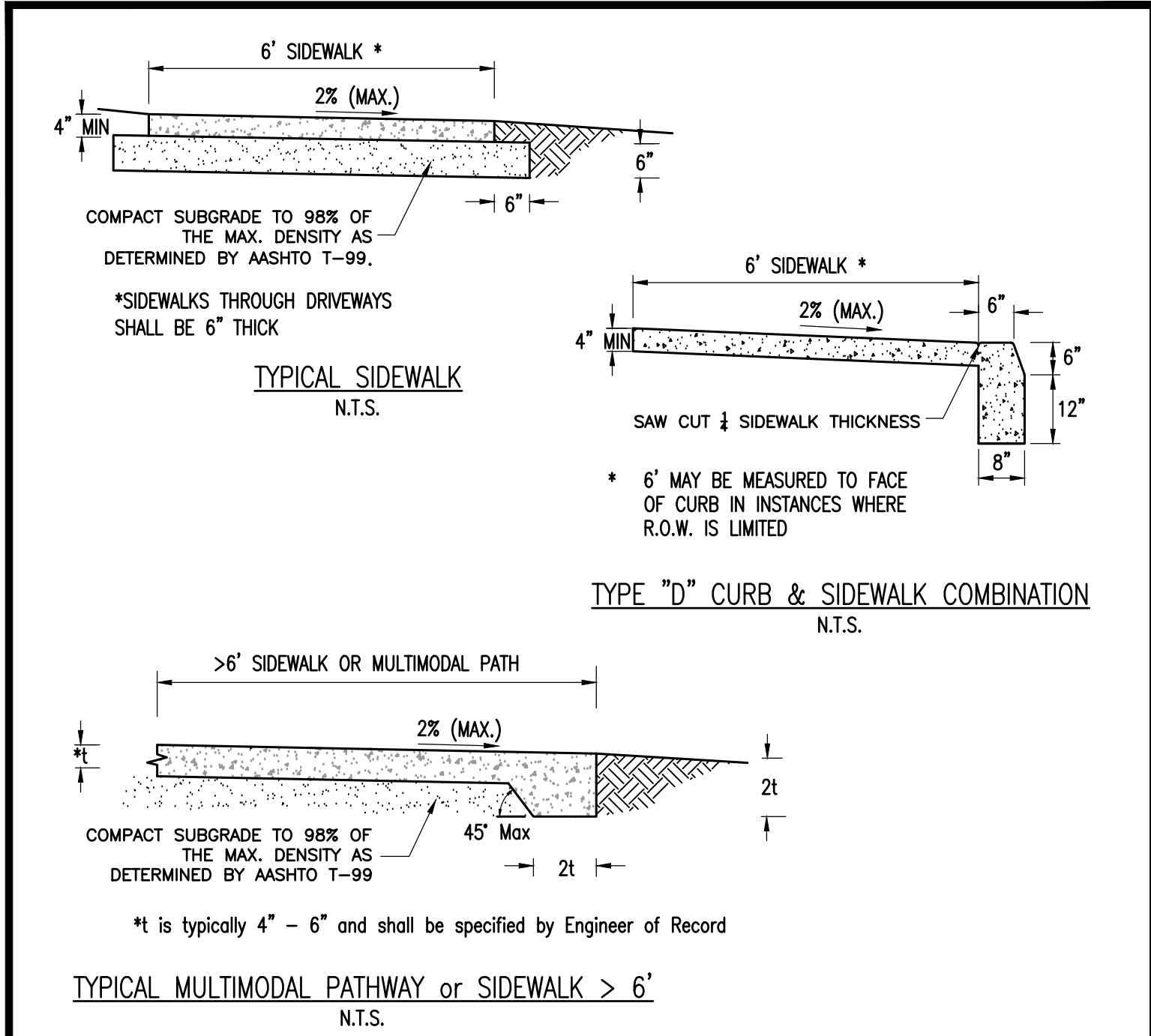


NOTE: 3,000 P.S.I. CONCRETE AT 28 DAYS.

FLUSH HEADER CURB DETAIL



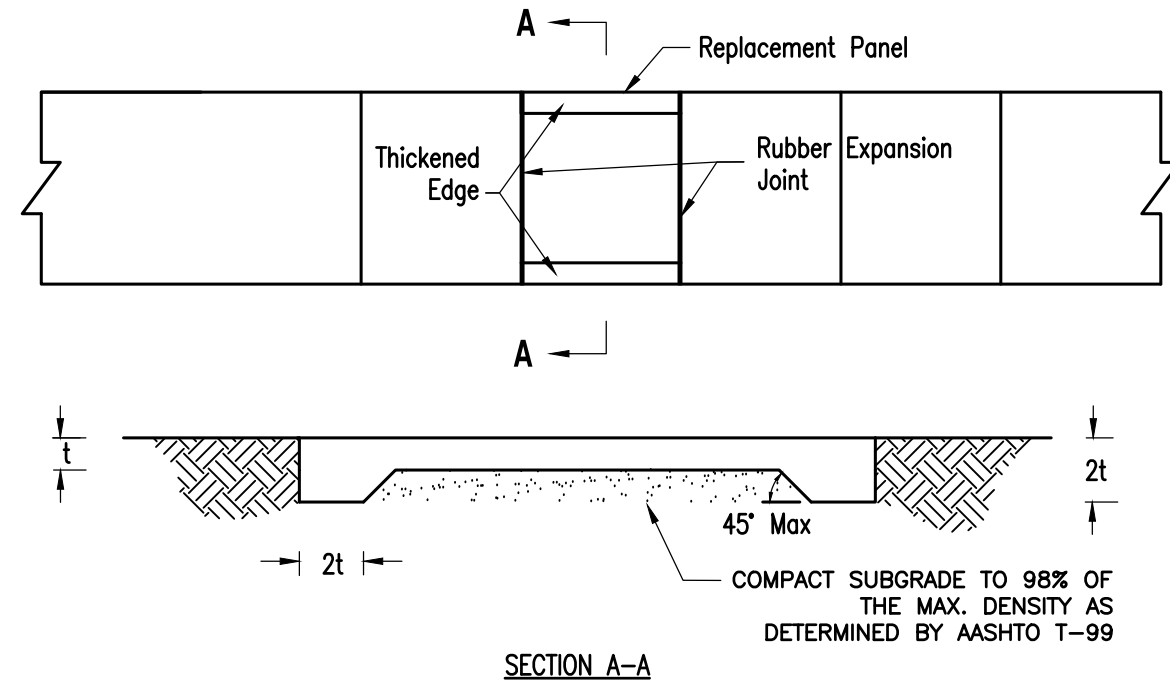
YARD INLET INSTALLATION



NOTES:

- SIDEWALK MATERIALS AND CONSTRUCTION SHOWN HEREIN SHALL BE IN ACCORDANCE WITH APPLICABLE FDOT STANDARD SPECIFICATIONS 520 AND FDOT STANDARD SERIES INDEX 300.
- FIBER-REINFORCED CONCRETE FOR CURBS AND SIDEWALKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS WITH A WATER TO CEMENT RATIO NOT MORE THAN 0.53 (LB/LB).
- THICKENED EDGE SHALL CONTAIN APPLICABLE SUBGRADE COMPACTED TO 98% OF MAXIMUM DRY DENSITY (AASHTO T-99)
- A DESIRED 8 FEET SHALL BE MAINTAINED BETWEEN EDGE OF TRAVEL LANE AND SIDEWALK WHERE CURB AND GUTTER DOES NOT EXIST (MINIMUM SHALL BE 4.5 FEET, UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER).

	MARTIN COUNTY ENGINEERING - STANDARD DETAILS	DETAIL R-41
	SIDEWALK	DATE: 12/20/16



PROCEDURES FOR SIDEWALK PLACEMENT & REPAIR:

- REMOVE EXISTING SIDEWALK TO THE FULL WIDTH FROM CONTROL JOINT TO CONTROL JOINT (I.E. ONE "SECTION")
- COMPLETELY REMOVE ANY STRUCTURE, POLE OR DEVICE LOCATED WITHIN SECTION TO BE REPLACED.
- BACKFILL ANY VOID CREATED OR CAUSED BY REMOVAL OF SUCH STRUCTURE, POLE OR DEVICE AND COMPACT TO 98% OF AASHTO T-99.
- COMPACT SOIL UNDER PROPOSED SIDEWALK AND 12" BEYOND EACH SIDE OF SIDEWALK (WHEN RIGHT-OF-WAY ALLOWS) TO 98% OF AASHTO T-99
- CONCRETE PREP & PLACING:
 - INSTALL EXPANSION JOINT AT ALL COLD JOINTS FLUSH WITH THE SURFACE OF THE SIDEWALK
 - EXPANSION JOINT MATERIAL MEETS THE AASHTO M153 STANDARD FOR TYPE IV: POLYURETHANE-BONDED RECYCLED RUBBER. FIBER EXPANSION JOINT MATERIAL SHALL NOT BE UTILIZED.
 - INSTALL 4" MINIMUM THICKNESS SIDEWALK OR MATCH EXISTING THICKNESS IF GREATER THAN 4".
 - MIN. 3,000 PSI
 - CONCRETE LOAD TICKETS SHOULD BE KEPT FOR FINAL INSPECTION AND SIGN-OFF
 - SCREEDING:
 - STRIKE-OFF THE CONCRETE BY MEANS OF A WOOD OR METAL SCREED, USED PERPENDICULAR TO THE FORMS, TO OBTAIN THE REQUIRED GRADE AND REMOVE SURPLUS WATER AND LAITANCE.
 - FINISH SHALL MATCH EXISTING AND WITH THE FOLLOWING REQUIREMENTS:
 - PROVIDE THE CONCRETE WITH A BROOM FINISH
 - ENSURE THAT THE SURFACE VARIATIONS ARE NOT MORE THAN 1/4" UNDER A 10 FOOT STRAIGHTEDGE, OR MORE THAN 1/8" ON A 5 FOOT TRANSVERSE SECTION.
 - FINISH THE EDGE OF THE SIDEWALK WITH AN EDGING TOOL HAVING A RADIUS OF 1/2".
- REPAIR ALL RUTS AND/OR SOD THAT HAS BEEN DAMAGED. REGRADE WORK AREA AND PLACE NEW SOD IN ALL DISTURBED AREAS.
- PEDESTRIAN SAFETY: PER FDOT INDEX 660.

NOTE: ANY ADDITIONAL SECTION OF SIDEWALK THAT ABUTS THE WORK AREA AND IS DEEMED UNSAFE, WHETHER EXISTING OR DAMAGED BY THE PERMIT HOLDER (OR ITS CONTRACTOR), SHALL BE REPLACED IN CONJUNCTION WITH THE AREA(S) DESIGNATED ON THE ROW USE PERMIT.

	MARTIN COUNTY ENGINEERING - STANDARD DETAILS	DETAIL R-42
	SIDEWALK REPLACEMENT/REPAIR	DATE: 12/20/16



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DRAWN BY	JLV
FILE NAME	18-382 (04.08.2016).dwg
PROJECT NAME	PORT SAINT LUCIE (2)
LAYOUT	AS SHOWN
SCALE	AS SHOWN
DATE	16 NOVEMBER 2016

REVISION COMMENTS
DATE

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

DAVID C. BAGGETT, P.E.(DATE)
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STANDARD WATER/SEWER SEPARATION STATEMENT

62-555.314 Location of Public Water System Mains.

For the purpose of this section, the phrase "water mains" shall mean mains, including treatment plant process piping, conveying either raw, partially treated, or finished drinking water, the hydrant leads, and service lines that are under the control of a public water system and that have an inside diameter of three inches or greater.

(1) Horizontal Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, Reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems.

(a) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least three feet between the outside of the water main and the outside of any existing or proposed storm sewer, stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C.

(b) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least three feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed vacuum-type sanitary sewer.

(c) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed gravity or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C. The minimum horizontal separation distance between water mains and gravity-type sanitary sewers shall be reduced to three feet where the bottom of the water main is at least six inches above the top of the sewer.

(d) New or relocated, underground water mains shall be laid to provide a horizontal distance of at least ten feet between the outside of the water main and all parts of any existing or proposed "on-site sewerage treatment and disposal system" as defined in Section 381.000(5)(2), F.S., and Rule 64E-6.002, F.A.C.

(2) Vertical Separation Between Underground Water Mains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, and Reclaimed Water Pipelines.

(a) New or relocated, underground water mains crossing any existing or proposed gravity or vacuum-type sanitary sewer or storm sewer shall be laid so the outside of the water main is at least six inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.

(b) New or relocated, underground water mains crossing any existing or proposed pressure-type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water shall be laid so the outside of the water main is at least 12 inches above or below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.

(c) At the utility crossings described in paragraphs (a) and (b) above, one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all water main joints and at least three feet from all joints in vacuum-type sanitary sewers, storm sewers, stormwater force mains, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least six feet from all joints in gravity or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

(3) Separation Between Water Mains and Sanitary or Storm Sewer Manholes.

(a) No water main shall pass through, or come into contact with, any part of a sanitary sewer manhole.

(b) Effective August 28, 2010, water mains shall not be constructed or allowed to pass through, or come into contact with, any part of a storm sewer manhole or inlet structure. Where it is not technically feasible or economically sensible to comply with this requirement (i.e., where there is a conflict in the routing of a water main and a storm sewer and where alternative routing of the water main or the storm sewer is not technically feasible or is not economically sensible), the Department shall allow exceptions to this requirement (i.e., the Department shall allow construction of conflict manholes), but suppliers of water or persons proposing to construct conflict manholes must first obtain a specific permit from the Department in accordance with Section 381.000(5)(4), F.S., and Rule 64E-6.002, F.A.C., and design data accompanying their permit application the following information:

1. Technical or economic justification for each conflict manhole.
2. A statement identifying the party responsible for maintaining each conflict manhole.
3. Assurance of compliance with the design and construction requirements in sub-subparagraphs a. through d. below.

a. Each water main passing through a conflict manhole shall have a flexible, watertight joint on each side of the manhole to accommodate differential settling between the main and the manhole.

b. Within each conflict manhole, the water main passing through the manhole shall be installed in a watertight casing pipe having high impact strength (i.e., having an impact strength at least equal to that of 0.25-inch-thick ductile iron pipe).

c. Each conflict manhole shall have an access opening, and shall be sized, to allow for easy cleaning of the manhole.

d. Gratings shall be installed at all storm sewer inlets upstream of each conflict manhole to prevent large objects from entering the manhole.

(4) Separation Between Fire Hydrant Drains and Sanitary or Storm Sewers, Wastewater or Stormwater Force Mains, Reclaimed Water Pipelines, and On-Site Sewage Treatment and Disposal Systems. New or relocated fire hydrants with underground drains shall be located so that the drains are at least three feet from any existing or proposed storm sewer, stormwater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., at least three feet, and preferably ten feet, from any existing or proposed vacuum-type sanitary sewer, at least six feet, and preferably ten feet, from any existing or proposed gravity or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C., and at least ten feet from any existing or proposed "on-site sewerage treatment and disposal system" as defined in Section 381.000(5)(2), F.S., and Rule 64E-6.002, F.A.C.

(5) Exceptions. Where it is not technically feasible or economically sensible to comply with the requirements in subsection (1) or (2) above, the Department shall allow exceptions to these requirements if suppliers of water or construction permit applicants provide technical or economic justification for each exception and provide alternative construction features that afford a similar level of reliability and public health protection. Acceptable alternative construction features include the following:

(a) Where an underground water main is being laid less than the required minimum horizontal distance from another pipeline.

(b) Where an underground water main is crossing another pipeline and joints in the water main are being located less than the required minimum distance from joints in the other pipeline.

1. Use of pressure-rated pipe conforming to the American Water Works Association standards incorporated into Rule 62-555.330, F.A.C., for the other pipeline if it is a gravity or vacuum-type pipeline.
2. Use of welded, flared, or otherwise restrained joints for either the water main or the other pipeline; or
3. Use of watertight casing pipe or concrete encasement at least four inches thick for either the water main or the other pipeline.

(b) Where an underground water main is being laid less than the required minimum vertical distance from the other pipeline.

1. Use of pipe or casing pipe, having high impact strength (i.e., having an impact strength at least equal to that of 0.25-inch-thick ductile iron pipe) or concrete encasement at least four inches thick for the water main; and
2. Use of pipe, or casing pipe, having high impact strength (i.e., having an impact strength at least equal to that of 0.25-inch-thick ductile iron pipe) or concrete encasement at least four inches thick for the other pipeline if it is new and is conveying wastewater or reclaimed water.

MARTIN COUNTY CONSTRUCTION STANDARDS + DETAILS

REVISION
AUGUST 2016

GENERAL NOTES, SPECIFICATIONS
AND SEPARATION STATEMENT

DWG No.
1E

SUPPORT WITH 2"x4" STAKE

HOSE BIBB

SAMPLE POINT
(SMOOTH END,
NO THREAD)

2'-0" MIN.

2'-6" MIN.

1" DIA. MIN.
POLYETHYLENE

WATER MAIN

CORPORATION STOP

DUAL STAINLESS STEEL BAND SADDLE

NOTES:

1. SAMPLE POINT SHOULD BE A SERVICE LINE.

2. AFTER SAMPLING IS COMPLETED AND APPROVED, SHUT OFF CORP. STOP, REMOVE TUBING, PLUG WITH BRASS PLUG AND LOCATE FOR RECORD DRAWINGS.

3. MOUNT METAL OR PLASTIC TAG INDICATING "SAMPLE POINT - DO NOT TURN OFF"

MARTIN COUNTY CONSTRUCTION STANDARDS + DETAILS

REVISION
AUGUST 2016

SAMPLE POINT DETAIL

DWG No.
9

BY CONTRACTOR

VARIES

FLOW

METER
(BY MCU)

PROVIDE NIPPLE
w/ TEMP. CAP

NOTES:

1. ALL VALVES TO BE STRAIGHT 1-1/2" BALL VALVES FOR 1-1/2" METER AND 2" BALL VALVES FOR 2" METER WITH LOCK-WING. (FLANGE AT METER) FORD OR APPROVED EQUAL.

2. SEE TYPICAL SERVICE DETAIL FOR MAIN CONNECTION.

3. METER BOX SHALL BE POLYMER CONCRETE AND FIBER REINFORCED POLYESTER.

4. PIPING SHALL BE 1-1/2" HDPE FOR 1-1/2" METER AND 2" HDPE FOR 2" METER, DR 9 WITH BRONZE COMPRESSION FITTINGS.

MARTIN COUNTY CONSTRUCTION STANDARDS + DETAILS

REVISION
AUGUST 2016

1-1/2" AND 2" METER DETAIL

DWG No.
5

LOCATION SHALL BE APPROVED BY MARTIN COUNTY UTILITIES

PROPERTY LINE

"0" (PIPE DIA.)

2X"D" OR 1" MIN.

RECEIVING TANK

PUMP

SUPPLY LINE

FEED LINE

NOTES:

1. AN AIR GAP SEPARATION MEANS THE UNOBSTRUCTED VERTICAL DISTANCE THROUGH THE FREE ATMOSPHERE BETWEEN THE LOWEST OPENING FROM ANY PIPE OR FAUCET SUPPLYING WATER TO A TANK, PLUMBING FIXTURE OR OTHER DEVICE AND THE FLOOD LEVEL OR OVERFLOW RIM OF THE RECEPTACLE.

2. THE "APPROVED AIR GAP SEPARATION" SHALL BE AT LEAST DOUBLE THE DIAMETER OF THE SUPPLY PIPE MEASURED VERTICALLY ABOVE THE OVERFLOW RIM OF THE VESSEL AND IN NO CASE SHALL THE GAP BE LESS THAN ONE (1) INCH IN DIAMETER.

MARTIN COUNTY CONSTRUCTION STANDARDS + DETAILS

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AIR GAP SEPARATION

DWG No.
22

EXISTING GROUND

REMAINING BACKFILL
6" MAX. SIZE

GRANULAR BACKFILL

BEDDING MATERIAL

12" MIN.

12" MAX.

12" MAX.

4" MIN.

NOTES:

1. BEDDING MATERIAL SHALL BE HAND PLACED IN 6" LIFTS AND SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.

2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.

3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.

4. BACKFILL SHALL BE DONE WITH APPROVED MATERIAL, CLEAN AND FREE OF ROCKS, MUCK AND OTHER DELETERIOUS MATTER AND COMPACTED BENEATH THE HAUNCHES OF THE PIPE USING MECHANICAL TAMPERS TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

5. BACKFILL TO BE COMPACTED ALONG THE SIDES OF THE PIPE AND TO A POINT ONE FOOT ABOVE THE TOP OF THE PIPE TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

6. A. WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE THE REMAINING BACKFILL SHALL BE COMPACTED IN 6 INCH LAYERS AND COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
B. WHERE "NO" PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE THE REMAINING FILL SHALL BE COMPACTED IN 6 INCH LAYERS TO A DENSITY 90% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL TRENCH SAFETY REGULATIONS

MARTIN COUNTY CONSTRUCTION STANDARDS + DETAILS

REVISION
AUGUST 2016

TYPICAL TRENCH DETAIL

DWG No.
23

TOP OF PAVEMENT
OR FINISHED GRADE

PROTECTIVE SLAB

12" MIN.

6"

6"

VARIES
SEE NOTE 2

WELL TAMPED
BACKFILL PLACED
IN 4" MAX. LAYERS

4x24"

NOTES:

1. CONCRETE PROTECTIVE SLAB SHALL BE 2500 P.S.I. WITH 6"x6"-10/10 W.W. MESH AND 12" MIN. BEARING EACH SIDE OF TRENCH.

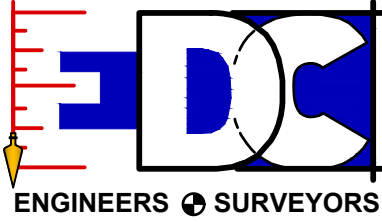
2. PROTECTIVE SLAB REQUIRED WHERE COVER FOR MAINS IS LESS THAN 30" AND LATERALS WHEN LESS THAN 24".

MARTIN COUNTY CONSTRUCTION STANDARDS + DETAILS

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PROTECTIVE SLAB FOR PIPE

DWG No.
30



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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY DCB	DRAWN BY JLV	CHECKED BY FLS	DATE 16 NOVEMBER 2018
PROJECT 18-382 (04-08-2018) dwg		SCALE AS SHOWN	DATE

WEST STUART BUSINESS CENTER

UTILITY DETAILS

FLORIDA

MARTIN COUNTY

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

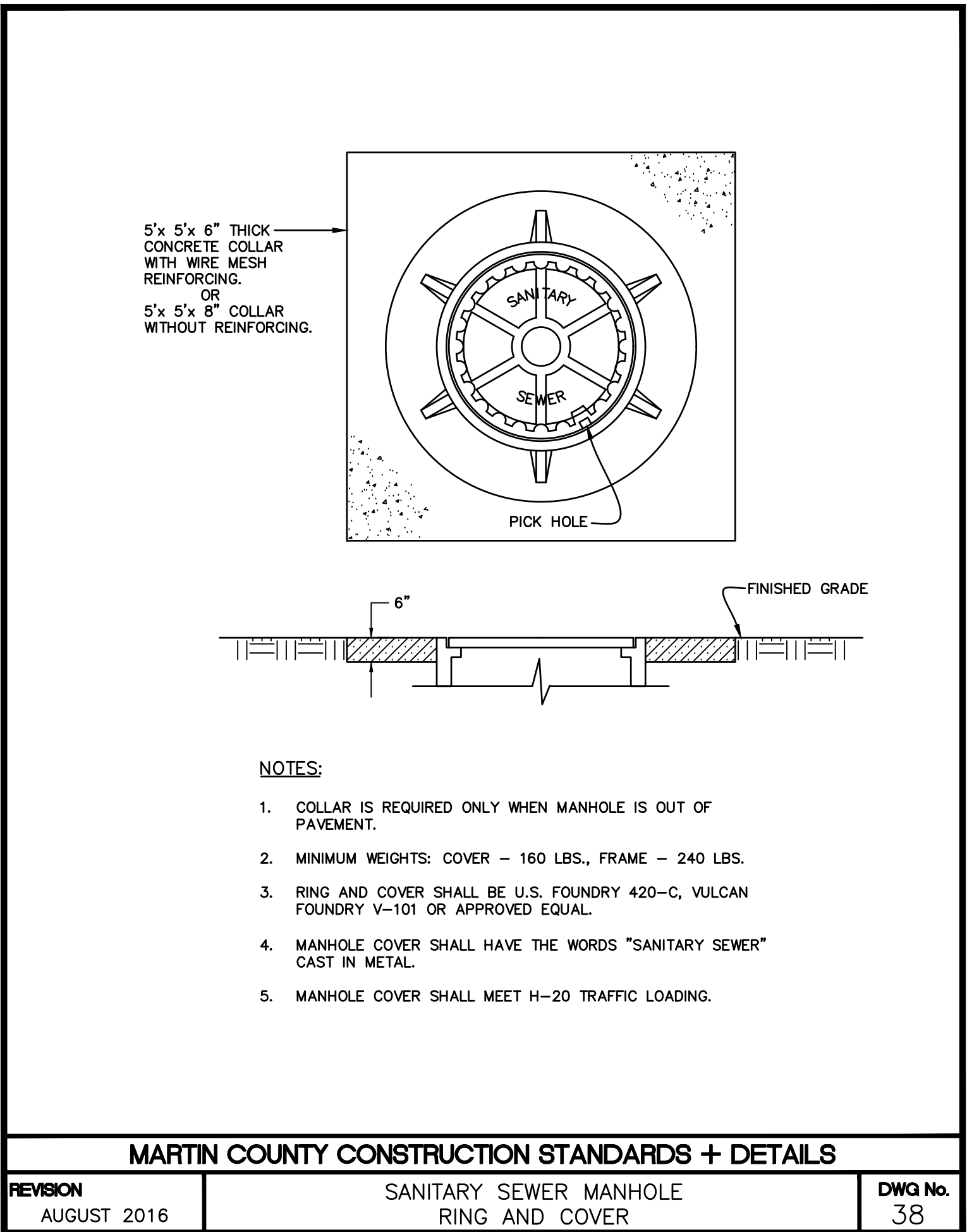
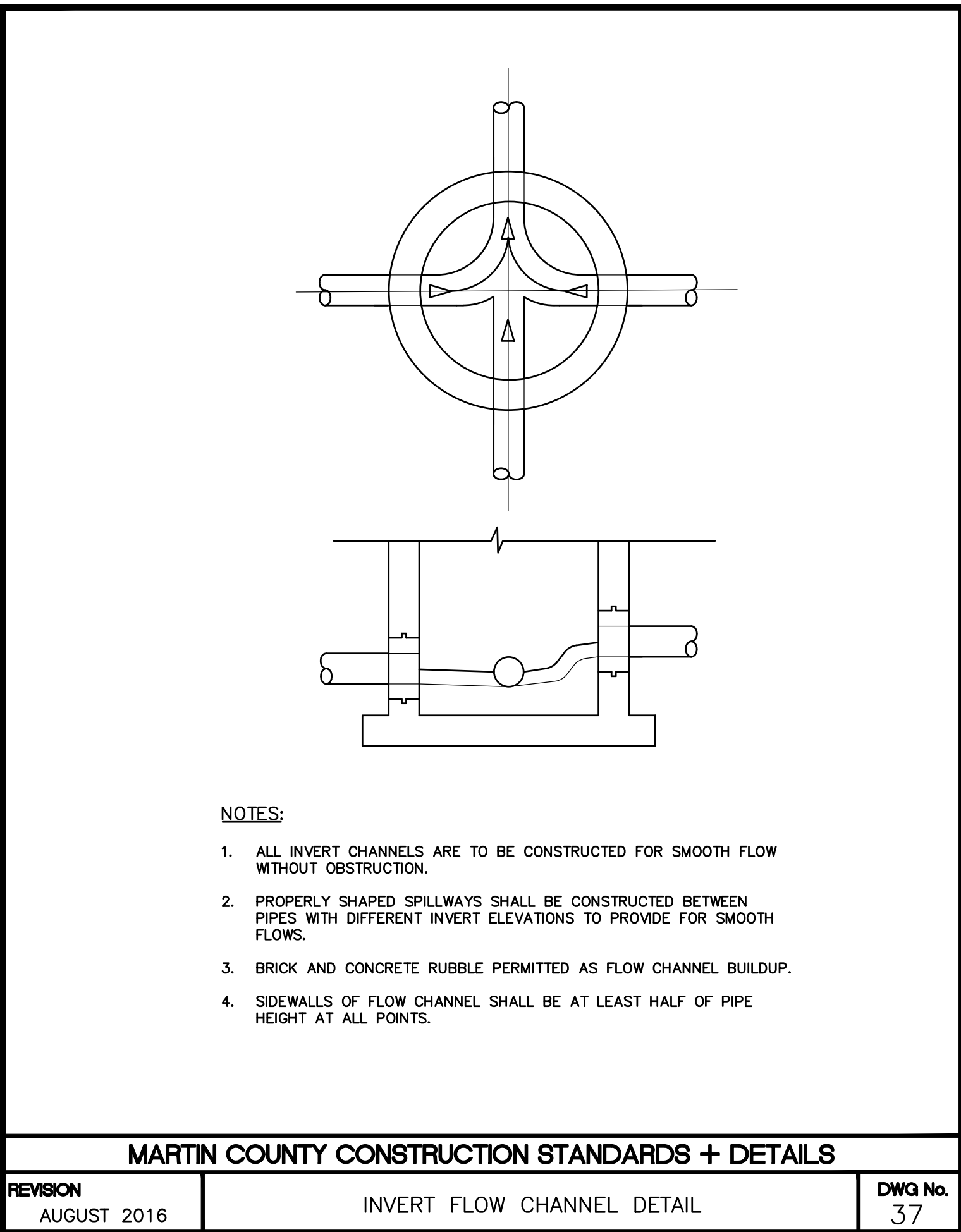
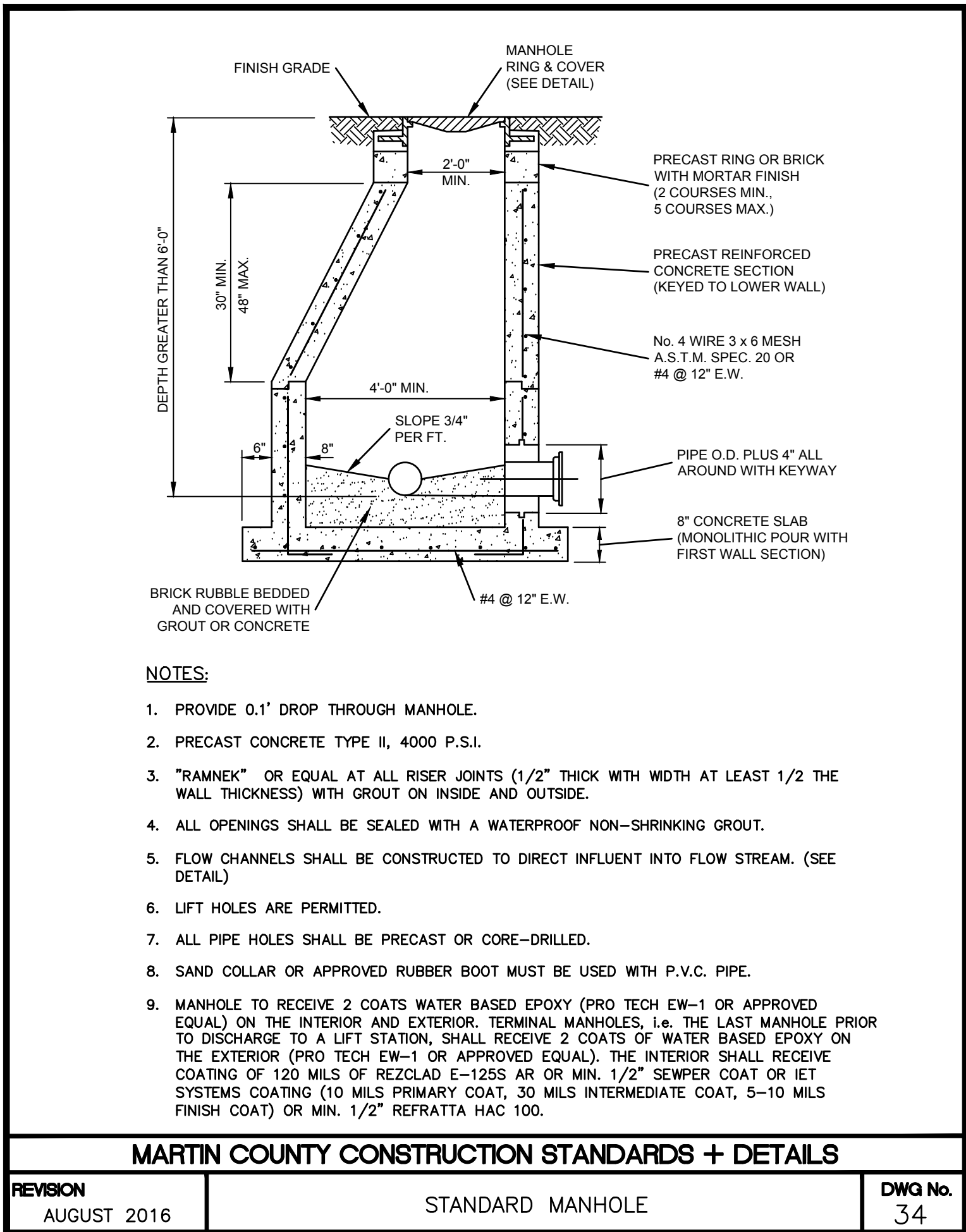
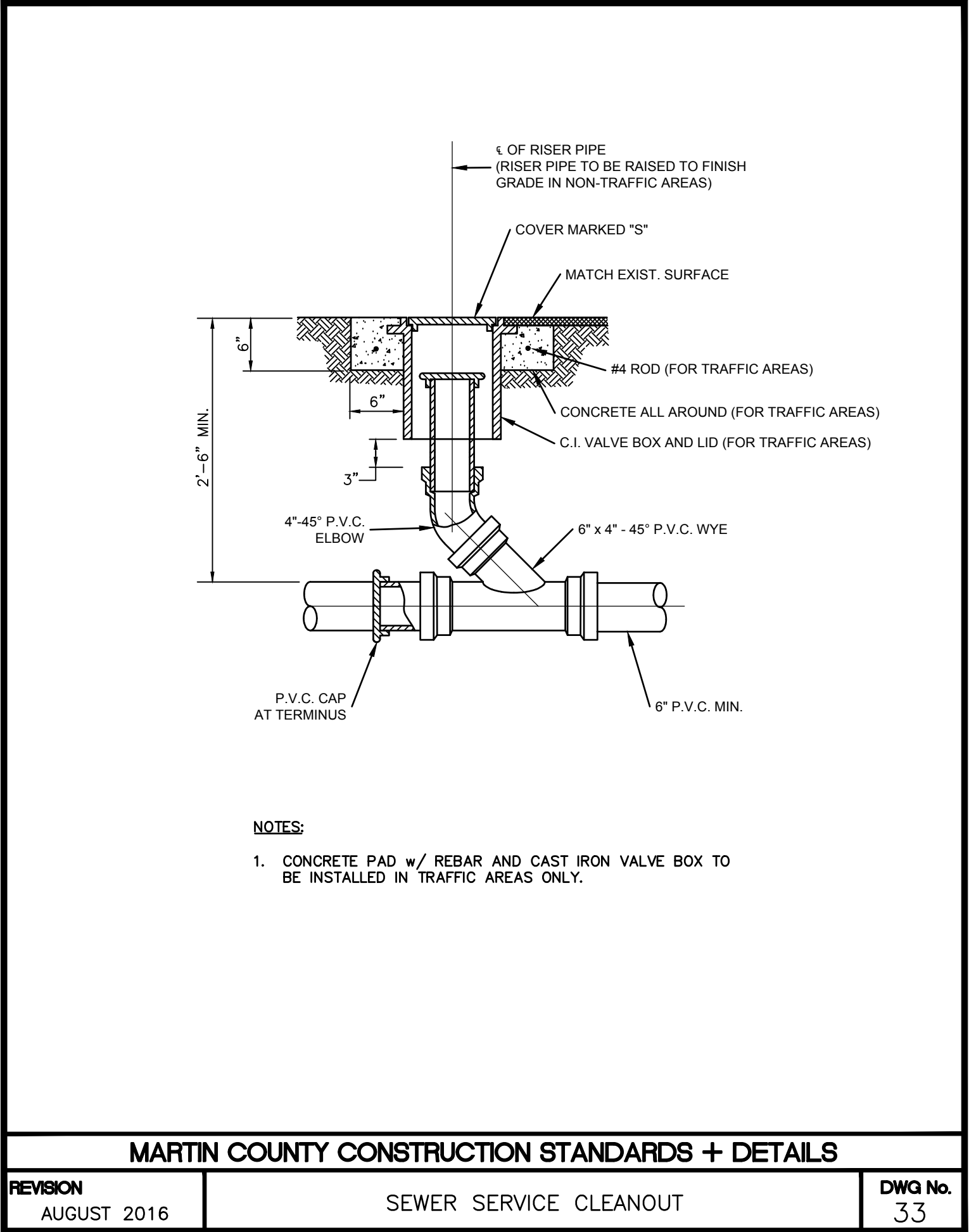
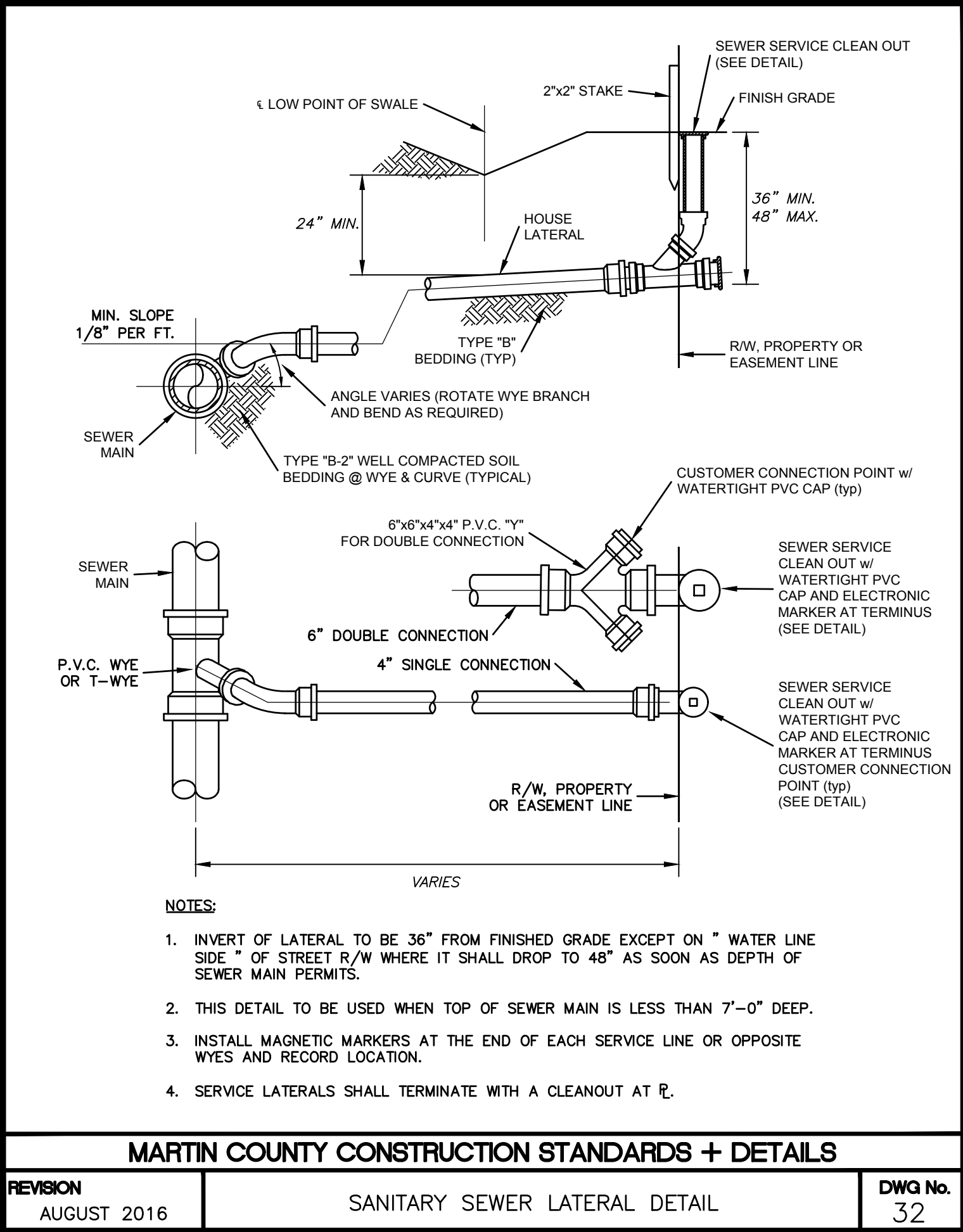
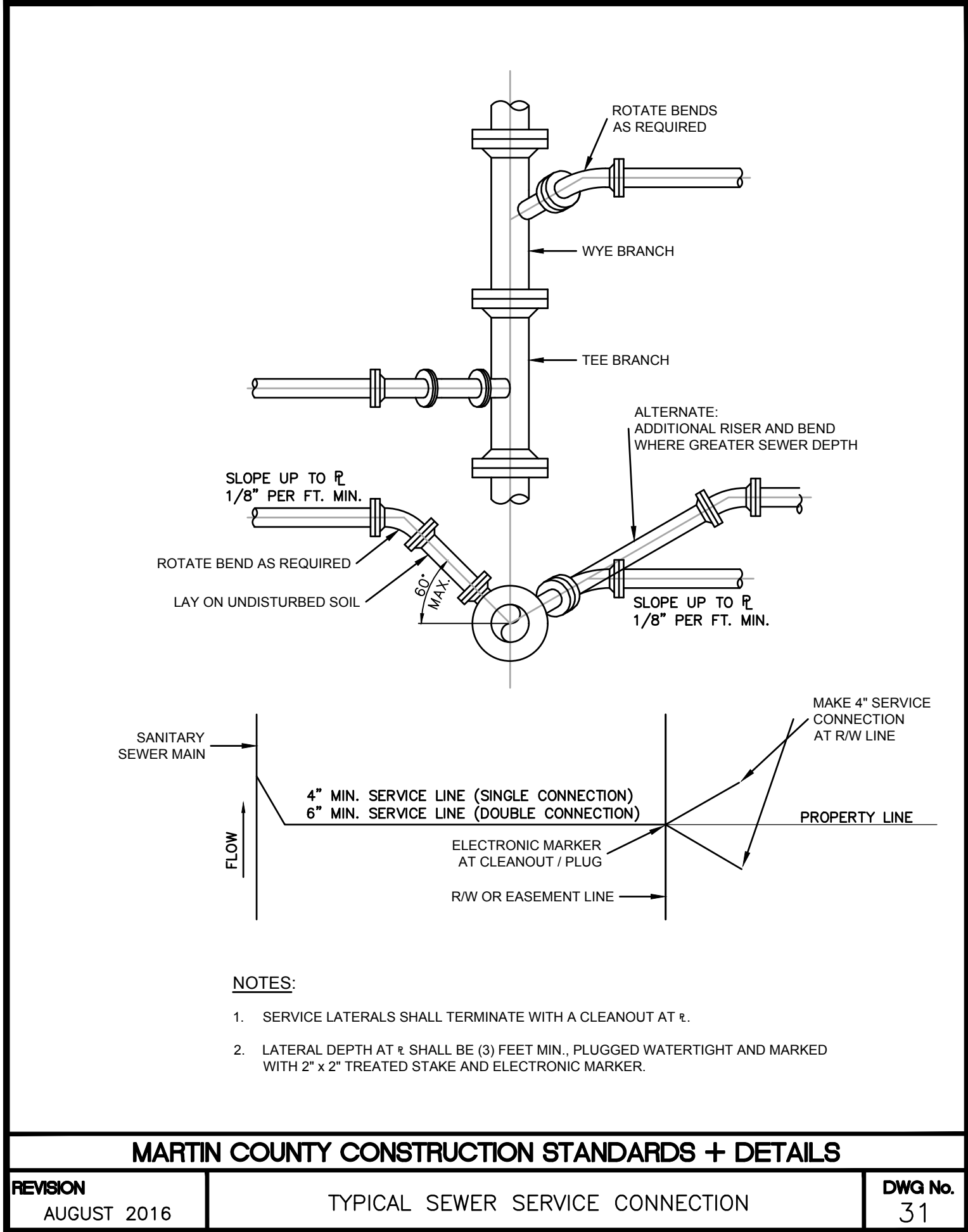


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DESIGNED BY	DATE	DESIGNED BY	DATE
JLV	18-NOV-2018	JLV	18-NOV-2018
DRAWN BY	18-NOV-2018	DRAWN BY	18-NOV-2018
FILE NAME	18-NOV-2018	FILE NAME	18-NOV-2018
UNITS (SCALE)	18-NOV-2018	UNITS (SCALE)	18-NOV-2018
LAYOUT	18-NOV-2018	LAYOUT	18-NOV-2018
AS SHOWN	18-NOV-2018	AS SHOWN	18-NOV-2018
SCALE	18-NOV-2018	SCALE	18-NOV-2018
DATE	18-NOV-2018	DATE	18-NOV-2018

WEST STUART BUSINESS CENTER

UTILITY DETAILS

MARTIN COUNTY

FLORIDA

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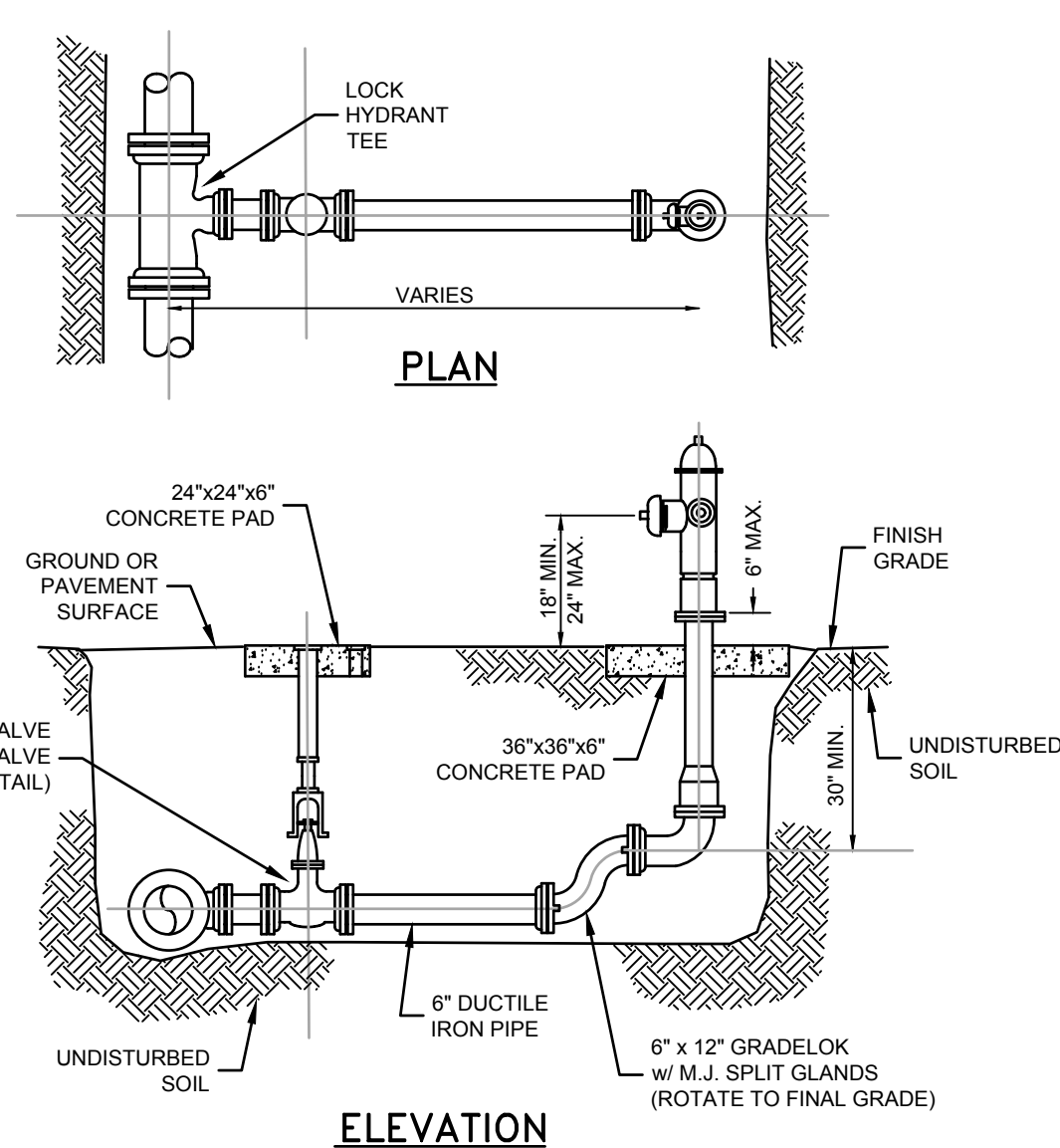
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		MATERIAL	
ITEM	QUANT.	DESCRIPTION	
1	3	4", 6", 8" VALVE, GATE, C/L (FLANGE - FLANGE) OS&Y	
2	3	4", 6", 8" BEND - 90 (FLANGE - FLANGE)	
3	VARIES	4", 6", 8" PIPE, DUCTILE IRON, (FLANGE - FLANGE)	
4	4	ADJUSTABLE PIPE SUPPORTS (316 SS)	
5	1	3', 4', 6', 8" METER, (LENGTH - LENGTH)	
6	4	4", 6", 8" D.I. SPOOL, PIECE, 12" MIN. LENGTH, F - F	
7	3	3', 4', 6", 8" WATER TAP, (FLANGE - FLANGE)	
8	2	D.I. BYPASS TEE, (FLANGE - FLANGE), (SIZE VARIES)	
9	1	2" TAP WITH LOCKING BALL VALVE	
10	*	CONC. SLAB, 2500# PSI	
11	1	4", 6", 8" VALVE, GATE, MJ	
12	VARIES	4", 6", 8" PIPE	
13	1	4", 6", 8" BEND - 90°, (MJ-MJ) W/ RETAINER GLANDS	
14	1	4", 6", 8" ADAPTER, FLANGE, DIP	

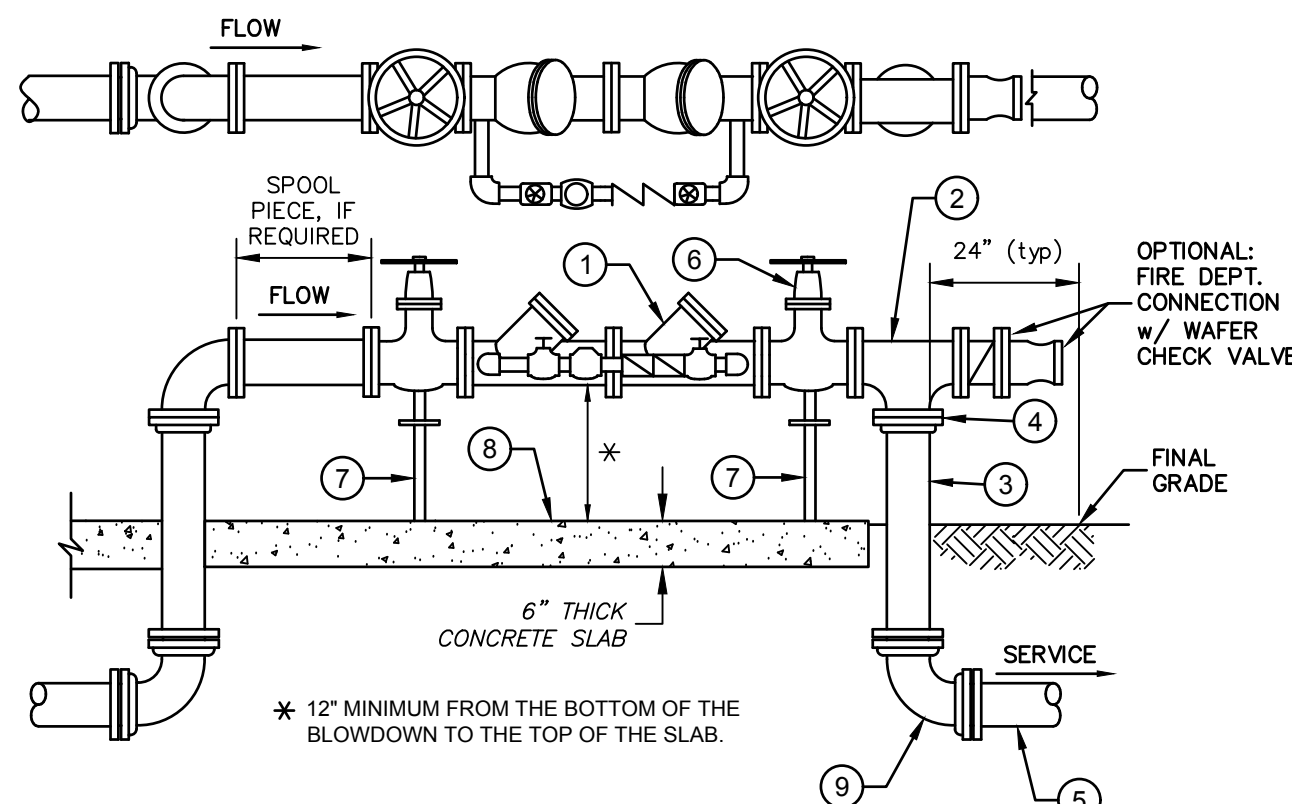
1. ALL ABOVE GRADE PIPING SHALL BE DUCTILE IRON WITH FLANGED ENDS
FOR 3" METER AND STRAINER. USE 4" DI. PIPE WITH 4"x3" ROUNDED ENDS ON BOTH
SIDES OF THE METER/STRAINER ASSEMBLY.
2. FIELD ADJUST AND CUT DI. PIPE TO THE PROPER LENGTH AS REQUIRED.
3. METER BYPASS SHALL BE A MIN OF 4" DIA. AND SIZED TO MEET REQUIRED FLOWS
4. ALL EXPOSED DUCTILE IRON PIPING AND FITTINGS SHALL BE PAINTED "BLUE". PAINT SPECIFICATIONS
MUST BE SUBMITTED TO MARTIN COUNTY FOR APPROVAL.
5. METER SHALL BE BADGER COMPOUND METER, BRONZE BODY, POLYMER BOTTOM PLATE WITH
INTEGRAL MOUNT IRON MOUNT FLOW ENDPOINT.
6. HEAD OF SILL SHALL ALLOW MINIMUM OF 12" FROM TOP OF SLAB TO THE BOTTOM OF THE
BLOWDOWN OF THE B.F.P.

REVISION AUGUST 2016	TYPICAL ABOVE GROUND METER (3" OR LARGER)	DWG No. 6
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1. HYDRANTS SHALL BE INSTALLED PLUMB AND TRUE.
2. VALVES SHALL BE PLACED ADJACENT TO MAIN, AND TIED TO TEE.
3. ANCHOR TEES ARE REQUIRED.
4. ALL HYDRANTS SHALL BE TIED OFF OF MAIN.
5. HYDRANT SHALL NOT BE PLACED IN SIDEWALK, ROADWAYS OR BIKEPATHS.
6. PIPE FROM VALVE TO HYDRANT SHALL BE RESTRAINED.
7. HYDRANT BARREL AND BONNET COLOR TO BE OSHA YELLOW.
8. THE CONNECTOR PIPE SHALL BE CEMENT LINED DUCTILE IRON, CLASS 350 AND POSITIONED BETWEEN THE FIRE HYDRANT AND GATE VALVE.
9. THE CONNECTOR PIPE SHALL HAVE AN ANCHORING FEATURE AT BOTH ENDS SO THAT WHEN USED WITH M.J. SPLIT GLANDS A RESTRAINED JOINT IS PROVIDED.
10. HYDRANT EXTENSIONS SHALL NOT BE ALLOWED.
11. NEWLY CONSTRUCTED FIRE HYDRANTS THROUGHOUT THE PROJECT SHALL HAVE A RED "OUT OF SERVICE" DISK (JOSEPH G. POLLARD CO. OR EQUAL) ATTACHED TO 4" PUMPER NOZZLE CAP. DISK TO BE REMOVED AFTER WATER SYSTEM HAS BEEN APPROVED FOR SERVICE BY THE DEPARTMENT.
12. A MAXIMUM OF 20 FEET OF HORIZONTAL PIPE SHALL TYPICALLY BE INSTALLED BETWEEN THE 6" GATE VALVE AT THE MAIN AND THE 6" GATE VALVE AT THE HYDRANT. IF IT IS NECESSARY TO INSTALL MORE THAN 20 FEET OF HORIZONTAL PIPE, AN ADDITIONAL 6" GATE VALVE WILL BE REQUIRED AT THE HYDRANT LOCATION.

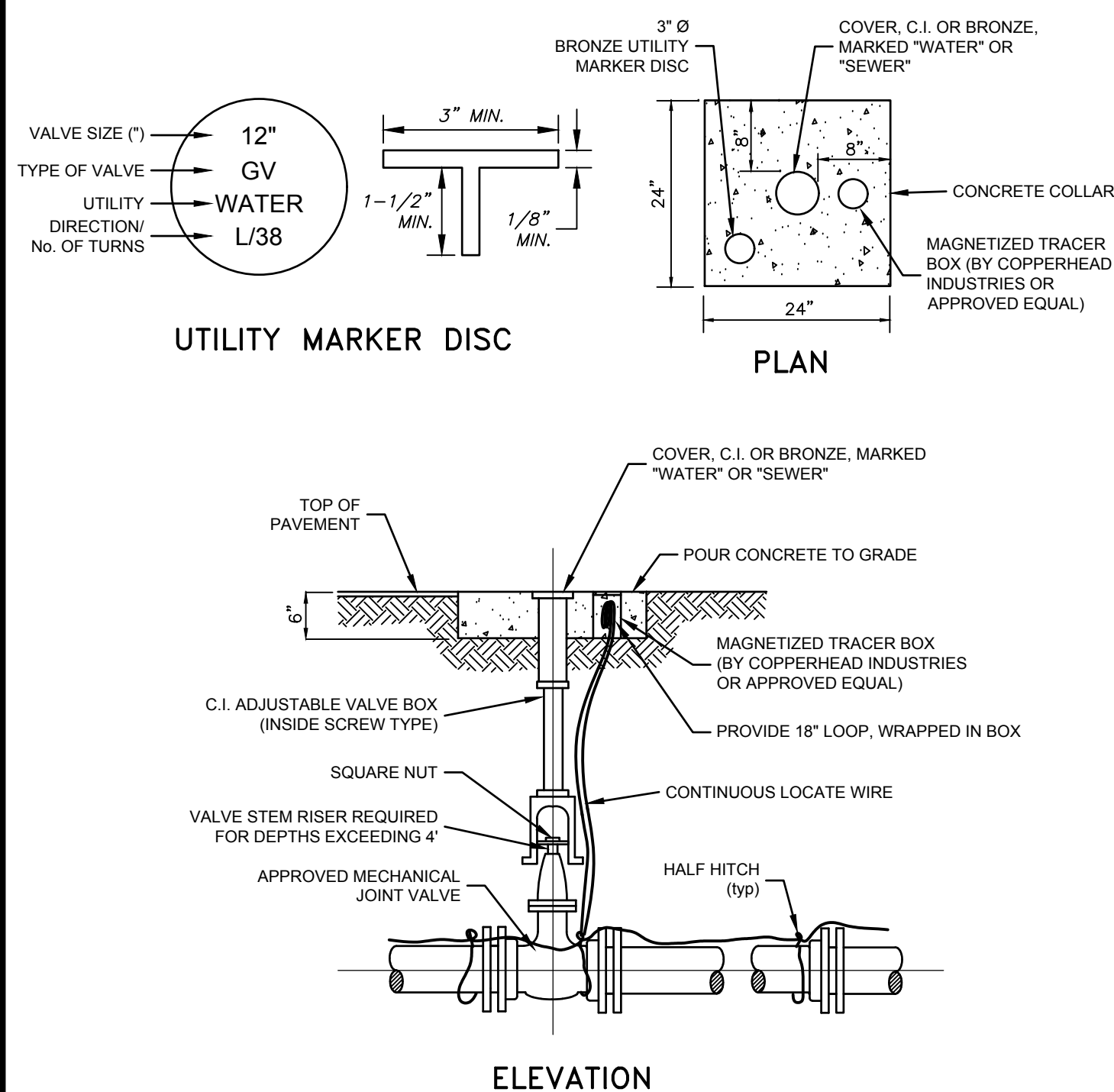
REVISION AUGUST 2016	FIRE HYDRANT INSTALLATION DETAIL AND NOTES	DWG No. 7
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ITEM	QUANT.	DESCRIPTION
1	1	2", 4", 6", 8" DOUBLE CHECK DETECTOR BACKFLOW PREVENTER
2	2	TEE (FLANGE-FLANGE)
3	*	2", 4", 6", 8" PIPE, DUCTILE IRON (CLASS 350)
4	2	2", 4", 6", 8" ADAPTER, FLANGE, D.I.P.
5	2	2", 4", 6", 8" PIPE
6	2	2", 4", 6", 8" GATE VALVE, C.I., (FLANGE-FLANGE) OS&Y
7	2	ADJUSTABLE PIPE SUPPORTS (316 SS)
8	1	6" CONCRETE SLAB
9	3	BEND - 90° (MJ-MJ)

1. FIELD ADJUST AND CUT ITEM 3 TO PROPER LENGTH. THIS TYPE OF CONSTRUCTION IS DESIGNED FOR LIMITED WORKING AREA.
2. ALL EXPOSED DUCTILE IRON PIPES AND FITTINGS SHALL BE PAINTED "RED" PAINT SPECIFICATIONS MUST BE SUBMITTED TO MARTIN COUNTY UTILITIES PRIOR TO APPLICATION.
3. DETECTOR METER SHALL READ IN GALLONS AND SHALL BE 5/8" NEPTUNE MAGNETIC DRIVE, MODEL T-10.

REVISION AUGUST 2016	FIRE LINE DOUBLE CHECK DETECTOR ASSEMBLY	DWG No. 17
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1. A LOCATION BALL (3M EMS BALL MARKERS; WATER/BLUE, MODEL No. 1403-XR; SEWER/GREEN, MODEL No. 1404-XR OR EQUAL) SHALL BE INSTALLED AT EACH FITTING AND/OR EVERY 100 FEET OF SEPARATION.

REVISION AUGUST 2016	VALVE SETTING DETAIL	DWG No. 18
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JLW
DRAWN BY
FILENAME
Utility Details (3)
LAYOUT
AS SHOWN
SCALE
16 NOVEMBER 2018

WEST STUART BUSINESS CENTER

UTILITY DETAILS

FLORIDA

MARTIN COUNTY

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



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GENERAL NOTES

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

11. ANY NGVD 29 AND NAVD 88 MONUMENT WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHOULD NOTIFY:

GEODETIC INFORMATION CENTER
ATTN: MARK MAINTENANCE CENTER
ATTN: MICG - 162
6001 EXECUTIVE BOULEVARD
ROCKVILLE, MD 20852
TELEPHONE: (301) 443-8319

MARTIN COUNTY
ENGINEERING DEPARTMENT
2401 SE MONTEREY ROAD
STUART, FL 34996

12. CONTRACTOR TO UTILIZE "APPROVED FOR CONSTRUCTION" PLANS ONLY. ANY PLANS NOT "APPROVED FOR CONSTRUCTION" SHALL BE CONSIDERED PRELIMINARY AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION.
13. SHOP DRAWINGS FOR ALL STRUCTURES SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
14. SHOP DRAWINGS ARE REQUIRED ON ALL STRUCTURES. THE ENGINEER REQUIRES FIVE (5) BUSINESS DAYS TO REVIEW SHOP DRAWINGS AFTER RECEIPT. ADDITIONAL TIME MAY BE REQUIRED IF LOCAL GOVERNMENT OR MUNICIPALITIES REQUIRE AN INTERNAL REVIEW AND APPROVAL PROCESS.
15. CONCRETE SHALL BE CLASS 3,000 PSI MINIMUM COMPRESSIVE STRENGTH UNLESS NOTED OTHERWISE. REINFORCING SHALL BE GRADE 60 DEFORMED STEEL BARS IN ACCORDANCE ASTM A-615.
16. CONTRACTOR SHALL PROTECT ALL EXISTING ABOVE OR UNDERGROUND STRUCTURES, LANDSCAPE FEATURES, TREES AND UTILITIES NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEM DAMAGED BY CONSTRUCTION ACTIVITY TO MEET ALL APPLICABLE CURRENT CODES. ANY REPAIRED / REPLACED ITEMS ARE SUBJECT TO REVIEW AND APPROVAL BY APPLICABLE LOCAL JURISDICTIONAL AGENCY.
17. ALL PROPOSED UTILITY MATERIALS, CONSTRUCTION METHODS, TESTING AND DISINFECTION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT LOCAL UTILITY COMPANY STANDARDS AND AWWA CURRENT STANDARD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND UTILIZE A CURRENT COPY OF THE LOCAL REGULATING UTILITY COMPANY STANDARDS AND ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH THEIR STANDARDS. ANY CONFLICT WITH THE CONSTRUCTION DRAWINGS AND THE LOCAL UTILITY COMPANY SHALL BE RESOLVED UTILIZING THE MOST STRINGENT DIRECTIONS.
18. ALL HORIZONTAL AND VERTICAL SURVEY CONTROL POINTS SHALL BE PROTECTED AND UNDISTURBED. IN THE EVENT THAT A CONTROL POINT IS DISTURBED OR DESTROYED, THE POINT SHALL BE RE-ESTABLISHED BY A FLORIDA REGISTERED LAND SURVEYOR. THE METHOD TO RE-ESTABLISH THE POINT SHALL BE APPROVED BY THE CITY / COUNTY ENGINEER AT THE EXPENSE OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL PREPARE A COMPLETE VIDEO RECORD OF THE PROJECT SITE BEFORE BEGINNING ANY WORK. THE VIDEO RECORD SHALL INCLUDE ALL ROADWAY, DRAINAGE AND UTILITIES POINTS OF CONNECTION AND SHALL EXTEND A MINIMUM OF 1800 FEET BEYOND THE WORK LIMITS TO DOCUMENT THE EXISTING CONDITIONS. THE CONTRACTOR SHALL ALSO VIDEO DOCUMENT ALL HAUL ROUTES NEEDED FOR THE OFF-SITE MOVEMENT OF EARTHWORK. COPIES OF THE VIDEO RECORD SHALL BE PROVIDED TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO SUBMITTAL OF THE FIRST PAY REQUEST. IF DAMAGE TO EXISTING INFRASTRUCTURE IS RECOGNIZED DURING THE COURSE OF THE PROJECT AND CANNOT BE IDENTIFIED AS A PRE-CONSTRUCTION CONDITION ON THE VIDEO RECORD, THE CONTRACTOR MAY BE REQUIRED TO MAKE PROPER REPAIRS.
20. THE CONTRACTOR SHALL VIDEO TAPE THE EXTERIOR AND REAR YARDS OF ALL HOUSES / BUSINESSES IN THE PROJECT AREA.

PAVING, GRADING AND DRAINAGE NOTES

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

3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, OR A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, AND STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC. DENSITY TESTS SHALL BE PERFORMED AT THREE (3) LOCATIONS AROUND ANY STRUCTURE. BEGIN TESTING IN THE FIRST FOOT ABOVE THE BOTTOM OF THE STRUCTURE TWO FEET TO WITHIN TWO FEET OF THE FINISH GRADE. THESE DENSITY REQUIREMENTS ARE THE MINIMUM. THE CONTRACTOR SHALL VERIFY DENSITY REQUIREMENTS AND PROTOCOLS WITH THE LOCAL APPROVING AUTHORITY PRIOR TO CONSTRUCTION OR BIDDING OF THE PROJECT.
5. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEMS SHALL BE CLEARED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE. ALL CONCRETE SHALL BE A MINIMUM 3,000 PSI. SOME LOCAL GOVERNMENT STORMWATER PROJECTS MAY REQUIRE TELEVISION OF THE STORM SEWER. CONTRACTOR SHOULD BE KNOWLEDGEABLE OF THIS REQUIREMENT PRIOR TO BIDDING OF THE PROJECT.
6. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
7. THE CONTRACTOR MUST OBTAIN A WATER USE PERMIT PRIOR TO CONSTRUCTION DEWATERING UNLESS THE WORK QUALIFIES FOR A GENERAL PERMIT PURSUANT TO SUBSECTION 40E-20.302(4), F. A. C.

STORM SEWER NOTES

1. STANDARD SEPARATION FOR ALL WATER AND/OR WASTEWATER MAINS, HORIZONTAL AND VERTICAL, SHALL BE PER FDP REQUIREMENTS, PROVISIONS OF F.A.C. RULE 62.004 AND TEN STATES STANDARD OR LOCAL MUNICIPALITIES, WHICHEVER IS MORE STRINGENT.
2. ALL DISTURBED OUTFALL DRAINAGE AREAS SHALL BE SODDED UPON COMPLETION OF GRADING AFTER AS-BUILT GRADE ELEVATIONS ARE APPROVED BY THE ENGINEER.
3. PRIOR TO FINAL PAYMENT FOR RETENTION, DETENTION AND DRAINAGE DITCH QUANTITIES, ALL SLOPES AND SWALES SHALL BE SODDED TO AVOID EROSION.
4. THERE IS TO BE NO OFF-SITE HAULING WITHOUT PRIOR APPROVAL AND ALL EXCAVATED MATERIAL SHALL BE USED ON-SITE. COORDINATION WITH THE OWNER IS REQUIRED FOR THE REMOVAL OF ANY UNSUITABLE MATERIALS.
5. THE CONTRACTOR SHALL CONSTRUCT THE STORMWATER MANAGEMENT SYSTEM IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACTS OF THE WORKS ON FISH, WILDLIFE, NATURAL, ENVIRONMENTAL VALUES AND WATER QUALITY ON OR OFF-SITE. THE CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.
6. WITHIN THIRTY (30) DAYS AFTER COMPLETION OF CONSTRUCTION OF THE SURFACE WATER MANAGEMENT SYSTEM, THE CONTRACTOR SHALL ASSIST THE DESIGN ENGINEER TO PROVIDE A WRITTEN STATEMENT OF COMPLETION AND CERTIFICATION BY A FLORIDA PROFESSIONAL ENGINEER. THESE STATEMENTS MUST SPECIFY THE ACTUAL DATE OF CONSTRUCTION COMPLETION AND MUST CERTIFY THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. THE CONSTRUCTION COMPLETION CERTIFICATION MUST INCLUDE, AT A MINIMUM EXISTING ELEVATIONS, LOCATIONS AND DIMENSIONS OF THE COMPONENTS OF THE SURFACE WATER MANAGEMENT FACILITIES. ADDITIONALLY, IF DEVIATIONS FROM THE APPROVED DRAWINGS ARE DISCOVERED DURING THE CERTIFICATION PROCESS, THE CERTIFICATION MUST BE ACCOMPANIED BY A COPY OF THE APPROVED PERMIT DRAWINGS WITH DEVIATIONS NOTED. SEE ALSO AS-BUILT REQUIREMENTS.
7. A STABLE PERMANENT AND ACCESSIBLE ELEVATION REFERENCE SHALL BE ESTABLISHED ON OR WITHIN ONE HUNDRED (100) FEET OF ALL PERMITTED DISCHARGE STRUCTURES NO LATER THAN THE SUBMISSION OF THE CERTIFICATION TO THE WATER MANAGEMENT DISTRICT. THE LOCATION OF THE ELEVATION REFERENCE MUST BE NOTED ON OR WITHIN THE CERTIFICATION REPORT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY EROSION OR SHOALING OF THE WATER QUALITY MANAGEMENT SYSTEM.
9. INLETS (425' / 430'): INCLUDES THE LIST OF MATERIALS / INSTALLATION / DEWATERING STABILIZATION / AS-BUILT SURVEYING / TESTING. ALL STRUCTURES WILL REQUIRE THREE (3) COMPACTION TESTS AT DIFFERENT LOCATIONS AND UNDER STRUCTURES OR PER LOCAL APPROVING AUTHORITY, WHICHEVER IS MORE STRINGENT.
10. PIPE CULVERTS AND STORM SEWERS SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SECTION 430 FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
11. HOPE (HIGH DENSITY POLYETHYLENE) CULVERT SHALL BE N-12 INSTALLED PER MANUFACTURER RECOMMENDATIONS. MANUFACTURER IS ADS (ADVANCED DRAINAGE SYSTEMS, INC.) AIR ENTRENCHED PIPE.
12. REINFORCED CONCRETE PIPE SHALL BE ASTM C-76 CLASS III IN ACCORDANCE WITH SECTION 941 OF THE FOOT STANDARD SPECIFICATIONS.

FILTER FABRIC (STORM PIPE JOINTS)

THE CONTRACTOR SHALL WRAP ALL STORM PIPE JOINTS. CONSTRUCTION SHALL BE PER F.D.O.T. INDEX NO. 280 WITH WOVEN GEOTEXTILE TYPE D-3 (F.D.O.T. INDEX NO. 199), SECURED W/ STRAPPING. ALL JOINTS SHALL BE WRAPPED FOR A MINIMUM OF 18 INCHES FROM THE BAND OR JOINT OR BELL AND SPIGOT AS APPLICABLE.

DEWATERING

STORM SEWER PIPES AND STRUCTURES AND UTILITIES SHALL BE LAID "IN THE DRY". UNLESS OTHERWISE APPROVED IN WRITING BY THE UTILITY AND ENGINEER OF RECORD, THE CONTRACTOR, AT NO DIRECT COST TO THE OWNER, SHALL PERFORM ALL DEWATERING ACTIVITY. TRENCH EXCAVATIONS SHALL BE DEWATERED BY USING ONE OR MORE OF THE FOLLOWING METHODS: SOCK DRAINS, WELL POINT SYSTEM, SUMP PUMPS OR OTHER METHOD(S) AS APPROVED BY THE ENGINEER. DEWATERING SYSTEMS SHALL BE UTILIZED IN ACCORDANCE WITH GOOD STANDARD PRACTICE AND MUST BE EFFICIENT ENOUGH TO LOWER THE WATER LEVEL AND ADVANCE THE EXCAVATION AND MAINTAIN IT CONTINUOUSLY TO KEEP THE TRENCH BOTTOM DRY AND FIRM AND DRY. IF THE MATERIALS ENCOUNTERED AT TRENCH GRADE ARE SUITABLE FOR THE PASSAGE OF WATER WITHOUT DESTROYING THE SIDES OR UTILITY FOUNDATION OF THE TRENCH, SUMPS MAY BE PROVIDED AT INTERVALS AT THE SIDE OF THE MAIN TRENCH EXCAVATION, WITH PUMPS USED TO LOWER THE WATER LEVEL BY TAKING THEIR SUCTION FROM SAID SUMPS. DISCHARGE FROM DEWATERING SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH NORMAL DRAINAGE OF THE AREA IN WHICH THE WORK IS BEING PERFORMED. CREATE A PUBLIC NUISANCE OR FORM PONDING. ALL DISCHARGE SHALL BE IN ACCORDANCE WITH ANY SPWMD ISSUED PERMITS. THE OPERATIONS SHALL NOT CAUSE INJURY TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS OR TO THE SURFACE OF STREETS OR TO PRIVATE PROPERTY. THE ENGINEER OF RECORD AND NECESSARY REGULATORY AGENCIES, PRIOR TO CONSTRUCTION, SHALL APPROVE THE PROPOSED DEWATERING METHOD(S) AND SCHEDULE. ADDITIONALLY, WHERE PRIVATE PROPERTY WILL BE INVOLVED, THE CONTRACTOR SHALL OBTAIN ADVANCE PERMISSION FROM THE PROPERTY OWNER.

CONFLICTS

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME ACQUAINTED WITH EXISTING CONDITIONS AND TO LOCATE STRUCTURES AND STORM PIPES ALONG THE PROPOSED STORM PIPE ALIGNMENT IN ORDER TO AVOID CONFLICTS. WHERE ACTUAL CONFLICTS ARE UNAVOIDABLE, WORK SHALL BE COORDINATED WITH THE FACILITY OWNER AND PERFORMED SO AS TO CAUSE AS LITTLE INTERFERENCE AS POSSIBLE WITH THE SERVICE RENDERED BY THE FACILITY DISTURBED. ALL AFFECTED UTILITIES SHALL BE NOTIFIED PRIOR TO EXCAVATION IN THEIR VICINITY. CONTRACTOR TO NOTIFY ALL CONFLICTS OF EXISTING UTILITIES AND PROPOSED IMPROVEMENTS AT LEAST 10 DAYS PRIOR TO CONSTRUCTION TO CONFIRM CONFLICT RESOLUTION SHOWN ON THE PLANS.

SOD

1. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND. ALL SODDED AREAS SHALL BE GRASSED AS SPECIFIED ON PLANS AND SURVIVAL GUARANTEED FOR NINETY DAYS FROM DATE OF REPLACEMENT. SURVIVAL OF ALL RELOCATED TREES SHALL BE GUARANTEED FOR 1 YEAR AFTER TRANSPLANTING.
2. SODDING SHALL CONSIST OF SITE PREPARATION, FURNISHING AND PLACING SOD, STAPLES AND FERTILIZER AND IRRIGATING AT THE RATES AND MANNER DESCRIBED IN THIS SPECIFICATION FOR THE DESIGNATED AREAS.
3. UNLESS NOTED OTHERWISE ON LANDSCAPE PLANS, SOD SHALL BE ARGENTINE BAHIA GRASS AND SHALL BE 12-INCH BY 12-INCH SQUARES OR OTHER COMMERCIALLY AVAILABLE RECTANGLES. THE SOD SHALL BE SUFFICIENTLY THICK (MINIMUM THICKNESS OF 2 INCHES) TO PROVIDE A DENSE STAND OF LIVE GRASS. THE SOD SHALL HAVE BEEN GROWN ON MINERAL SOIL. SOD SHALL BE LIVE, FRESH, AND UNINJURED AT THE TIME OF PLANTING AND SHALL BE PROTECTED FROM DRYING OUT BY SHADING AND WATERING FROM THE TIME IT IS DUG UNTIL PLANTING.
4. FERTILIZER SHALL BE EITHER IN THE LIQUID OR DRY FORM. FERTILIZER SHALL BE UNIFORM IN COMPOSITION, FRESH-FLOWING AND SUITABLE FOR APPLICATION WITH STANDARD EQUIPMENT. THE FERTILIZER SHALL CONFORM TO THE FLORIDA FERTILIZER LAWS IN EFFECT ON THE DATE OF IT BEING PLACED AND SHALL BE DELIVERED IN BAGS, BOTTLES, DRUMS, OR OTHER CONVENIENT CONTAINERS, EACH FULLY LABELED AND BEARING THE NAME, TRADEMARK, ANALYSIS, AND WARRANTY OF THE PRODUCT. FERTILIZER SHALL HAVE AN AVAILABLE PLANT FOOD ANALYSIS OF 180-10-10 OR EQUIVALENT PLANT FOOD VALUE AND SHALL BE MIXED WITH THE TOP 3 TO 4 INCHES OF SOIL. FERTILIZER SHALL BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18 POUNDS PER 1,000 SQ. FT.

5. LIME SHALL BE DOLOMITIC LIMESTONE, AND SHALL BE IN ACCORDANCE WITH RULES AND REGULATIONS OF FLORIDA FERTILIZER LAW IN EFFECT ON THE DATE OF IT BEING PLACED. LIME SHALL BE APPLIED AT THE RATE OF ONE TON PER ACRE OR 45 POUNDS PER 1,000 SQ. FT.
6. STAPLES FOR SOD PLACED ON SIDE SLOPES 3:1 A STEEPER SHALL BE BLACK IRON WIRE NOT SMALLER THAN 1/4 GAUGE, AND BENT FROM A LENGTH OF WIRE AT LEAST 25 INCHES LONG INTO A 'U' WITH A 1 INCH WIDTH AT THE CROWN. COST OF STAPLES SHALL BE INCIDENTAL TO THE SOD UNIT PRICE.
7. WATER USED FOR IRRIGATION MAY BE OBTAINED FROM ANY APPROVED SOURCE. IT SHALL BE FREE OF EXCESS AND HARMFUL CHEMICALS, ACIDS, ALKALIES, OR ANY SUBSTANCE, WHICH IS HARMFUL TO PLANT GROWTH.
8. WHERE SODDING WILL BE DONE, ALL LOOSE ROCK, WOODY MATERIAL, AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH SODDING SHALL BE REMOVED AND THE AREA SHALL BE REASONABLY SMOOTH AND UNIFORM. LIME AND FERTILIZER WILL BE APPLIED IN THE SAME QUANTITY AND MANNER AS SPECIFIED BY THE MANUFACTURER.
9. THE SOD STRIPS SHALL BE LAID IN A STAGGERED PATTERN WITH SNUG EVEN JOINTS. ALL JOINTS SHALL BE BUTTED TIGHT TO PREVENT VOIDS. IMMEDIATELY FOLLOWING SOD PLACEMENT, IT SHALL BE ROLLED OR TAMPED TO INSURE SOLID CONTACT OF ROOT MAT TO SOIL SURFACE. THE SOD SHALL BE SECURELY ANCHORED TO THE SOIL BY PINNING WITH STAPLES OR WOODEN PEGS WHEN PLACED ON SLOPES 3:1 OR STEEPER. COST OF STAPLES AND PEGS SHALL BE INCIDENTAL TO THE SOD UNIT PRICE. PIN OR PEG EACH SEPARATE PIECE OF SOD PLACED ON EVERY 3 FEET ALONG EACH CONTINUOUS STRIP OF SOD.

SOIL EROSION PLAN

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

WATER QUALITY NOTES

1. THE CONTRACTOR MUST MAINTAIN A COPY OF THE LATEST LOCAL WATER MANAGEMENT DISTRICT SURFACE WATER PERMIT, COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY DISTRICT REPRESENTATIVES. THE CONTRACTOR SHALL REVIEW THE COMPLETE PERMIT PRIOR TO COMMENCEMENT OF THE ACTIVITY AUTHORIZED BY THE PERMIT.
2. ALL ACTIVITIES SHALL BE IMPLEMENTED AS SET FORTH IN THE PLANS, SPECIFICATIONS AND PERFORMANCE CRITERIA AS APPROVED BY LOCAL SURFACE WATER PERMIT. ANY DEVIATION FROM THE PERMITTED ACTIVITY AND THE CONDITIONS FOR UNDERTAKING THAT ACTIVITY SHALL BE CONSIDERED A VIOLATION OF THE PERMIT. PRIOR TO ANY WORK COVERED BY A PERMIT FROM SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), A NOTICE OF CONSTRUCTION COMMENCEMENT (FORM 0980) MUST BE SUBMITTED TO SFWMD BY THE PERMITTEE OR AUTHORIZED AGENT.
3. THE LOCAL WATER MANAGEMENT DISTRICT AUTHORIZED STAFF, UPON PROPER IDENTIFICATION, MUST BE GRANTED PERMISSION TO ENTER, INSPECT AND OBSERVE THE SYSTEM TO INSURE CONFORMITY WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE PERMIT.
4. PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES (BEST MANAGEMENT PRACTICES) REQUIRED TO RETAIN SEDIMENT ON-SITE AND TO PREVENT VIOLATIONS OF STATE WATER QUALITY STANDARDS. ALL PRACTICES MUST BE IN ACCORDANCE WITH THE GUIDELINES AND SPECIFICATIONS IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATIONS 1988), WHICH ARE HEREBY INCORPORATED BY REFERENCE. UNLESS A PROJECT'S SPECIFIC EROSION AND SEDIMENT CONTROL PLAN IS APPROVED AS PART OF THE SFWMD PERMIT, IN WHICH CASE THE PRACTICES MUST BE IN ACCORDANCE WITH THE PLAN. IF SITE'S SPECIFIC CONDITIONS REQUIRE ADDITIONAL MEASURES DURING ANY PHASE OF CONSTRUCTION OR OPERATION TO PREVENT EROSION OR CONTROL SEDIMENT, BEYOND THOSE SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL PRACTICES AS NECESSARY. IN ACCORDANCE WITH THE SPECIFICATIONS IN CHAPTER 6 OF THE FLORIDA LAND DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION 1988), THE CONTRACTOR SHALL CORRECT ANY EROSION OR SHOALING THAT CAUSES ADVERSE IMPACTS TO THE WATER RESOURCES AT NO ADDITIONAL COST TO OWNER.
5. WITHIN 30 DAYS AFTER COMPLETION OF THE STORMWATER SYSTEM, THE CONTRACTOR MUST ASSIST IN SUBMITTING TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT THE FOLLOWING: DISTRICT FORM EN-45 (AS-BUILT CERTIFICATION BY A REGISTERED PROFESSIONAL), SIGNED AND SEALED BY AN APPROPRIATE PROFESSIONAL, REGISTERED IN THE STATE OF FLORIDA AND TWO SETS OF AS-BUILT DRAWINGS WHEN, A) REQUIRED BY A SPECIAL CONDITION OF THIS PERMIT; B) THE PROFESSIONAL USES AS-BUILT DRAWINGS TO SUPPORT THE AS-BUILT CERTIFICATION; OR C) WHEN THE COMPLETED SYSTEM SUBSTANTIALLY DIFFERS FROM THE PERMITTED SYSTEM. THIS SUBMITTAL WILL SERVE TO NOTIFY THE DISTRICT STAFF THAT THE SYSTEM IS READY FOR INSPECTION AND APPROVAL.
6. STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
7. THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO THE INITIATION OF THE PERMITTED USE OF SITE INFRASTRUCTURE. THE SYSTEM MUST BE COMPLETED IN ACCORDANCE WITH THE PERMITTED PLANS AND PERMIT CONDITIONS PRIOR TO TRANSFERRING RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM TO A RESPONSIBLE ENTITY.
8. IF DEWATERING IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION OR THEREAFTER AND THE SURFACE WATER PIPES, WELLS(S) OR FACILITIES ARE CAPABLE OF WITHDRAWING ONE MILLION GALLONS OF WATER PER DAY OR MORE OR AN AVERAGE OF 1800,000 GALLONS PER DAY OR MORE OVER A YEAR AND ANY DISCHARGE IS TO BE OFF-SITE, THE CONTRACTOR MUST APPLY FOR AND OBTAIN A CONSUMPTIVE USE PERMIT (CUC-2) FROM THE SFWMD. THE CONTRACTOR SHALL NOTIFY ENGINEER IF ADDITIONAL INFORMATION OR APPLICATION MATERIALS ARE NEEDED.
9. WATER QUALITY MONITORING SHALL BE PERFORMED DAILY. SAMPLING SHALL BE PERFORMED IN THE MIDDLE OF ADJACENT CHANNELS MEASURING FOR TURBIDITY, 100 FEET UPSTREAM AND 100 FEET DOWNSTREAM OF DISCHARGES. WHEN TURBIDITY EXCEEDS 28 NTUS ABOVE BACKGROUND LEVELS AT A SAMPLE POINT 100 FEET UPSTREAM OF DISCHARGES AND / OR 0 NTUS ABOVE BACKGROUND LEVELS AT A SAMPLE POINT 100 FEET DOWNSTREAM OF DISCHARGES, WORK MUST CEASE AND REMEDIAL MEASURES MUST BE PERFORMED TO RETURN CONDITIONS TO ACCEPTABLE TURBIDITY LEVELS. CONTRACTOR MUST RECEIVE ENGINEER'S APPROVAL PRIOR TO RESTARTING WORK. SAMPLE POINT LOCATIONS ARE IDENTIFIED IN THE SPWMD PERMITS.
10. THE CONTRACTOR SHALL PLACE TURBIDITY BARRIERS AT ALL OUTFALLS PRIOR TO CONSTRUCTION. ALL CUT / FILL WILL BE RELOCATED WITHIN THE EXISTING SITE AND THEREFORE HAULING OF MATERIAL WILL NOT BE REQUIRED, UNLESS APPROVED BY THE OWNER. CONTRACTOR SHALL INSTALL TURBIDITY CONTROL MEASURES PRIOR TO COMMENCEMENT OF CONSTRUCTION, MAINTAIN SOD CONTROLS IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PERIOD, ASSURE THAT TURBID DISCHARGES FROM THE PROJECT TO PROTECTED WATERS AND WETLANDS DO NOT EXCEED LIMITS STATED IN NOTE 9 AND REMOVE SOD CONTROLS AFTER COMPLETION OF CONSTRUCTION.

EARTHWORK AND RELATED OPERATIONS

1. THE CONTRACTOR SHALL PROVIDE A QUALITY CONTROL PLAN FOR MONITORING OF ALL EARTHWORK AND RELATED OPERATIONS. THE QUALITY CONTROL PLAN SHALL INCLUDE, AS A MINIMUM, ALL TESTS THAT WILL BE PERFORMED, INCLUDING THE PROPOSED TEST FREQUENCIES, ALL MATERIAL SOURCES, THE NAME AND BACKGROUND OF THE PERSON THAT THE CONTRACTOR WILL DESIGNATE AS THE CONTRACTOR'S QUALITY CONTROL MANAGER, THE NAME AND QUALIFICATIONS OF THE TESTING LABORATORY THAT WILL BE PERFORMING QUALITY CONTROL TESTING AND THE NAMES AND QUALIFICATIONS OF THE TESTING LABORATORY PERSONNEL THAT WILL BE PERFORMING THE QUALITY CONTROL TESTING.
2. THE TESTING LABORATORY THAT IS RETAINED TO PERFORM THE CONTRACTOR'S QUALITY CONTROL TESTING MUST BE CERTIFIED BY A RECOGNIZED QUALIFYING AGENCY SUCH AS FDOT, CMEC OR AASHTO FOR THE TYPE OF WORK TO BE PERFORMED.
3. THE QUALITY CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY EARTHWORK OR RELATED OPERATION.
4. UTILIZATION OF MATERIALS WITHIN ANY ROADWAY CROSS-SECTION SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION) UNLESS OTHERWISE SHOWN ON THE PLANS.
5. IF THE EXISTING FILL IS CLASSIFIED AS A-2-4 BASED ON AASHTO M-145 CRITERIA, THE MAXIMUM PERMISSIBLE MOISTURE CONTENT SHALL BE 2 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT.

COMPACTION

1. WHERE THERE ARE EXISTING STRUCTURES ADJACENT TO THE SITE THAT MAY BE AFFECTED BY THE SELF-PROPELLED STEEL DRUM VIBRATORY EQUIPMENT, DENSIFICATION MUST BE PERFORMED USING EQUIPMENT THAT WILL SATISFY THE REQUIRED DENSIFICATION WITHOUT THE RISK OF DAMAGE TO THE EXISTING STRUCTURE(S).
2. LOADERS AND HEAVY PLATE COMPACTORS ARE TWO TYPES OF EQUIPMENT THAT HAVE BEEN USED SUCCESSFULLY.
3. DENSIFICATION PROCEDURES MUST COMPLY WITH THE CAPABILITY OF THE EQUIPMENT EMPLOYED.
4. WHEN SELF-PROPELLED STEEL DRUM VIBRATORY EQUIPMENT CANNOT BE USED AS SPECIFIED, VIBRATORY PLATE COMPACTORS MAY BE USED. WHEN THIS CONDITION OCCURS, THE OVERALL DENSIFICATION PROCEDURE MUST BE REVISED TO COMPLY WITH THE CAPABILITY OF THE EQUIPMENT EMPLOYED. IN GENERAL, SMALL PLATE COMPACTORS WILL BE EFFECTIVE TO A MAXIMUM DEPTH OF 6 TO 8 INCHES.

SOIL RECOMMENDATION AND REQUIREMENTS

1. STRIPPING AND GRUBBING:
 - DURING THE GRUBBING OPERATION, ROOTS WITH A DIAMETER GREATER THAN 1/2 INCH, OR SMALL ROOTS IN A DENSE STATE, SHOULD BE GRUBBED AND COMPLETELY REMOVED.
 - PROOF-ROLLING THE CLEARED SURFACE IS RECOMMENDED TO LOCATE ANY UNFORESEEN SOFT AREAS OR UNSUITABLE SURFACE OR LOOSE TO LOOSE FINE SAND SOILS WITHIN THE TOP 3 TO 4 FEET, AND TO PREPARE THE EXISTING SURFACE FOR THE ADDITION OF THE FILL SOILS (AS REQUIRED). ONE COVERAGE CONSISTS OF PARALLEL PASSES OF THE VIBRATORY ROLLER TRAVELING AT "WALKING SPEED". EACH PASS SHOULD OVERLAP THE PRECEDING PASS BY 30% TO INSURE COMPLETE COVERAGE. SUBSEQUENT COVERAGES SHOULD BE CONDUCTED IN A DIRECTION PERPENDICULAR TO THE PRECEDING COVERAGE. IN AREAS THAT CONTINUE TO "YIELD" REMOVE ALL DELETERIOUS MATERIAL AND REPLACE WITH A CLEAN, COMPACTED SAND OR GRAVEL. THE PROOF ROLLING SHOULD PRODUCE A DENSITY EQUIVALENT TO 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY VALUE FOR A DEPTH OF 2 FEET IN THE BUILDING AREA. ADDITIONAL PASSES MAY BE REQUIRED IF THESE MINIMUM DENSITY REQUIREMENTS ARE NOT ACHIEVED.
2. FILL REPLACEMENTS:
 - WHERE FILL IS TO BE PLACED ON NATURAL GROUND, THE SURFACE MUST FIRST BE PREPARED AS OUTLINED ABOVE. THE FILL AT GRADE SHOULD EXTEND A MINIMUM OF FIVE FEET (5') BEYOND THE STRUCTURE OUTLINE.
 - FILL SHOULD BE A UNIFORM FREE DRAINING GRANULAR SOIL (CLEAN SAND) AND BE PLACED IN LAYERS NOT TO EXCEED 12 INCHES LOOSE MEASURE AND COMPACTED AS OUTLINED ABOVE. SUFFICIENT COMPACTIVE EFFORT SHOULD BE APPLIED TO OBTAIN A MINIMUM OF 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM VALUE.
3. EXCAVATION AND BACKFILLING:
 - WHERE EXCAVATION AND BACKFILLING ARE REQUIRED, THE SOILS SHOULD BE REMOVED TO THE SPECIFIED DEPARTMENT SUFFICIENT COMPACTIVE EFFORT MUST THEN BE APPLIED TO THE EXCAVATED SURFACE TO OBTAIN A MINIMUM OF 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM VALUE.
 - BACKFILL SHALL BE UNIFORM FREE DRAINING GRANULAR SOIL (CLEAN SAND) AND BE PLACED IN LAYERS NOT TO EXCEED 12 INCHES LOOSE MEASURE. SUFFICIENT COMPACTIVE EFFORT SHOULD BE APPLIED TO EACH LAYER TO OBTAIN A MINIMUM OF 98% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM VALUE.
 - EXCAVATED SURFACES AND EACH LAYER OF BACKFILL SHOULD BE COMPACTED WITH A SELF-PROPELLED STEEL DRUM VIBRATORY ROLLER HAVING A MINIMUM TOTAL APPLIED FORCE OF 180 TONS.
4. FOOTING EXCAVATION:
 - SEE SOILS LABORATORY RECOMMENDATIONS.
5. GROUNDWATER:
 - WHERE RAINFALL AND / OR A HIGH WATER TABLE MAY OCCUR BEFORE THE EARTHWORK COMMENCES, OR DURING THE EARTHWORK OPERATION, WHICH COULD CAUSE CONDITIONS UNDER AND THE SITE PREPARED CANNOT BE MAINTAINED AS SPECIFIED, AN EXCAVATION OF THE EXISTING CONDITIONS SHOULD BE CONDUCTED AND THE SPECIFICATIONS REVISED ACCORDINGLY.
6. PAVING AREAS SUITABLE FILL MATERIAL, AND THE COMPACTION OF FILL SOILS:
 - ALL FILL MATERIAL SHOULD BE FREE OF ORGANIC MATERIALS, SUCH AS ROOTS AND VEGETATION AS A GENERAL GUIDE TO AD THE CONTRACTOR, USE FILLINGS WITH 3 TO 12 PERCENT BY DRY WEIGHT OF MATERIAL PASSING THE U.S. STANDARDS NO. 200 SIEVE SIZE, WITH PROPER MOISTURE CONTROL. THESE SOILS SHOULD DENSIFY USING VIBRATORY COMPACTION METHODS. SOILS WITH MORE THAN 12% PASSING THE NO. 200 SIEVE WILL BE MORE DIFFICULT TO COMPACT.
7. ALL IMPORTED FILL SHALL HAVE RADIUM 226 CONTENT LESS THAN 1.0 PCl PER GRAM.

EXCAVATION FOR STRUCTURES AND PIPES

1. EARTHWORK AND RELATED OPERATIONS PERFORMED ON STRUCTURES AND PIPES SHALL BE CONDUCTED IN ACCORDANCE WITH SECTIONS 125 AND OTHER APPLICABLE SECTIONS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) UNLESS OTHERWISE SHOWN ON THE PLANS.
2. REMOVAL OF UNSUITABLE, ORGANIC OR PLASTIC MATERIAL SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE AND SHALL BE INCIDENTAL TO THEIR WORK.
3. UTILIZATION OF MATERIALS WITHIN THE WORK LIMITS SHALL AS BE DIRECTED BY THE GEOTECHNICAL ENGINEER UNLESS OTHERWISE SHOWN ON THE PLANS.

PIPE AND STRUCTURE BACKFILL

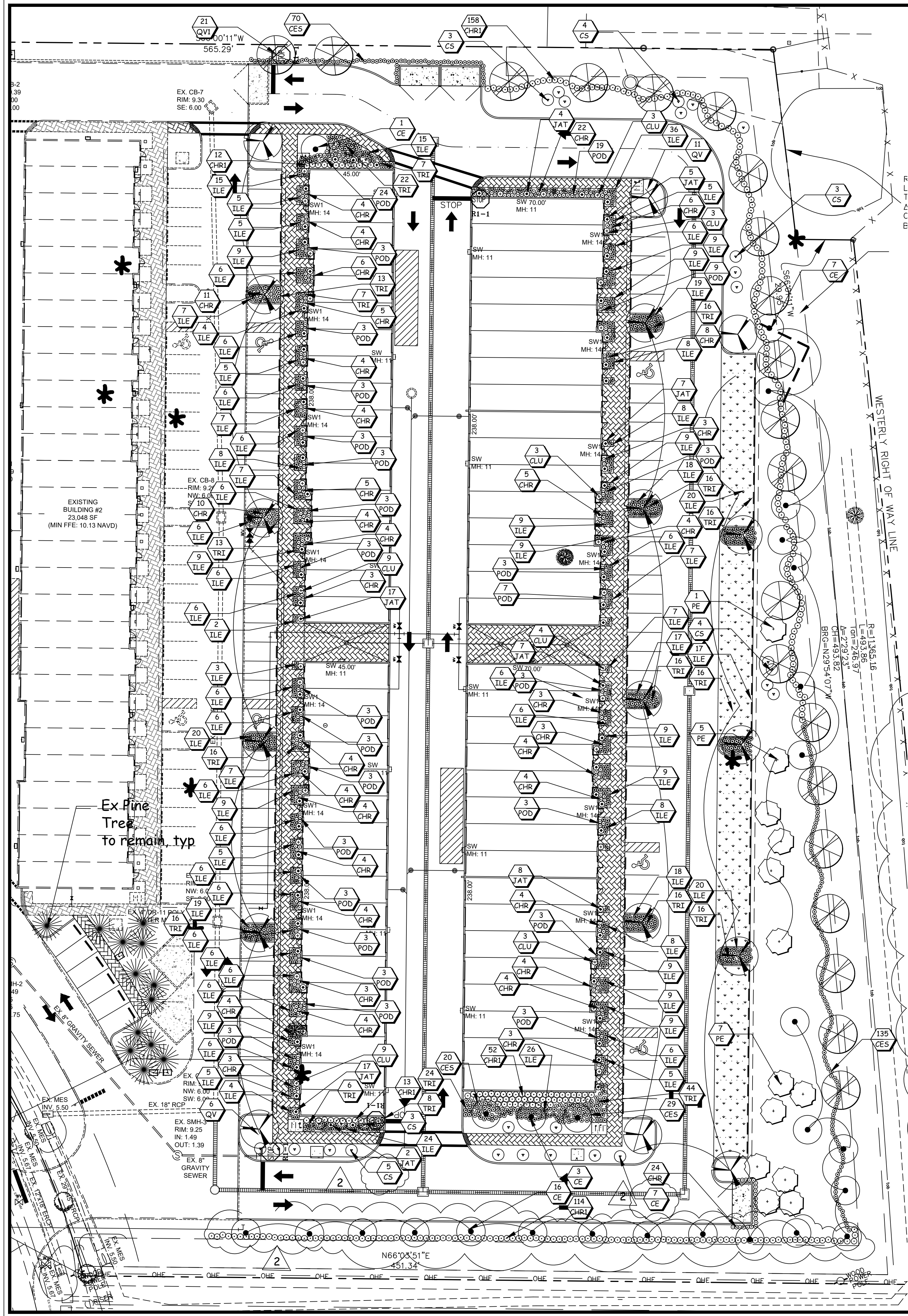
1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF EXCAVATED SOILS MEET THE REQUIREMENTS OF THE PROJECT PLANS AND SPECIFICATIONS RELATIVE TO MATERIAL CLASSIFICATION. PIPE AND STRUCTURE BACKFILL MATERIAL SHALL BE LIMITED TO MATERIAL CLASSIFIED AS A-1, A-3 AND A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE COMPACTED IN ACCORDANCE WITH F.D.O.T. SECTION 125 REQUIREMENTS.
2. IF THE BACKFILL MATERIAL IS CLASSIFIED AS A-2-4 BASED ON AASHTO M-145 CRITERIA, THE MAXIMUM PERMISSIBLE MOISTURE CONTENT SHALL BE 2 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT.
3. CLEAN-UP
1. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A NEAT CONDITION AT ALL TIMES AND SHALL RESTORE / REPAIR ALL DRIVEWAYS, SIDEWALKS, UTILITIES, LANDSCAPING, IRRIGATION SYSTEMS, ETC., AFFECTED BY CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, DEBRIS, EQUIPMENT, ETC., FROM THE JOBSITE IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION OPERATIONS.
3. FOR FURTHER SITE MAINTENANCE REQUIREMENTS THE CONTRACTOR IS REFERRED TO THE "AGREEMENT BETWEEN OWNER AND CONTRACTOR".
4. UNLESS OTHERWISE SPECIFIED OR NOTED, ALL DISTURBED AREAS TO BE RESTORED BY CONTRACTOR TO PRE-CONSTRUCTION CONDITION OR BETTER PRIOR TO ACCEPTANCE BY THE OWNER OR LOCAL APPROVING AUTHORITY.

FOUNDATION PREPARATION

1. CONSTRUCTION METHODS. AREAS ON WHICH FILTER FABRIC AND ARTICULATED CONCRETE BLOCK MATTRESSES ARE TO BE PLACED SHALL BE CONSTRUCTED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. THE SUBGRADE FOR THE ARTICULATED CONCRETE BLOCK MATS SHALL BE FREE OF VOIDS, PITS, OR DEPRESSIONS AND SHALL BE PROOF-ROLLED TO A MINIMUM OF 98% OF THE ASTM D-698 DENSITY. VOIDS, PITS OR DEPRESSIONS SHALL BE BROUGHT TO GRADE BY BACKFILLING IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE PROJECT SPECIFICATIONS. ALL OBSTRUCTIONS, SUCH AS ROOTS AND PROJECTING STONES LARGER THAN 1 INCH REMAINING ON THE SURFACE, SHALL BE REMOVED AND ALL OF THE SOFT OR LOW DENSITY POCKETS OF MATERIAL REMOVED MUST BE FILLED WITH SELECTED MATERIAL AND COMPACTED TO A MINIMUM OF 98% OF THE ASTM D-698 DENSITY. SPECIAL CONSIDERATION FOR BURIED OBSTRUCTIONS (I.E. STUMPS, DEBRIS, ETC.) WILL AS BE SHOWN ON THE DRAWINGS.
2. EXCAVATION AND PREPARATION FOR ANCHOR TRENCHES, SIDE TRENCHES, AND TOE TRENCHES OR APRONS SHALL BE DONE IN ACCORDANCE TO THE LINES, GRADES AND DIMENSIONS SHOWN ON THE DRAWINGS.
3. INSPECTION AND APPROVAL. IMMEDIATELY PRIOR TO PLACING THE FILTER FABRIC AND ARTICULATED CONCRETE BLOCK MATTRESSES, THE PREPARED AREA SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AND APPROVAL OBTAINED BEFORE ANY FABRIC OR MATTRESSES ARE PLACED THEREON.
- 48 HOURS BEFORE DIGGING CALL SUNSHINE STATE ONE CALL CENTER.
TOLL FREE 1-(800) 432-4770

PAVEMENT MARKING AND SIGNAGE

1. PAVEMENT MARKINGS: THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR REQUIRED TO COMPLETE THE PROJECT WORK IN THIS SECTION. MATERIALS AND CONSTRUCTION METHODS FOR APPLYING PAINTED TRAFFIC STRIPES AND MARKINGS, COMPLETE WITH REFLECTIVE GLASS SPHERES, SHALL CONFORM TO THE REQUIREMENTS OF SECTION 710, FOOT SPECIFICATIONS. TRAFFIC PAINTS SHALL BE APPLIED IN ALL THE LOCATIONS SHOWN ON THE PLANS. IN THE EVENT THAT BRICK PAVEMENT ARE UTILIZED IN AN AREA PLANNED FOR STRIPING, COLORED BRICKS SHALL BE USED IN LIEU OF PAINT.
2. SIGNAGE: THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED, INCLUDING ALL SUPPORTING ELEMENTS, TO INSTALL SIGNS AT THE LOCATIONS SHOWN ON THE PLANS. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO SECTION 700, FOOT SPECIFICATIONS. STOP SIGNS ARE TO BE HIGH INTENSITY REFERENCE PER FDOT STANDARDS, LOCAL COUNTY/CITY STANDARD AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. IF THE PROJECT IS WITHIN A COMMUNITY DEVELOPMENT DISTRICT (OR THE LIKE) WITH SEPARATE SIGNAGE



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

Landscape Data:

Total Landscape Area:

Total Buffer Area: (2,720 sf North, 6,530 sf East, 3,690 sf South PL) 12,940 sf

Vehicular Use Area (VUA): 77,303 sf

Landscape Area required (500 sf/5000 sf VUA): 7,730 sf

Total Area Required:

43,816, sf

Total Area Provided:

70,389 sf

The minimum landscape requirement of 20% of total Development area is being met (154,382 x 20% = 30,876 sf)

The requirement of 1 tree/2,500 sf (154,382:2,500=62) is being met.

Landscape Data

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

*prev. phase provided 2 extra trees, total removed was 7

100% of required/proposed trees are native

88% of required/proposed shrubs are native

100% of required/proposed groundcovers/grasses are native

Water Efficient Design Options

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

Landscape Legend:

Qty Symb Name (N=Native)(R=required to meet code)

Trees:

- 32 CS Silver Buttonwood (N)(R)
Conocarpus erectus sericeus, 10' Ht, 4' Spr, 2.5" cal
27 CE Green Buttonwood (N)(R)
Conocarpus erectus, 10' Ht, 4' Spr, 2.5" ca
13 PE Slash Pine (N)(R)
Pinus eliottii 'Densa', 12' Ht, 5' Spr, 2.5" cal
17 QV Live Oak (N)(R)
Quercus virginiana, 14' Ht, 5' Spr, 2" cal
21 QV2 Existing Live Oak (N)(R)
Quercus virginiana, relocated from site

Shrubs:

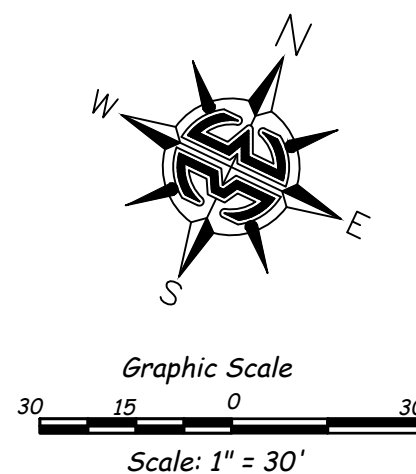
- 204 CHR Red Tip Cocoplum (N)(R)
Chrysobalanus icaco 'Redtip', 3 gal, 18"x18", 24" o.c.
349 CHR1 Red Tip Cocoplum (N)(R)
Chrysobalanus icaco 'Redtip', 3 gal, 24"x18", 36" o.c.
34 CLU Small-leaf Clusia
Clusia guttifera, 15 gal, 4' Ht, 36" o.c.
250 CES Silver Buttonwood (N)(R)
Conocarpus erectus sericeus, 3 gal, 24"x18", 24" o.c.
696 ILE Dwarf Yaupon Holly(N)(R)
Ilex vomitoria 'Stokes Dwarf', 3 gal, 18"x18", 24" o.c.
73 JAT Compact Jatropha
Jatropha integerrima 'Compacta', 10 gal, 4' Ht, 36" o.c.
124 POD Podocarpus
Podocarpus macrophyllus, 3 gal, 24"x12", 24" o.c.

Grasses:

- 294 TRI Florida Gama Grass (N)(R)
Tripsacum floridana, 3 gal, 24" o.c.

Maintenance of Required Landscaping

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



West Stuart Business Center

Martin County

Landscape Plan

Landscape Design Associates



702 SW Port St. Lucie Blvd
Port St. Lucie, FL 34953
772-971-6080 ph, 772-871-6059 fax

Scale: 1" = 30'

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

Revisions

Date Comments
1.25.19 Per staff comments
4.4.19 Per staff comments

LD-01

4.2.19

LD-01

PLANTING NOTES:

FERTILIZER

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

MULCH

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

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

SUBSTITUTIONS

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

MEASUREMENTS

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

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

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL

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

- WEED FREE
- MOISTURE CONTENT 50% BY WEIGHT MAXIMUM
- WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM
- CARBON TO NITROGEN RATIO LESS THAN 25 TO 1
- ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM
- SOLUBLE SALTS LESS THAN 3 MMHOS/CM
- PH RANGE 7.0 - 7.9

MINIMUM NUTRIENT LEVELS AS FOLLOWS:

MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) - 0.2% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. RECYCLED TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

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

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

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

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

PLANT MATERIALS

TREES, PALMS, SHRUBS, GROUND COVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

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

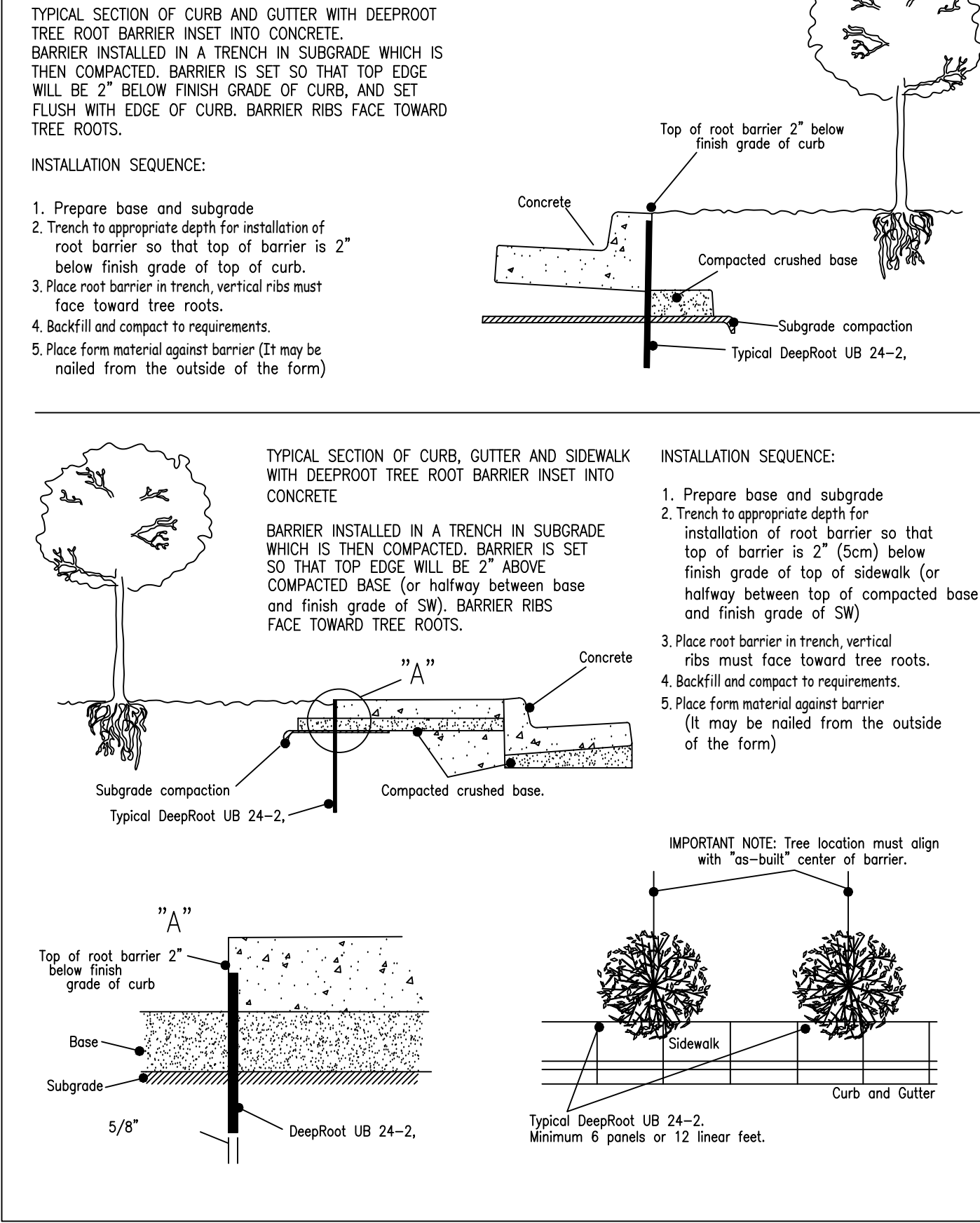
ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. WHERE REQUIREMENTS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

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

GENERAL NOTES:

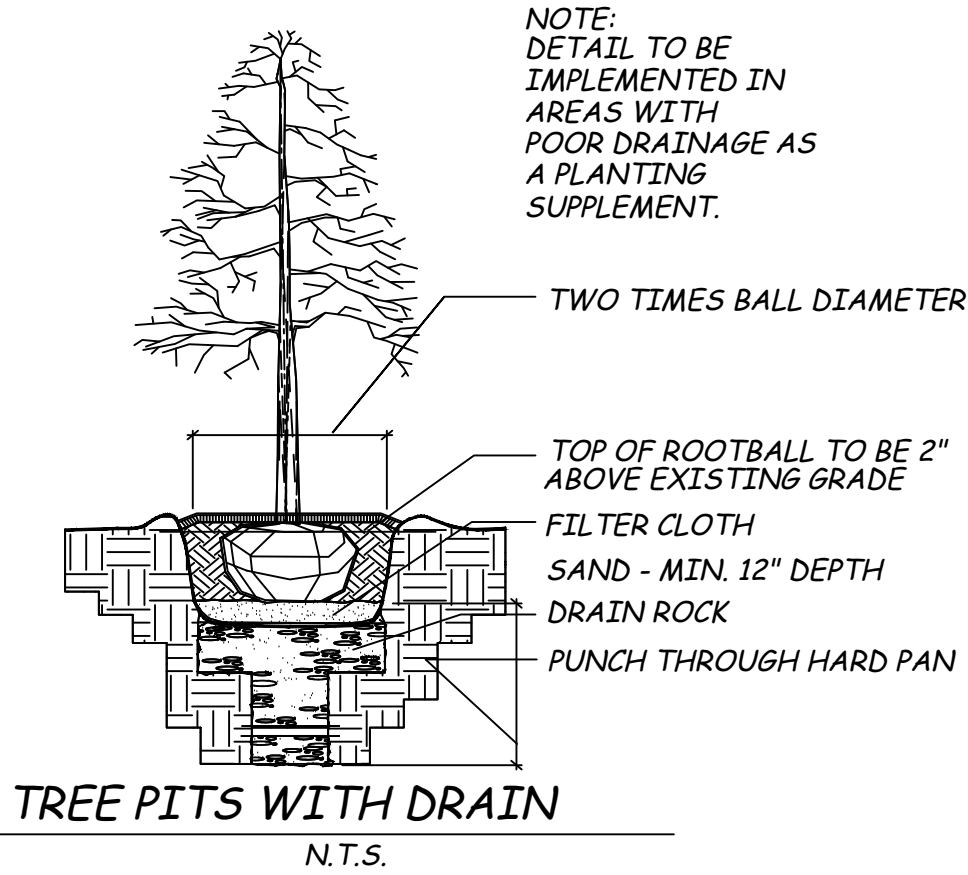
1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE. THE CONTRACTOR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

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



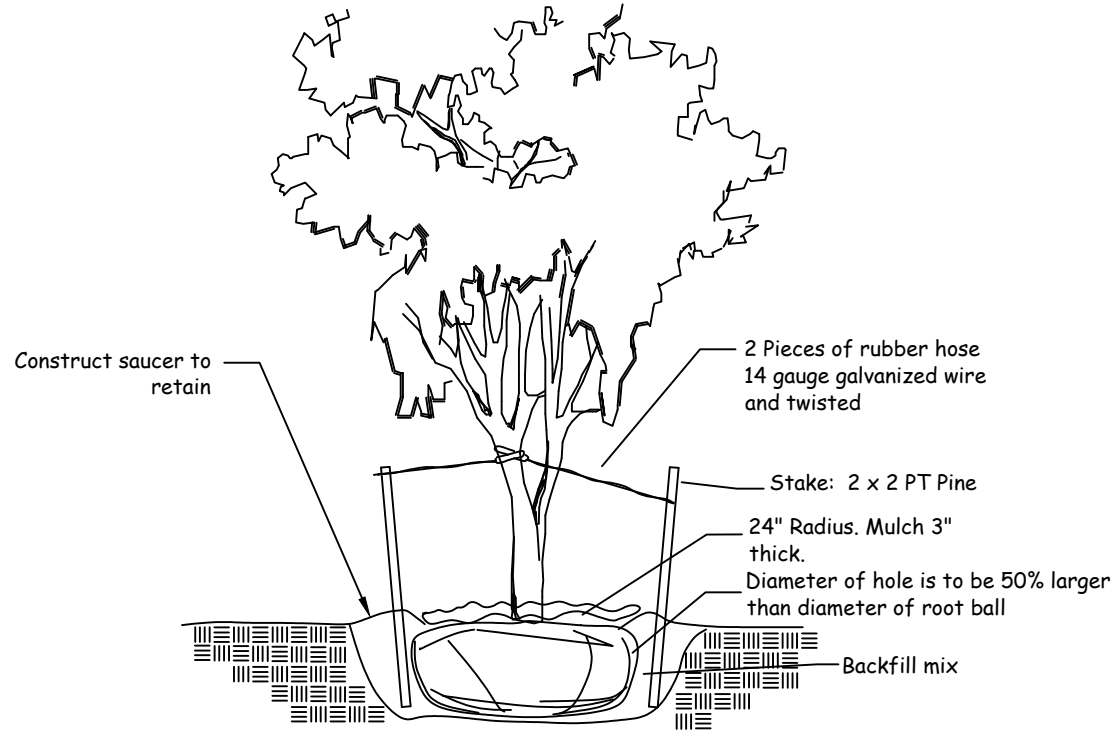
WATERING SCHEDULE	
APPLICATION SCHEDULE	
PALM TREES	20 GAL/APPLICATION/PLANT
LARGE TREES	30 GAL/APPLICATION/PLANT
SMALL TREES	20 GAL/APPLICATION/PLANT
LARGE SHRUBS	10 GAL/APPLICATION/PLANT
SMALL SHRUBS	5 GAL/APPLICATION/PLANT
GROUND COVER	5 GAL/APPLICATION/PLANT
APPLICATION AMOUNT	
MONTH 1	12 APPLICATIONS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

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



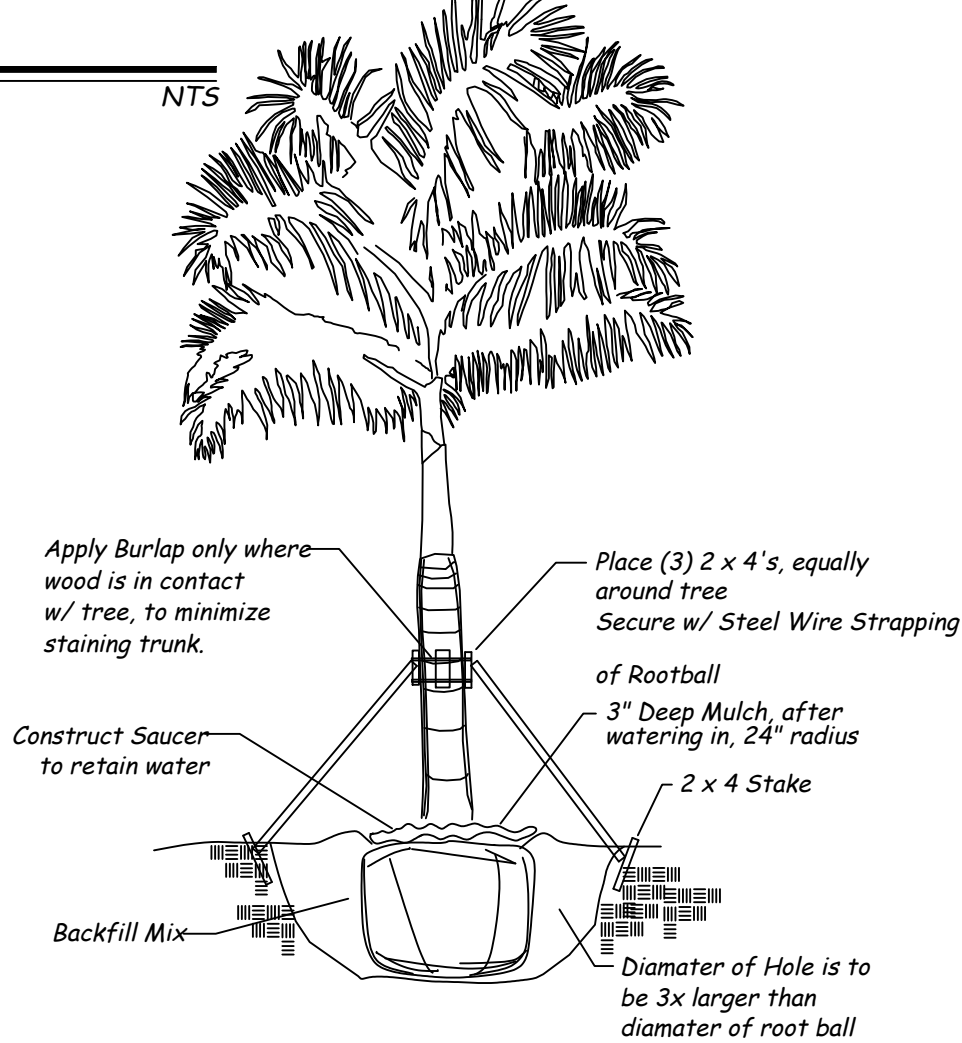
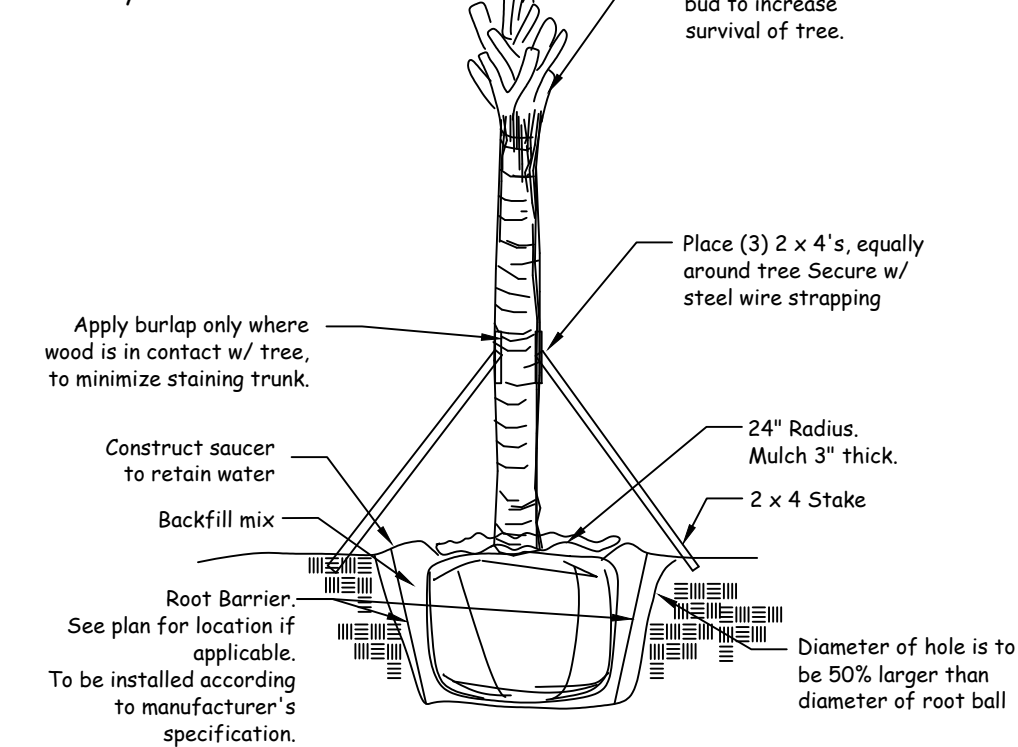
Tree Planting Detail

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



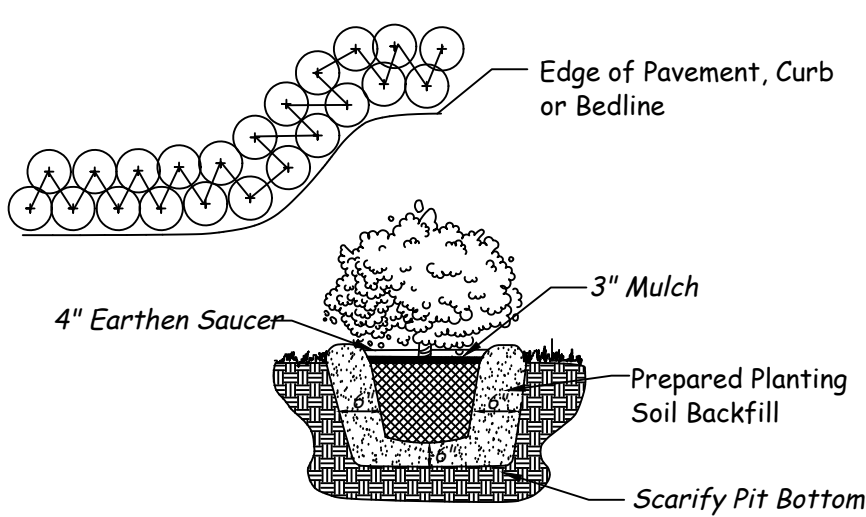
Palm Planting Detail

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



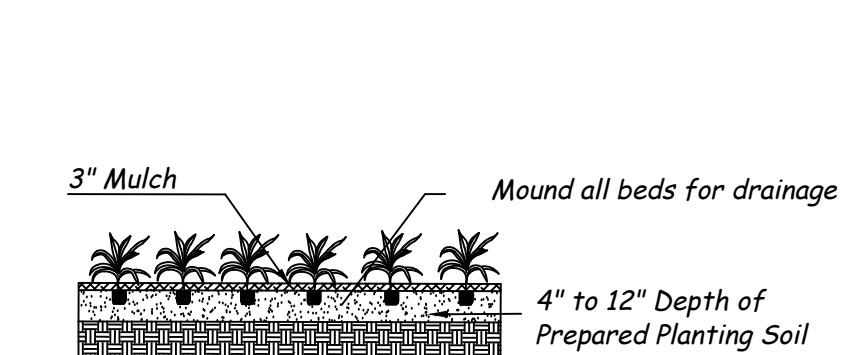
Shrub & Groundcover Planting Detail

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



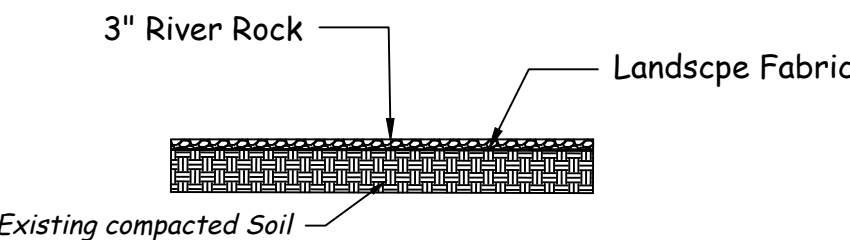
Groundcover & Annual Detail

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



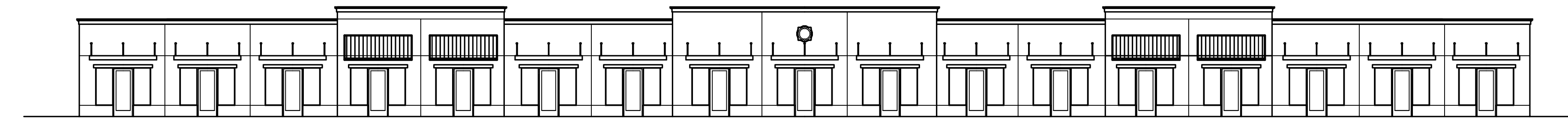
Gravel Strip Detail

NTS

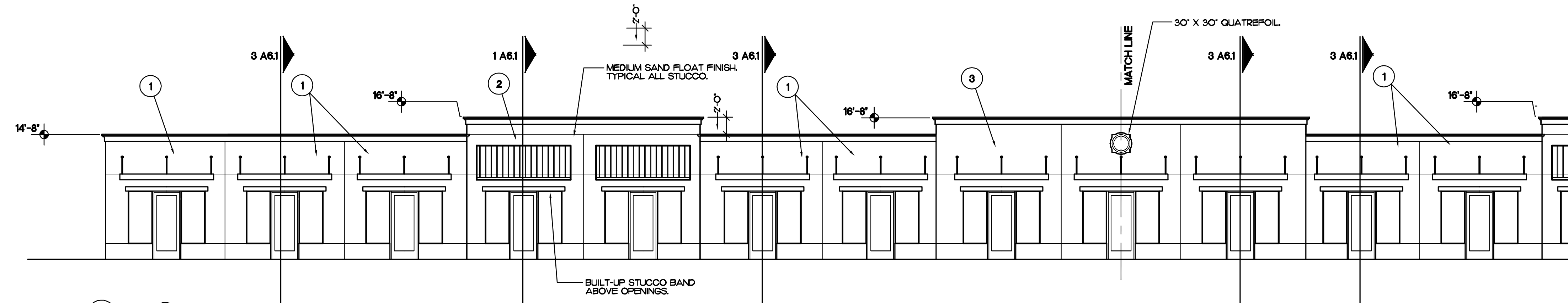


ARCHITECTURAL DESIGN REQUIREMENTS COMPLIANCE

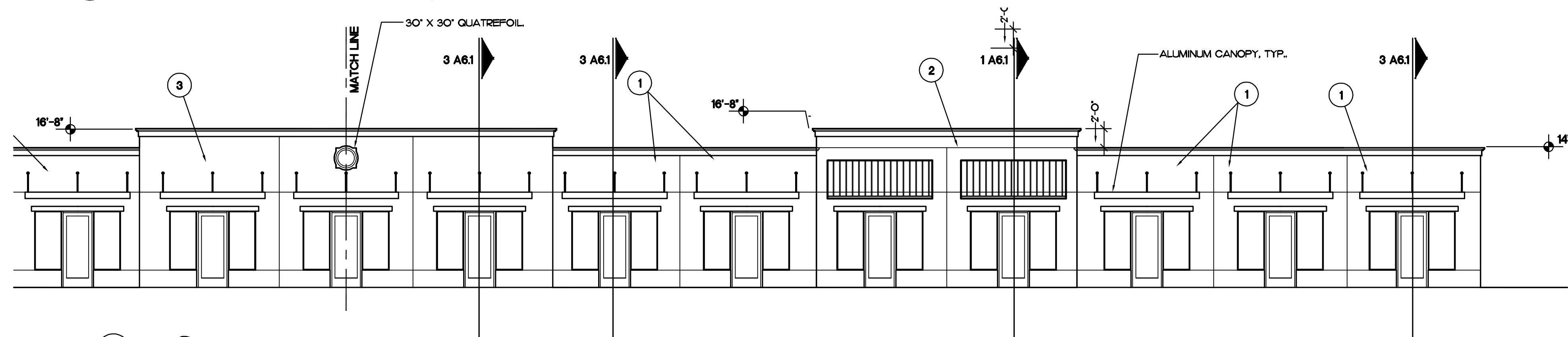
1. PRIMARY WALL PLANES OFFSET A MINIMUM OF 3'.
2. CANOPIES LOCATED OVER WINDOWS AND DOORS IN INCREMENTS OF 10' OR LESS.
3. RAISED PARAPETS OVER ENTRANCES.
4. PARAPETS A MINIMUM OF 12" IN HEIGHT.
5. DECORATIVE LIGHT FIXTURES.
6. THREE-DIMENSIONAL CORNICE TREATMENTS.
7. MINIMUM OF TWO CHANGES IN HEIGHT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



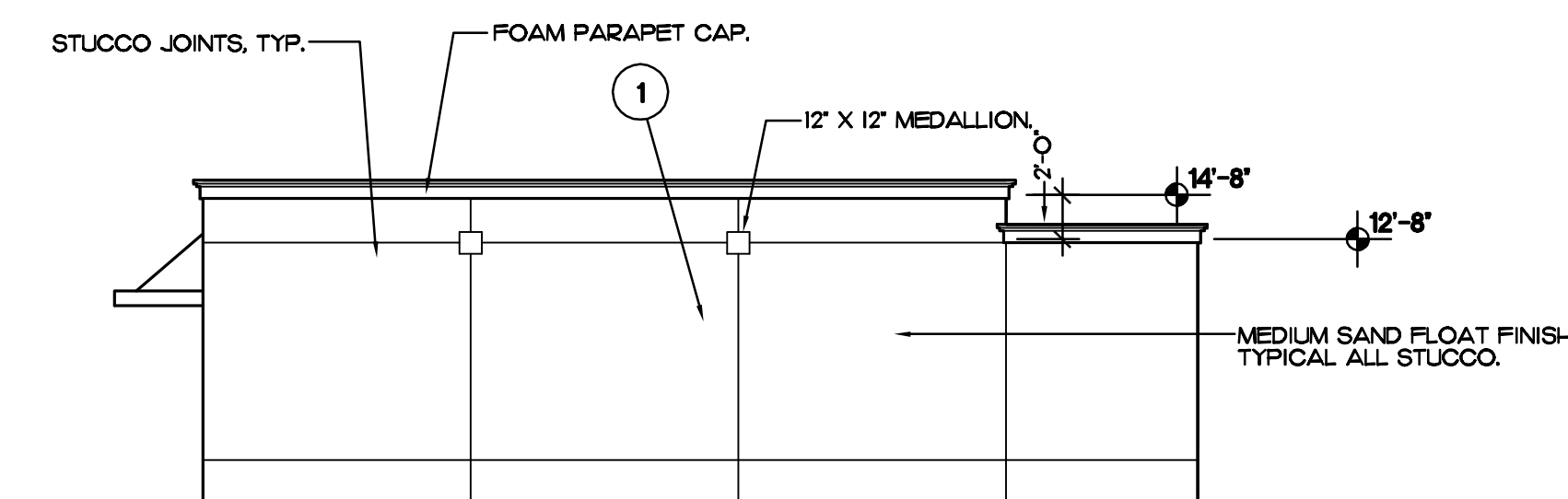
1 BUILDINGS 3 AND 4
WEST ELEVATION-PRIMARY FACADE
SCALE: 1/16"=1'-0"



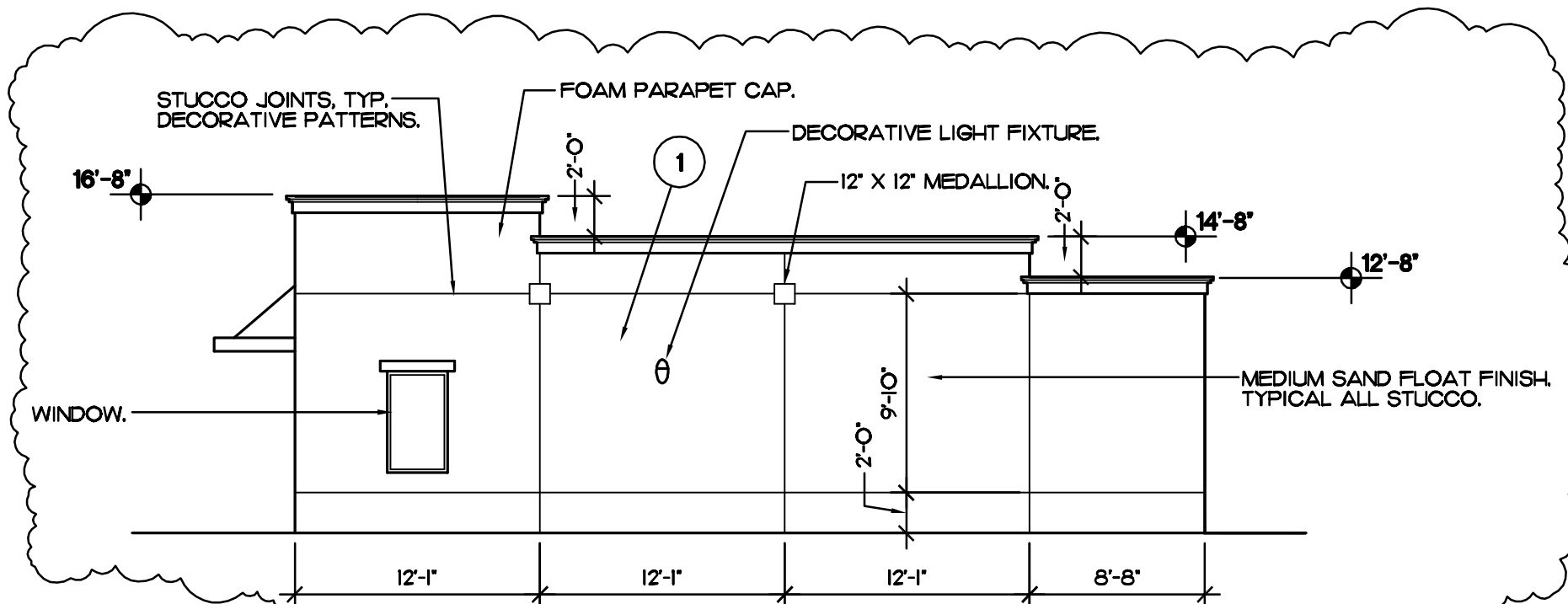
2 BUILDINGS 3 AND 4
PARTIAL WEST ELEVATION-PRIMARY FACADE
SCALE: 1/8"=1'-0"



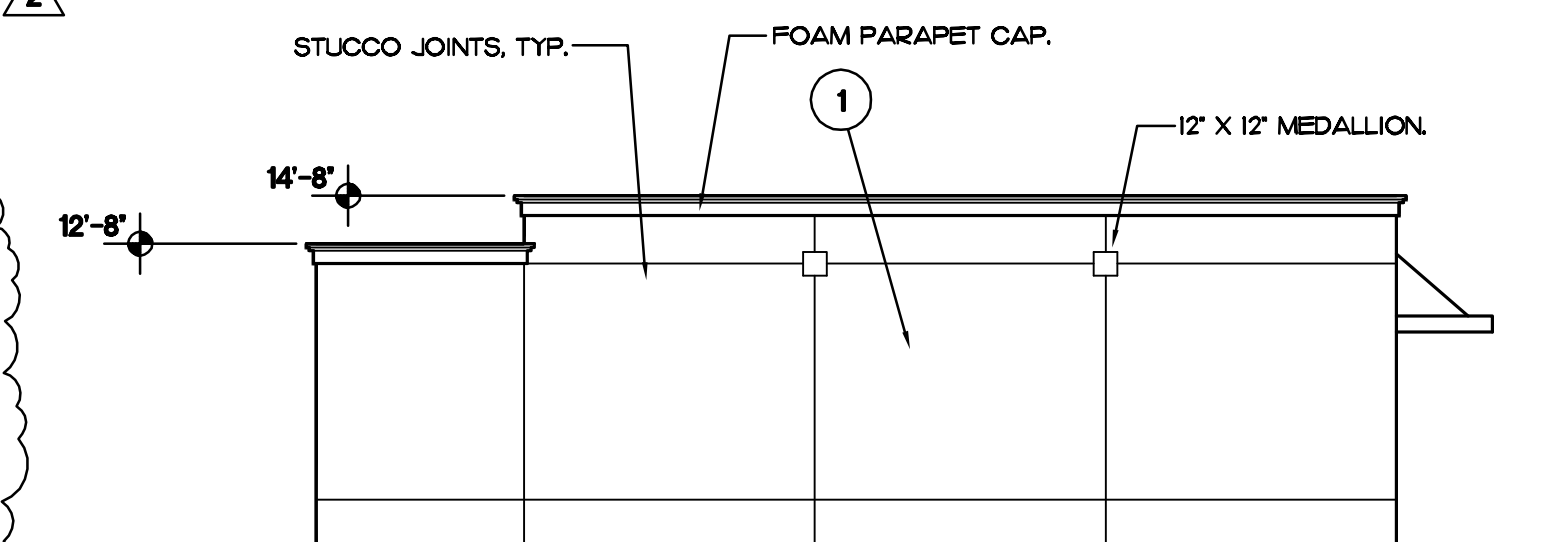
3 BUILDING 3
PARTIAL WEST ELEVATION-PRIMARY FACADE
SCALE: 1/8"=1'-0"



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



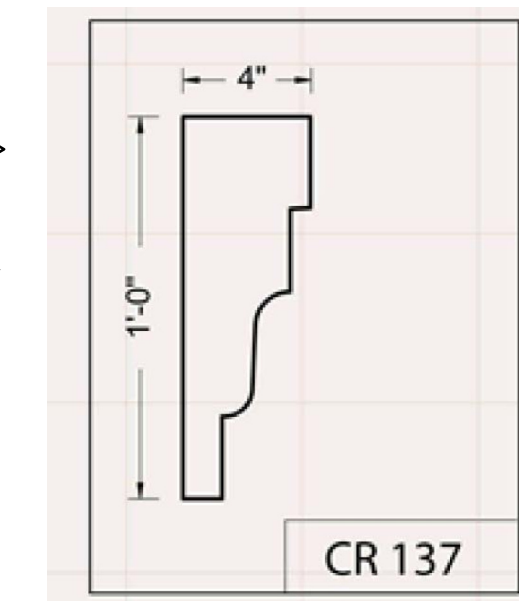
5 BUILDING 4
SOUTH ELEVATION-PRIMARY FACADE
SCALE: 1/8"=1'-0"



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

PROPOSED COLORS

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



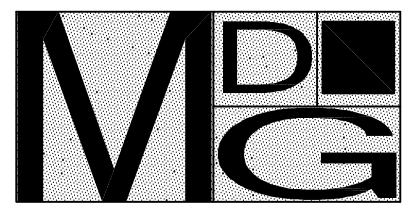
FOAM CORNICE
PRIME ARCHITECTURAL MOLDINGS

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

Revisions:
1 1/29/19
2 3/28/19

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

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



Morel De Guiramon
architecture LLC

14080 Mahogany Avenue
Jacksonville, Florida
32258
(561) 758 8454
memorel@outlook.com

Corporation Number
AA26001553

Michael Morel
Architect
AR0013132

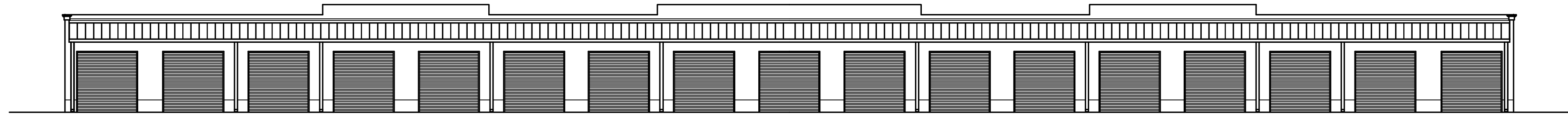
West Stuart Business Center
Section 43, Township 38S, Range 41E
Martin County, Florida

Revisions:	
1	1/29/19
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Content:
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Dwg:	
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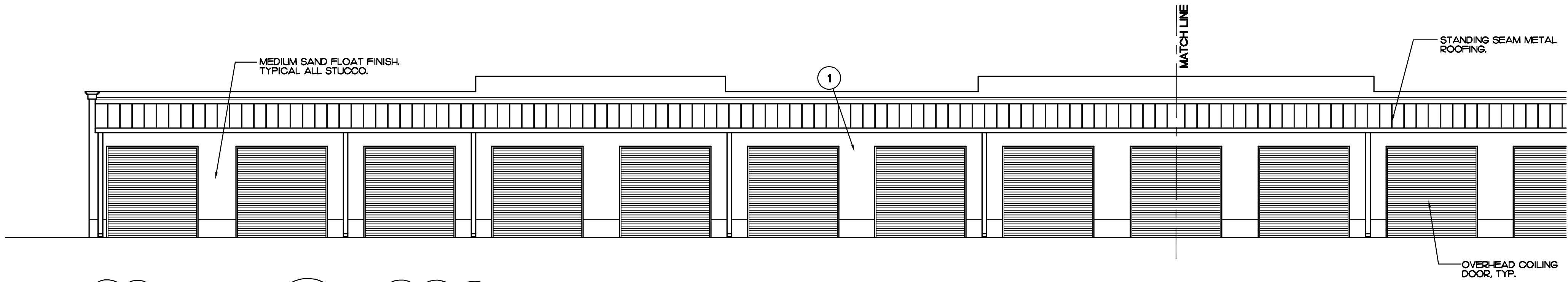
A4.2



1

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

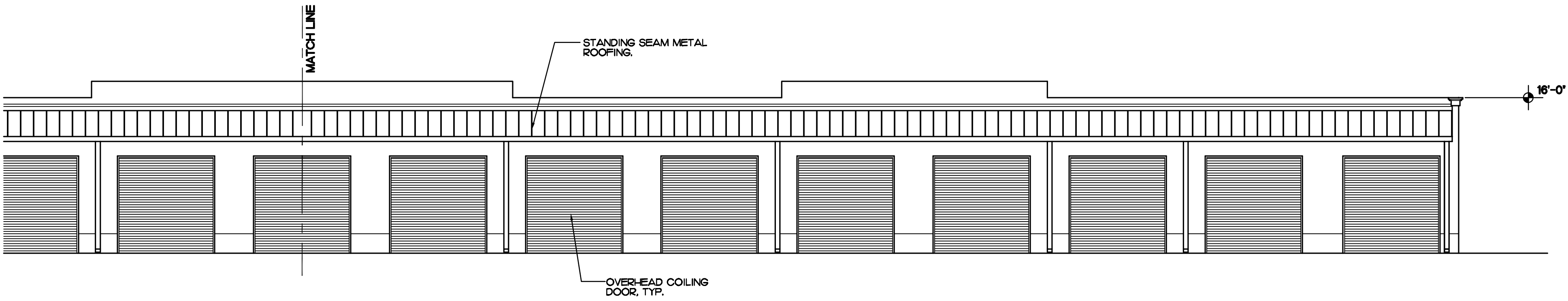
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2

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

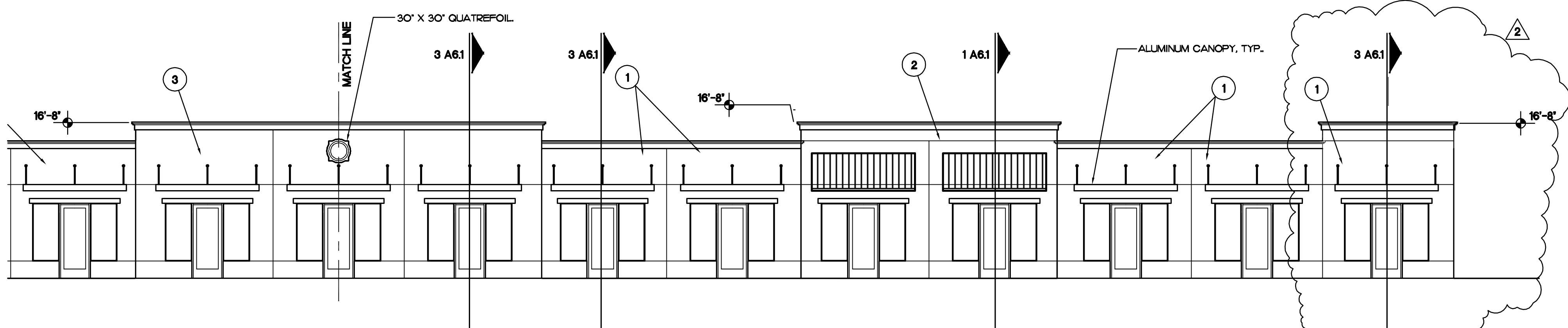
1



3

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

1



3

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

2

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

Site Data:

Total Site Area:	370,474 sf.	(8.50 Ac.) (100%)
Site Development Area:	165,188 sf.	(3.79 Ac.)
Impervious Area:	126,916 sf.	(2.91 Ac.) (34%)
Buildings:	39,800 sf.	(0.91 Ac.)
Vehicle Use Area:	76,122 sf.	(1.75 Ac.)
Sidewalk & Pedestrian Access Areas:	10,994 sf.	(0.25 Ac.)
Pervious Area:	243,558 sf.	(5.59 Ac.) (66%)
Landscape Area:	33,037 sf.	(0.76 Ac.)
Undeveloped Area:	210,521 sf.	(4.83 Ac.)

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

Building Data

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

Parcel Control Number

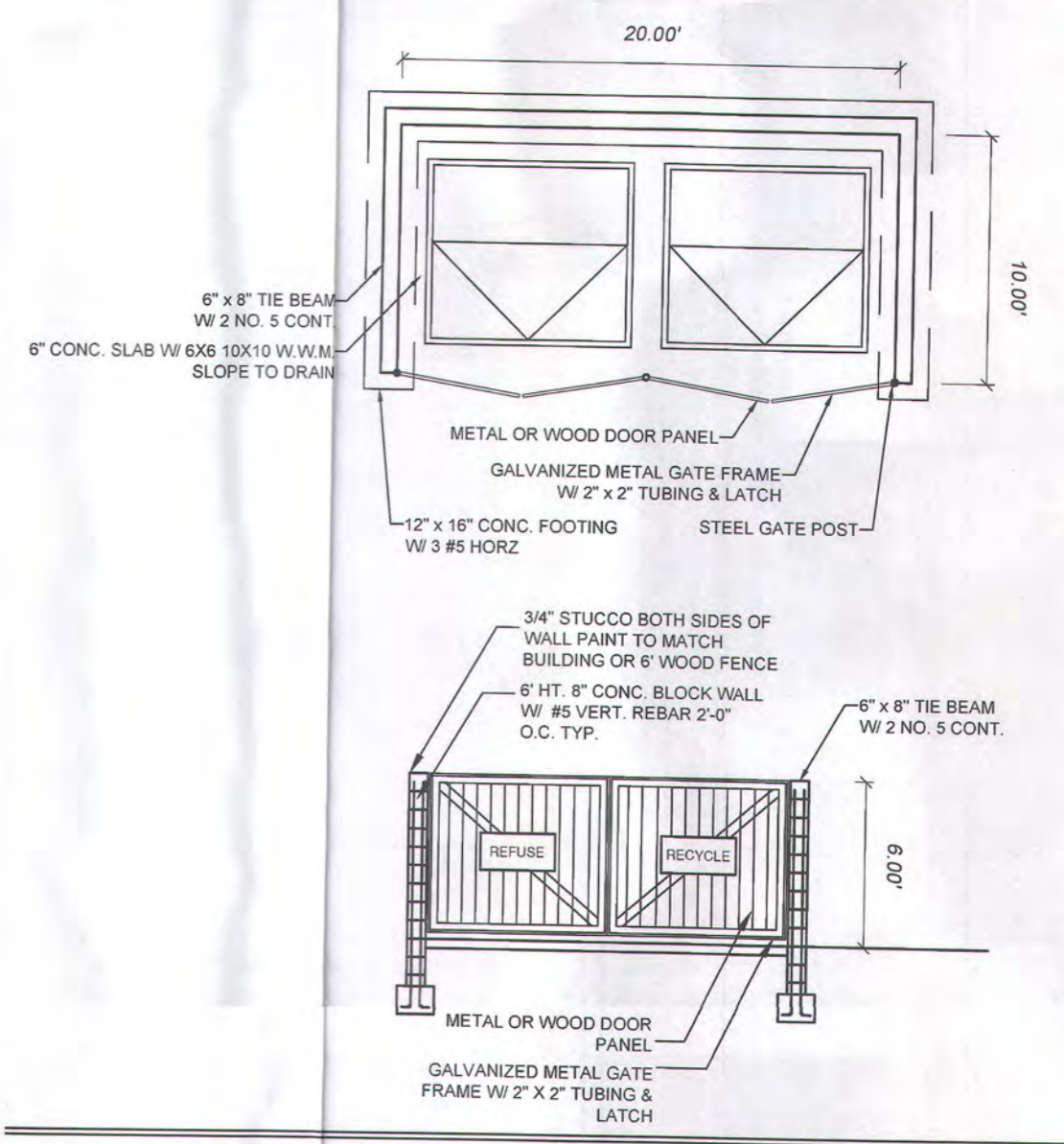
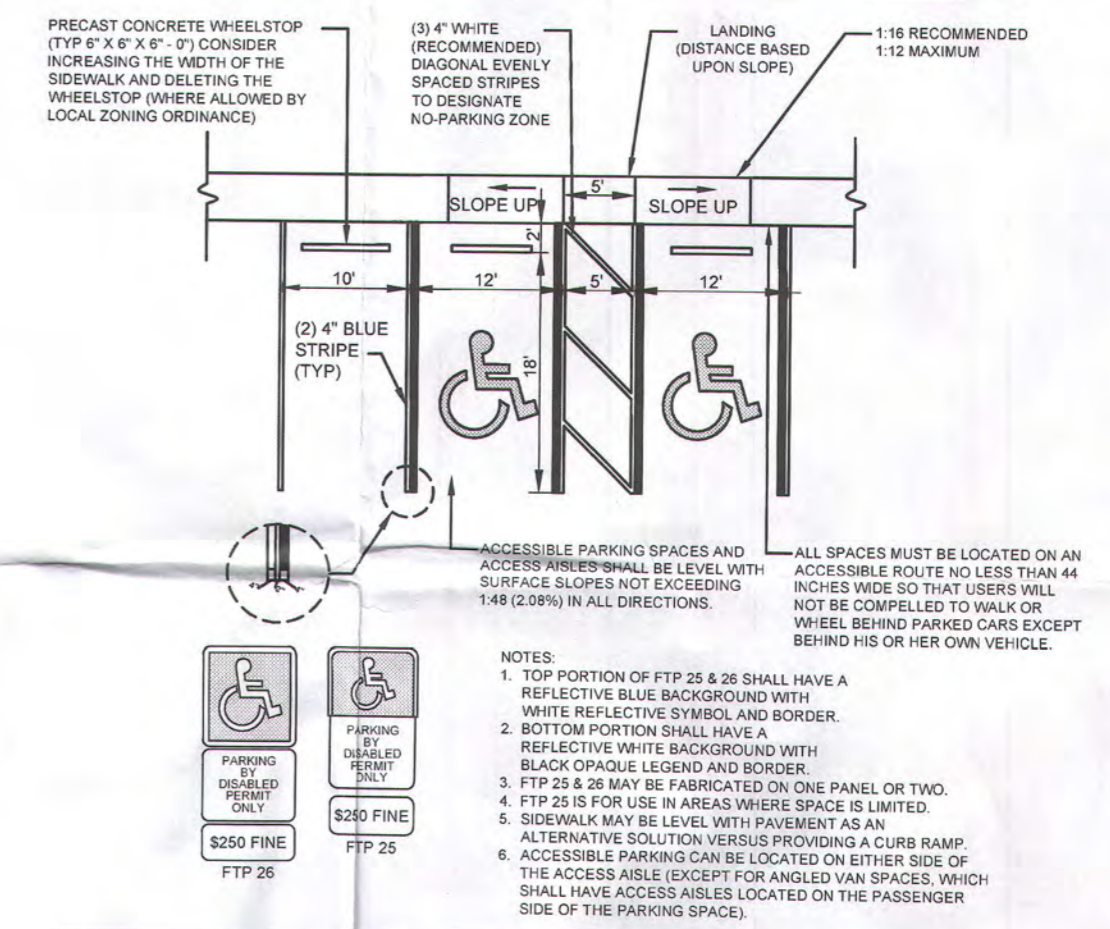
5-39-41-002-000-00180-1

Parking Requirements

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

*Includes 4 Handicap Spaces

*Per Section 4.623.A, Acceptable Thresholds

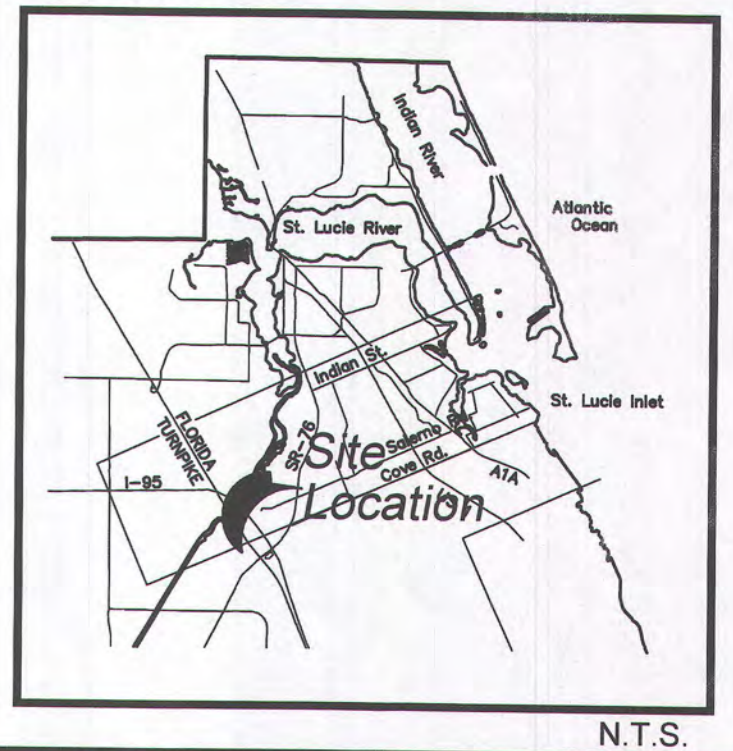


General Notes

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

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100 Fax (772) 223-0220

Key / Location:



Project Team:

Surveyor:	Betsy Lindsay Inc. 7997 SW Jack James Drive Stuart, FL 34997
Civil Engineer:	Engineering Design & Construction, Inc. 10250 SW Village Pkwy, Suite 201 Port St. Lucie, FL 34987
Traffic Engineer:	Susan O'Rourke PE, Inc. 969 SE Federal Highway, Suite 402 Stuart, FL 34994
Land Planning:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Landscape Architecture:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994

West Stuart Business Center

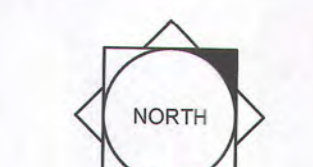
Martin County, Florida

Final Site Plan

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

RECEIVED
MAR 01 2018

GROWTH MANAGEMENT
DEPARTMENT



SCALE: 1" = 30'
0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

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

1 OF 1

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APPROVED PLAN IS CONSISTENT WITH
THE APPROVED DEVELOPMENT ORDER
ISSUED BY MARTIN COUNTY

DATE APPROVED: 5-24-18
BY: [Signature] Project Coordinator

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

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

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

(If more space is needed attach separate sheet)

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

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

(If more space is needed attach separate sheet)

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

Name	Address	Interest

(If more space is needed attach separate sheet)

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

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

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

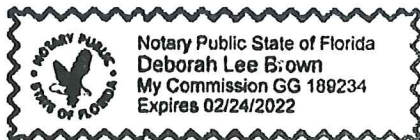
Geo T Kelly IV

STATE OF Florida
COUNTY OF Palm Beach

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

Deborah Lee Brown
Notary Public, State of Florida
Print Name: Deborah Brown
My Commission Expires: 2-24-2022

(Notary Seal)



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

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

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

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear West Stuart Business Center,

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

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

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

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

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

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

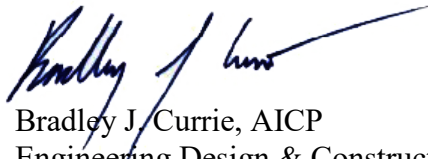
When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor.

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

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

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

Sincerely,

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

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

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear RFP Holdings, LLC,

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

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Stuart, Florida 34996

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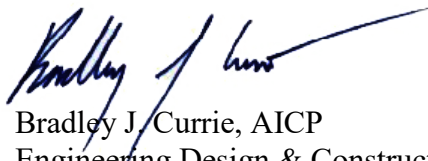
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Sincerely,

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

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Ted Glasrud Associates, FL, LLC,

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

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

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

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

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

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

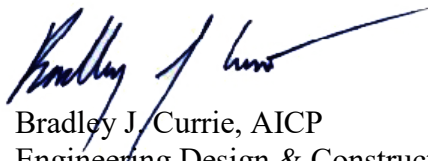
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Cedrus Inc.,

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

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

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

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

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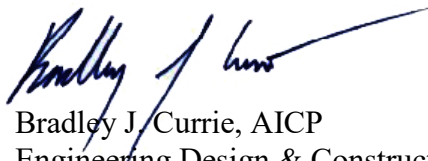
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Michel J. Ecchio,

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

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

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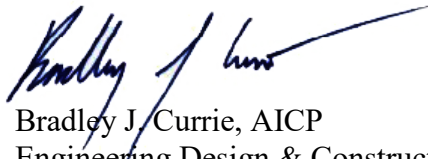
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Impact Enterprises, LLC,

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

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

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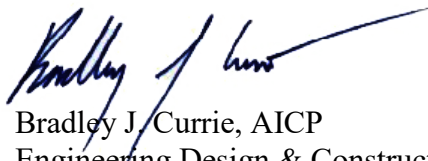
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear American Towers, Inc.,

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

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

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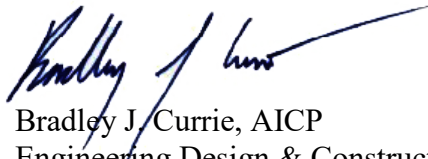
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Tidewater Pointe Homeowners Assoc.,

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

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

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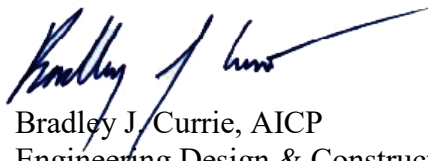
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Dept. of Transportation,

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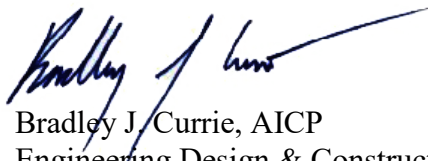
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

HP Extreme LLC
7825 SW Ellipse Way
Stuart, FL 34997

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

Dear HP Extreme LLC,

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

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

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

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

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

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

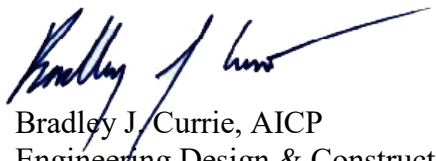
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For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Nicki van Vonno, Growth Management Department Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL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

Sincerely,

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

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear RCA Holdings, LLC,

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

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

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

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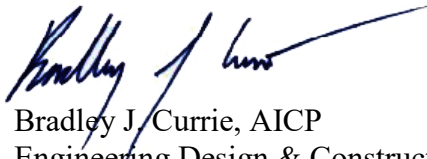
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Hayden Real Estate Investments, LLC,

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

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Tuesday, June 18, 2019

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

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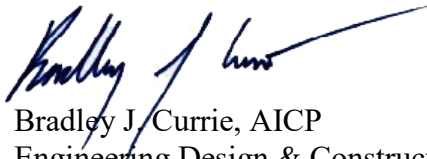
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Sincerely,

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

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

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

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

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

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Sincerely,

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

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Beach Dairy Real Estate LLC,

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

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Place: Martin County Administrative Center
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Stuart, Florida 34996

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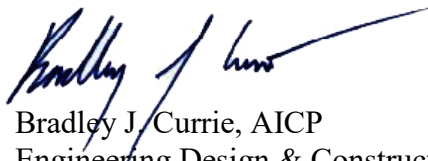
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear TC 789 LLC,

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

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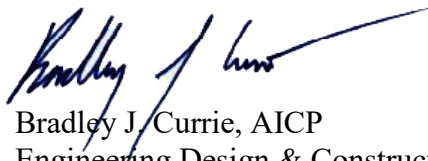
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear DR Horton, Inc.,

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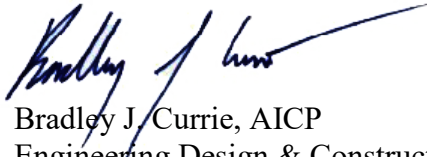
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Ted Glasrud Associates, FL, LLC,

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

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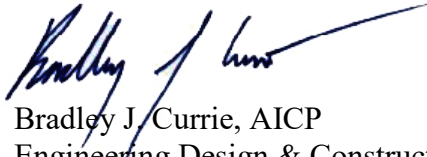
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Sincerely,

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

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Old Reliable Companies of Florida,

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

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

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

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

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

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

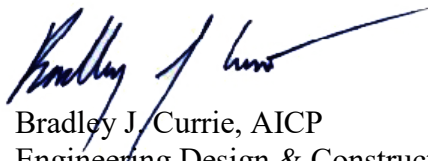
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Elite Professional Plaza Condo. Assoc.,

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

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

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Tuesday, June 18, 2019

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

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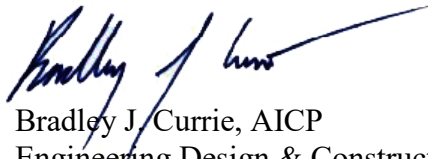
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Lynda R. Zielke (Tr),

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

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

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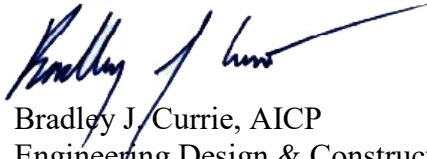
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

RBP Enterprises LLC
7861 SW Ellipse Way
Stuart, FL 34997

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

Dear RBP Enterprises LLC,

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

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Tuesday, June 18, 2019

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

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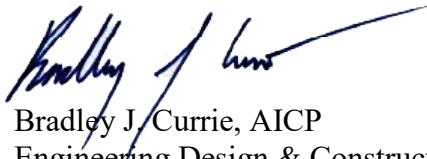
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Lake 101 LLC,

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

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

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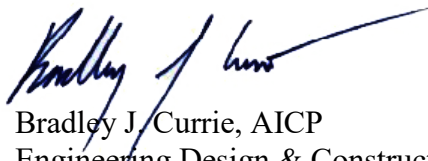
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Bradley J. Currie, AICP
Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear Tidewater Pointe LLC,

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

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

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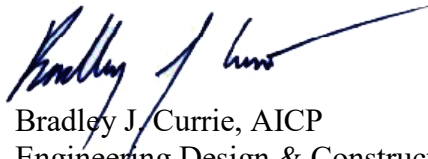
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Engineering Design & Construction, Inc.

Attachment: Location Map

LETTER TO SURROUNDING PROPERTY OWNERS

May 7, 2019

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

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

Dear River Glen Condo. Assoc., Inc.,

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

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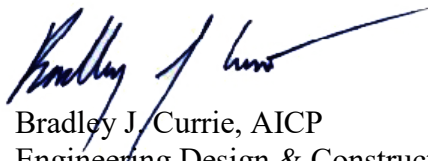
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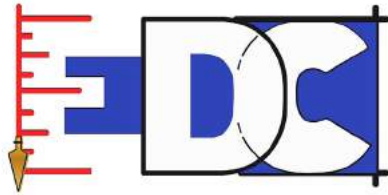


West Stuart Business Center

Stuart, Florida

Location Map





ENGINEERS • SURVEYORS • ENVIRONMENTAL

January 30, 2019

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

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

To Whom It May Concern:

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



Signature:

January 30, 2019

Date

STATE OF FLORIDA
COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me this 30th day of January 20 19, Brad Currie, personally appeared before me.

(NOTARY SEAL)



Signature of Notary Public – State of Florida
Patricia Sesta

Name of Notary Typed, Printed, or Stamped

Personally Known X OR Produced Identification _____

Type of Identification Produced _____

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

NOTICE
OF PROPOSED DEVELOPMENT
NEST STUART BUSINESS CENTER
Date and time of proposed work:
Work to be completed by:
Project # 081648



Tommy Hawkins & Sons
Paving Contractors

Tommy Hawkins & Sons
Paving Contractors

Tommy Hawkins & Sons
Paving Contractors





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

NOTICE
OF PROPOSED DEVELOPMENT
NEST STUART BUSINESS CENTER
The subject property is
located within the
Nest Stuart Development
Project #174-00000

NOTICE
OF PROPOSED DEVELOPMENT

WEST STUART BUSINESS CENTER

One and one-half (1 1/2) hours and
the information available from

Manatee County Growth Management Department
(877) 288-5465

PROJECT # E016-036



OFFICE / WAREHOUSE

FOR LEASE

From \$970.00 / Month

561-743-7381

NOTICE
OF PROPOSED DEVELOPMENT

WEST STUART BUSINESS CENTER

Date and time of meetings and
other information available from

North County Growth Management Department
(772) 268-5405

PROJECT # E016-036

Ad Number:

2280188

Advertiser:

Martin County Commissioners

Insertion Number:

N/A

Agency:

N/A

Size:

1 Col x 144 ag

Section-Page-Zone(s):

D-2-All

Color Type:

N/A

Description:

E016-036 WEST STUART BUSINESS CEN...

Crossword Puzzle

ACROSS

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

DOWN

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

Answer to Previous Puzzle

ILL
RUIN
ALSO
QUARRY
EOS
KMART
WAD
HMO
ASCEND
SAHARA
PIED
ORAL
TYPE
OOP
BRR
EKE
ASTER
CPU
CHEECH
SUED
PURR
FRA
ENSUES
KOI
ERG
DEN
SLAB
TOFU
AGAR
S
LOB
UMA
ABBEY
SLED

6 With, to
7 Maurice
8 Understand-
9 Curlew
10 Lose feathers

11 Toy on a
17 Noted fabulist
19 Too curious
22 That girl's
23 Horse color
24 Arab VIP
25 Org. for
26 Wept over
27 Do a farm job
28 Narrative
31 Ersatz butter
33 Nanny's
35 Bumpkins
37 Upstream
40 Tree nymphs
42 Game one
44 Poor
45 Pacific island
46 Golden rule
47 Without
48 Run away
49 Icy coating
50 Summit
51 Soft metal
53 Provo inst.

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Public Notices

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

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

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

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

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

Public Notices

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

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

Michael McElligott
District Manager

VERANDA COMMUNITY DEVELOPMENT DISTRICT

www.verandacdd.org

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

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

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

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

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

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

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

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

Public Notices

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

Rich Hans
Manager
Pub May 14th & 21st 2019 TCN2248480

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

NOTICE OF PUBLIC HEARINGS

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

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

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

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

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

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

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

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

Public Notices

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

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

Publish: Stuart News

Publish Date: May 21, 2019 TCN2280188

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

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

8485 20th ST Vero Beach FL 32966 7727942650

Ricky Lengsi
Household goods/furniture, TV/Stereo Equip

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

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

LEGAL NOTICE:

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

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

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

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

Public Notices

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

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

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

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

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

Number - Title

2140 - District Advisory Council
8141 - Mandatory Report of Misconduct by Certificated Employees
Authority: F.S. 1001.41, 1001.42(6), 1001.42(7)(b), 1001.43, 1001.452, 1001.51(12)(b), 1006.061(2), 1012.795, 1012.796, 1012.796(d), 1012.796(e)

Summary of Statement of Estimated Regulatory Cost:

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

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

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

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

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

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

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

Merchandise

Under \$100

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