City of Stuart

AGENDA

LOCAL PLANNING AGENCY
NOVEMBER 13, 2025
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Kelly Laurine
Vice Chair - Deana Peterson
Board Member - Werner Bols
Board Member - Margaret Bromfield
Board Member - Ryan Strom
Board Member - Lance Vogl
Board Member - Vacant
Ex Officio Board Member - Mark Sechrist

ADMINISTRATIVE

Development Director - Jodi Kugler
Board Secretary - Susej T. Meleqi

Agenda items are available on our website at http://www.cityofstuart.us
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he 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.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.
(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. APPROVAL OF 08/21/2025 LPA MINUTES

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. 1560 BOONE LLC., THE PROPERTY OWNER IS REQUESTING A MAJOR AMENDMENT TO THE WINDEMERE POINT COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR PHASE 3B LOCATED AT 1961 NW FEDERAL HIGHWAY. (RC)(QJ):

ORDINANCE No. 2546-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO PHASE 3B OF THE “WINDEMERE POINT” COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN TO AUTHORIZE THE DEVELOPMENT OF A 1,995 SQUARE FOOT POPEYE'S RESTAURANT WITH DUAL DRIVE-THROUGH LANES, WHICH IS A REDUCTION FROM THE PREVIOUSLY APPROVED 2,800 SQUARE FOOT MIXED-USE STRUCTURE INCLUDING RETAIL; SAID PROPERTY BEING LOCATED AT THE SOUTHEAST SIDE CORNER OF N.W. WINDEMERE DRIVE AND NW FEDERAL HIGHWAY; THEREBY PROVIDING FOR CONDITIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. STUART LANDINGS II MAJOR AMENDMENT TO THE COMMERCIAL PLANNED UNIT DEVELOPMENT FOR LOT NO. 3 LOCATED AT 3991 SE FEDERAL HIGHWAY(RC)(QJ):

ORDINANCE No. 2545-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT FOR LOT NO. 3 OF THE STUART LANDINGS II COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), ALSO BEING ASSOCIATED WITH LOT #1 AND LOT #2 OF THE STUART LANDINGS II CPUD; PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR LOT NO. 3 OF THE STUART LANDINGS II CPUD TO ACCOMMODATE A 470 SQUARE FOOT COFFEE RUSH CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND THE EXISTING 2,845 SQUARE FOOT BURGER KING RESTAURANT AND SINGLE DRIVE-THROUGH FACILITY; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 3991 S.E. FEDERAL HIGHWAY, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT “A”; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PUBLIC COMMENT: If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

CONSENT CALENDAR: Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

QUASI-JUDICIAL HEARINGS: Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 11/13/2025 **Prepared by:** Susej Meleqi

Title of Item:
APPROVAL OF 08/21/2025 LPA MINUTES

Summary Explanation/Background Information on Agenda Request:
APPROVAL OF 08/21/2025 LPA MINUTES

Funding Source:
N/A

Recommended Action:
Approve minutes.

ATTACHMENTS:
1. 08212025 LPA Minutes

MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
AUGUST 21, 2025
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Kelly Laurine
Vice Chair - Deana Peterson
Board Member - Werner Bols
Board Member - Margaret Bromfield
Board Member - Ryan Strom
Board Member - Lance Vogl
Board Member - Vacant
Ex Officio Board Member - Mark Sechrist

ADMINISTRATIVE

Development Director - Jodi Kugler
Board Secretary - Susej T. Meleqi

CALL TO ORDER

5:30 PM

ROLL CALL

PRESENT: Chair Laurine, Vice Chair Peterson, Board Member Bols, Board Member Vogl, Board Member Strom
ABSENT: Board Member Bromfield

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

5:32 PM MOTION: Approve.
MOVED BY: Deana Peterson
SECONDED BY: Ryan Strom
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 06/19/2025 LPA MINUTES

5:32 PM MOTION: Approve.
MOVED BY: Ryan Strom
SECONDED BY: Werner Bols
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

None.

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

Board Member Bols

- Commented that he would like to see the City create a policy or adopt code to address e-bikes.

ACTION ITEMS

2. AMENDMENT TO LDC SECTION 11.01.02.REQUIRING A PUBLIC HEARING FOR MAJOR DEVELOPMENT PROJECT OVER 50K SQUARE FEET (RC):

ORDINANCE No. 2544-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AMENDING THE TEXT TO SECTION 11.01.02 OF THE CITY'S LAND DEVELOPMENT CODE BY DELETING THE PUBLIC NOTICE REQUIREMENT FOR MAJOR DEVELOPMENT PROJECTS GREATER THAN 50,000 SQUARE FEET AND REPLACING WITH A PUBLIC PRESENTATION TO CITY COMMISSION REQUIREMENT; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Attorney Baggett opened the agenda item, providing a brief description of the amendment. The public hearing is replaced with a public presentation.

Board Member discussion included neighbor notification, signage, public participation, and felt there was some middle ground by continuing to offer public noticing.

Attorney Baggett stated that the board was able to recommend that the notice language be added back in.

Chair Laurine suggested that current project information be easily available on the City's website and announced on social media.

Development Director, Jodi Kugler, reported that the City had just completed such website updates as of last week and the introduction and promotion are currently being rolled out.

5:46 PM MOTION: To accept the agenda item with the recommendation that the public notice requirement remain in the Code.
MOVED BY: Deana Peterson
SECONDED BY: Ryan Strom
Motion approved unanimously.

STAFF UPDATE

None.

ADJOURNMENT

5:47 PM

Susej T. Meleqi, Board Secretary **Kelly Laurine, Chair**

Minutes to be approved at the LPA Meeting this 13th day of November, 2025.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 11/13/2025 **Prepared by:** Mechelle Arbuzow

Title of Item:
1560 BOONE LLC., THE PROPERTY OWNER IS REQUESTING A MAJOR AMENDMENT TO THE WINDEMERE POINT COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) FOR PHASE 3B LOCATED AT 1961 NW FEDERAL HIGHWAY. (RC)(QJ):

ORDINANCE No. 2546-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO PHASE 3B OF THE “WINDEMERE POINT” COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN TO AUTHORIZE THE DEVELOPMENT OF A 1,995 SQUARE FOOT POPEYE'S RESTAURANT WITH DUAL DRIVE-THROUGH LANES, WHICH IS A REDUCTION FROM THE PREVIOUSLY APPROVED 2,800 SQUARE FOOT MIXED-USE STRUCTURE INCLUDING RETAIL; SAID PROPERTY BEING LOCATED AT THE SOUTHEAST SIDE CORNER OF N.W. WINDEMERE DRIVE AND NW FEDERAL HIGHWAY; THEREBY PROVIDING FOR CONDITIONS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
The applicant, Joseph Castellana of 1560 Boone, LLC, owner of the property located at 1951 NW Federal Highway, seeks to amend the Commercial Planned Unit Development (CPUD) to facilitate the development of a Popeye's restaurant with double drive-through facility within the vacant footprint and remove the retail portion of Phase 3B to complete the Windemere Point Planned Unit Development.

The Windemere Pointe Commercial Planned Unit Development (CPUD) comprises three parcels, designated with CPUD zoning and a Commercial Future Land Use classification, totaling approximately nine (9) acres. The specific parcel where the proposed project will be located totals 1.64 acres.

The applicant is requesting approval from the Local Planning Agency and the Stuart City Commission to construct a 1,995-square-foot Popeye's restaurant featuring a dual drive-through. Under the original Planned Unit Development (PUD) approval, Phase 3B included both a restaurant and a retail component. The applicant now seeks to amend the Commercial Planned Unit Development (CPUD) to eliminate the retail portion, designating the restaurant as the sole use for Phase 3B.

Funding Source:
N/A

Recommended Action:
Staff does find the proposed development to be consistent with the City’s Land Development Regulations and Comprehensive Plan.

The applicant is requesting approval for additional signs. The original approval was for seven signs; the request is for ten signs; approval is based on the recommendation of the Board and approval by the City Commission; staff is not recommending approval of the additional signage.

ATTACHMENTS:
1. LPA Ordinance 2546-2025 Major Amendment CPUD

2. LPA Staff Report
3. Major PUD Amendment Application
4. Master Site Plan
5. Survey
6. Outparcel Site Plan
7. Building Elevation and Signage
8. Building Renderings
9. Drainage Report Statement
10. Engineering Plan C-1
11. Engineering Plan C-2
12. Irrigation Plan LI-1
13. Irrigation Plan LI-2
14. Landscape Plan LP-1
15. Landscape Plan LP-2
16. Traffic Analysis
17. Tree Disposition Plan
18. PDQ Sign Package

BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2546-2025

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO PHASE 3B OF THE "WINDEMERE POINT" COMMERCIAL PLANNED UNIT DEVELOPMENT, PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN TO AUTHORIZE THE DEVELOPMENT OF A 1,995 SQUARE FOOT POPEYES RESTAURANT WITH DUAL DRIVE-THROUGH LANES, WHICH IS A REDUCTION FROM THE PREVIOUSLY APPROVED 2,800 SQUARE FOOT MIXED-USE STRUCTURE; SAID PROPERTY BEING LOCATED AT THE SOUTHEAST SIDE CORNER OF N.W. WINDEMERE DRIVE AND N.W. FEDERAL HIGHWAY; THEREBY PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, on May 11, 1998, the City Commission adopted Ordinance No. 1545-97, the voluntary annexation by the City of Stuart of annexation parcel #F4 being generally a 9.0-acre parcel of land on the east side of U.S. Highway One in Section 29, Township 37 South, Range 41 east, Maritn County, Florida, upon the petition of the owner thereof: declaring that the voluntary petition for annexation filed pursuant to Florida Statutes §171.044 bears the signature of the owner of the property to be annexed and that such application complies with all requirements of Chapter 171, Florida Statutes; and

WHEREAS, on August 24, 1998, the City Commission adopted Ordinance No. 1547-97, to establish the zoning classification of Commercial Planned Unit Development (CPUD) for annexation parcel #F4 being a 9.0-acre parcel of land generally located on the east side of U.S. Highway One in Section 29, Township 37 South, Range 41 East, Martin County, Florida, providing that the Zoning Map of the City shall be amended accordingly; and

WHEREAS, On February 25, 2008, the City Commission adopted Ordinance 2149-08, approving a major amendment to the CPUD on the property located on southeast corner of North Federal Highway and NW Windemere Drive, providing for an approval of a Master/Final site plan; providing conditions for compliance with site design qualitive development standards to establish the "Windemere Point f.k.a. Pointe at Jensen Beach Commercial Planned Unit Development," A retail commercial development; declaring the CPUD Development; declaring the CPUD Development to be consistent with the Comprehensive Plan of the City; approving certain development documents; approving certain conditions of development; repealing all ordinances in conflict herewith; and

WHEREAS, on December 8, 2008, the City Commission adopted Resolution No. 137-08, a minor amendment to the "Windemere Point Commercial Planned Unit Development" site plan; and

WHEREAS, on February 8, 2010, the City Commission adopted Resolution No. 15-2010, a minor amendment to the "Windemere Point CPUD" development conditions, and

WHEREAS, On November 14, 2011, the City Commission adopted Ordinance No. 2237-11, a major amendment to the CPUD on the property located on the southeast corner of the North Federal Highway and NW Windemere Drive; providing for an approval of a Major PUD Amendment providing for a new timetable for approval of construction permits and the issuance of Certificates of Occupancy for "Windemere Point" f.k.a. Point at Jensen Beach Commercial Planned Unit Development; amending the development timetable; and

WHEREAS, on November 13, 2013, the City Commission adopted Ordinance No. 2273-

14, a major amendment to the CPUD on the property located on the southeast corner of NW Federal Highway and NW Windemere Drive, providing for approval of a Major PUD Amendment for "Windemere Point" frequently known as (f.k.a.) Pointe at Jensen Beach CPUD; amending the development time table accordingly; for approval of construction permits and the issuance of Certificates of Occupancy, and

WHEREAS, on February 26, 2015, the City Commission adopted Ordinance No. 2304-2015, approving a major amendment to the Windemere Point CPUD on property located on the southeast corner of NW Federal Highway and NW Windermere Drive thereby amending the project's site plan to include a PDQ Restaurant and Retail Building; and amending the timetable of development for Phase I approval of construction permits and the issuance of Certificates of Occupancy; and

WHEREAS, on June 13, 2016, the City Commission adopted Resolution No. 57-2016, approving a minor amendment to the Windemere Point CPUD on property located on the southeast corner of NW Federal Highway and NW Windemere Drive thereby amending the timetable of development for Phase 1 and Phase 2 approval of the issuance of Certificates of Occupancy;

WHEREAS, on September 25, 2017, the City Commission adopted Resolution No. 99-2017, approving a minor amendment to the Windemere Point CPUD on property located on the southeast corner of NW Federal Highway and NW Windemere Drive thereby providing for a new timetable of development for Phase 3A (5,250 square feet of retail) and 3B (1,794 square feet of restaurant with drive-thru and 2,034 square feet of retail); approval of the issuance of Certificates of Occupancy; for minor site plan changes; providing an effective date; and for other purposes.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as if fully set forth herein.

SECTION 2: The legal description of the subject property, reflecting the 1.64-acre parcel, is set forth on **Exhibit "A"** attached hereto and made a part hereof by reference. A map depicting the subject property is attached hereto as **Exhibit "B"** and made part of reference.

SECTION 3: The City Commission has determined that the application is consistent with the City's Comprehensive Plan and overall planning and development goals and objectives of the City. The City Commission hereby approves the Major Amendment to the "Windemere Point Commercial Planned Unti Development (CPUD), subject to certain conditions. The Conditions of Approval for the subject development are attached hereto attached as **Exhibit "C"** and made part hereof by reference.

SECTION 4: All ordinances or parts of ordinances and resolutions in conflict with this ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any prior contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 5: Following the adoption and acceptance of this ordinance by the Owner, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the developer may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) and Resolutions adopting the same, the City Commission may impose or do any or all the following:

a. Initiate the process to amend or repeal this or any other ordinance or resolution pertaining to the development.

b. Direct the City Development Director to initiate the process to rezone the CPUD property or any portion of the CPUD property.

c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this CPUD ordinance by the developer shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 6: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid; the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 7: This ordinance shall be effective upon the adoption by the City Commission, and proper execution by the Owner.

SECTION 8: The following documents (hereinafter "Approved Development Documents" are attached hereto attached as **Exhibit "D"**) on file as public records of the City of Stuart, at the City Clerk's office in City Hall, shall be deemed as part of the conditions applicable to the subject development:

1. Boundary Survey and Topographic Survey (Sheets 1-3), dated November 10, 2010 (revised through January 7, 2025), prepared and digitally signed by Elizabeth A. Lindsay, Registered Land Surveyor with Betsey Lindsay a Division of Haley Ward, Inc.
2. Master Site Plan (Sheet ASP-100) dated August 31, 2023, (revised through October 16,

2025), and prepared and digitally signed by Brian Herbert a Florida Registered Architect of Gallo Herbert Architects (GHA), Inc.

3. Outparcel Site Plan (Sheet ASP-101) dated August 31, 2023, (revised through October 16, 2025), and prepared and digitally signed by Brian Herbert
4. Architectural Elevation Plans and Signage (Sheets A-201) dated August 31, 2023, (revised through October 16,2025) prepared and digitally signed by Brian Herbert of Gallo Herbert Architects (GHA), Inc.
5. Building Renderings (Sheet A-202) dated August 21, 2023, prepared and digitally signed by Brian Herbert of Gallo Herbert Architects (GHA), Inc.
6. Landscape Plans (Sheets LP-1 and LP-2), dated March 25, 2024 (revised through October 17, 2025), and prepared and digitally signed by Wayne K. Tonning, RLA., of Tonning and Associates, Inc.
7. Tree Disposition Plan (Sheet TDP1.0), dated March 25, 2024 (revised through October 15, 2025), and prepared and digitally signed by Wayne K. Tonning, RLA., of Tonning and Associates, Inc.
8. Irrigation Plans (Sheets LI-1 and LI-2), dated March 25, 2024, prepared and digitally signed by Wayne K. Tonning, RLA., of Tonning and Associates, Inc.
9. Drainage Statement, dated August 8, 2024, prepared and signed by Jeffrey P. Anton, P.E. of Terragone Engineering, LLC.
10. Engineering Plans (Sheets C-1 and C-2) dated June 4, 2025 (revised through October 16, 2025), and prepared and digitally signed by Jeffrey P. Anton, P.E. of Terragone Engineering, LLC.
11. Traffic Analysis Report, dated August 11, 2025, prepared and digitally signed by Ayman Hasan As-Saidi, P.E. of Traffic and Mobility Consultants, LLC.

SECTION 8: The complete execution and recording of this Ordinance by the City Clerk shall

occur no later than 60 days from the date of this approval, failing which this Ordinance shall be void.

First read on the ____ day of _____, 2025.

Commissioner _____offered the foregoing Ordinance and moved its adoption.

The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

	YES	NO	ABSENT	ABSTAIN
CAMPBELL RICH, MAYOR				
CHRISTOPHER COLLINS, VICE MAYOR				
EULA CLARKE, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				
SEAN REED, COMMISSIONER				

ADOPTED on second and final reading this day of _____, 2025.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

EXHIBIT "A" Legal Description

PARCEL 1

LOT 3, WINDEMERE POINT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2

NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, PARKING, AND UTILITY PURPOSES CREATED BY AND MORE PARTICULARLY DESCRIBED IN THE CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED MARCH 20, 2009 AND RECORDED MARCH 24, 2009 IN OFFICIAL RECORDS BOOK 2380, PAGE 1487, AS MODIFIED BY THE AMENDED AND RESTATED CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2665, PAGE 2451 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2685, PAGE 1592, AND AS FURTHER MODIFIED BY THE FIRST AMENDMENT TO AMENDED AND RESTATED CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2789, PAGE 1600, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL I.D.: **29-37-41-010-000-00030-0**

PARCEL ADDRESS: **1961 NW Federal Highway, Stuart FL, 34994**

EXHIBIT "B"

EXHIBIT "C" – DEVELOPMENT CONDITIONS

1. Any modifications to the Master CPUD Site Plan that is less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.

2. Prior to certificate of occupancy of the last building, the applicant shall provide an engineer's written confirmation attesting that the CPUD's storm water system is in place and functioning in compliance with all approved plans and specifications.

3. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction in order to reduce dust generated on-site.

4. A Landscape Maintenance Plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

5. Water and Sewer service will be provided by Martin County. All civil/utility plans must be reviewed/approved by Martin County and submitted as part of the site permit (infrastructure).

6. All proposed dumpster enclosures must be constructed in accordance with the City of Stuarts Dumpster Enclosure Const. Details.

7. If any of the proposed sanitation receptacles per use/unit require more than twice a week pickup, the owner/developer will be required to install vert-i-pack(s) with 8-yard receptacle(s).

8. All Construction pertinent to the Utilities and Engineering Department shall be installed, inspected and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition and the City of Stuart Specifications and Ordinances where applicable. In case of discrepancies between the construction plans and afore-mentioned manuals, the most restrictive shall apply.

9. Approval by the Utilities and Engineering Department shall not be construed to be a license to proceed with work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City Code. Approval shall not prevent this department from thereafter requiring a correction of errors in plans, construction or violation of City Code.

10. The applicant must provide approval from Martin County for the proposed dumpster location within their easement prior to issuance of site permit (infrastructure).

11. The approval granted shall become null and void unless a Building and/or Site Permit is obtained within five (5) years of the Major Amendment to the CPUD approval, or an extension is granted in accordance with Section 8.05.08 of the City of Stuart Land Development Code.

12. Any changes to this approved site plan will require an application for amendment, in accordance with Section 11.01.00 of the Land Development Code.

13. Prior to final zoning inspection for the required site permit, the applicant will be required to submit the following documentation to the City of Stuart Development Department:
    a. As-built landscape plan to confirm the landscaping was installed per the approval plan

    b. A signed and sealed letter from the landscape architect stating that all landscaping has been installed according to the approved plans.

    c. A one-year warranty certificate from the plant nursery

14. Construction activity shall be limited from 7:00am to 6:00 pm Monday – Saturday.

15. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.

16. The Developer shall construct the project's infrastructure in one phase and complete all site and infrastructure prior to the certificate of occupancy.

17. In the event of any conflict in the provisions of Exhibit "D" Development Conditions and attached exhibits, Exhibit "D" shall prevail.
18. All utility improvements constructed by the developer within Florida's Department of Transportation's right-of-way, shall be constructed in a manner and form acceptable to the FDOT. The developer shall grant any such utility easements necessary for this site as may be required by the FDOT.
19. Temporary or freestanding storage units are prohibited on the property once construction is complete.

Tree Mitigation

20. The Live Oak tree impacted will be relocated on site by a certified arborist and will comply with the Land Development Code. A Tree Removal permit is required prior to work commencing.

Signage

21. All signage within the CPUD must maintain consistency in quantity, placement, dimensions, height, illumination, and materials, reflecting a unified design theme throughout the Planned Unit Development. The signage package prepared by Priority 1 Sign Company, dated June 27, 2014, is hereby approved for this project. No additional signage beyond this approved package is permitted.

EXHIBIT "D" - Approved Plans and Documents

The Windemere Point CPUD project and use thereof shall comply with the following drawings:

a. **Boundary Survey and Topographic Survey (Sheets 1-3), dated November 10, 2010 (revised through January 7, 2025), prepared and digitally signed by Elizabeth A. Lindsay, Registered Land Surveyor with Betsey Lindsay a Division of Haley Ward, Inc.**

b. **Master Site Plan (Sheet ASP-100) dated August 31, 2023, (revised through October 16, 2025), and prepared and digitally signed by Brian Herbert a Florida Registered Architect of Gallo Herbert Architects (GHA), Inc.**

c. **Outparcel Site Plan (Sheet ASP-101) dated August 31, 2023, (revised through October 16, 2025), and prepared and digitally signed by Brian Herbert of Gallo Herbert Architects (GHA), Inc.**

d. **Architectural Elevation Plans and Signage (Sheets A-201) dated August 31, 2023, (revised through October 16,2025) prepared and digitally signed by Brian Herbert of Gallo Herbert Architects (GHA), Inc.**

e. **Building Renderings (Sheet A-202) dated August 21, 2023, prepared and digitally signed by Brian Herbert of Gallo Herbert Architects (GHA), Inc.**

f. **Landscape Plans (Sheets LP-1 and LP-2), dated March 25, 2024 (revised through October 17, 2025), and prepared and digitally signed by Wayne K. Tonning, RLA., of Tonning and Associates, Inc.**

g. **Tree Disposition Plan (Sheet TDP1.0), dated March 25, 2024 (revised through October 15, 2025), and prepared and digitally signed by Wayne K. Tonning, RLA., of Tonning and Associates, Inc.**

h. **Irrigation Plans (Sheets LI-1 and LI-2), dated March 25, 2024, prepared and digitally signed by Wayne K. Tonning, RLA., of Tonning and Associates, Inc.**

i. **Drainage Statement, dated August 8, 2024, prepared and signed by Jeffrey P.**

Anton, P.E. of Terragone Engineering, LLC.

j. Engineering Plans (Sheets C-1 and C-2) dated June 4, 2025 (revised through October 16, 2025), and prepared and digitally signed by Jeffrey P. Anton, P.E. of Terragone Engineering, LLC.

k. Traffic Analysis Report, dated August 11, 2025, prepared and digitally signed by Ayman Hasan As-Saidi, P.E. of Traffic and Mobility Consultants, LLC.

TO: Local Planning Agency *(LPA)*

THROUGH: Jodi Kugler, Development Director

FROM: Mechelle Arbuzow, Development Planner I

MEETING DATE: Thursday, November 13, 2025

SUBJECT: 1560 Boone, LLC – Major Planned Unit Development Amendment (*Project No. MJPD-25-1)*

AGENDA REQUEST:

This Major Amendment request seeks to develop a Popeye's fast-food convenience restaurant with double drive-through lanes within the vacant footprint for Phase 3B at the Windemere Pointe Planned Unit Development.

GENERAL INFORMATION

Property Owner/Applicant: Joseph Castellana, 1560 Boone, LLC
80 Seaview Boulevard
Port Washington, NY 11050

Agent: Robert Sherman of MBA Development, LLC
7280 W. Palmetto Park Road, Suite 105
Boca Raton, FL 33433

Location: 1961 NW Federal Highway

Parcel ID: 29-37-41-010-000-00030-0

BACKGROUND

The Windemere Pointe Commercial Planned Unit Development (CPUD) comprises three parcels, designated with CPUD zoning and a Commercial Future Land Use classification, totaling approximately nine (9) acres. The specific parcel where the proposed project will be located totals 1.64 acres.

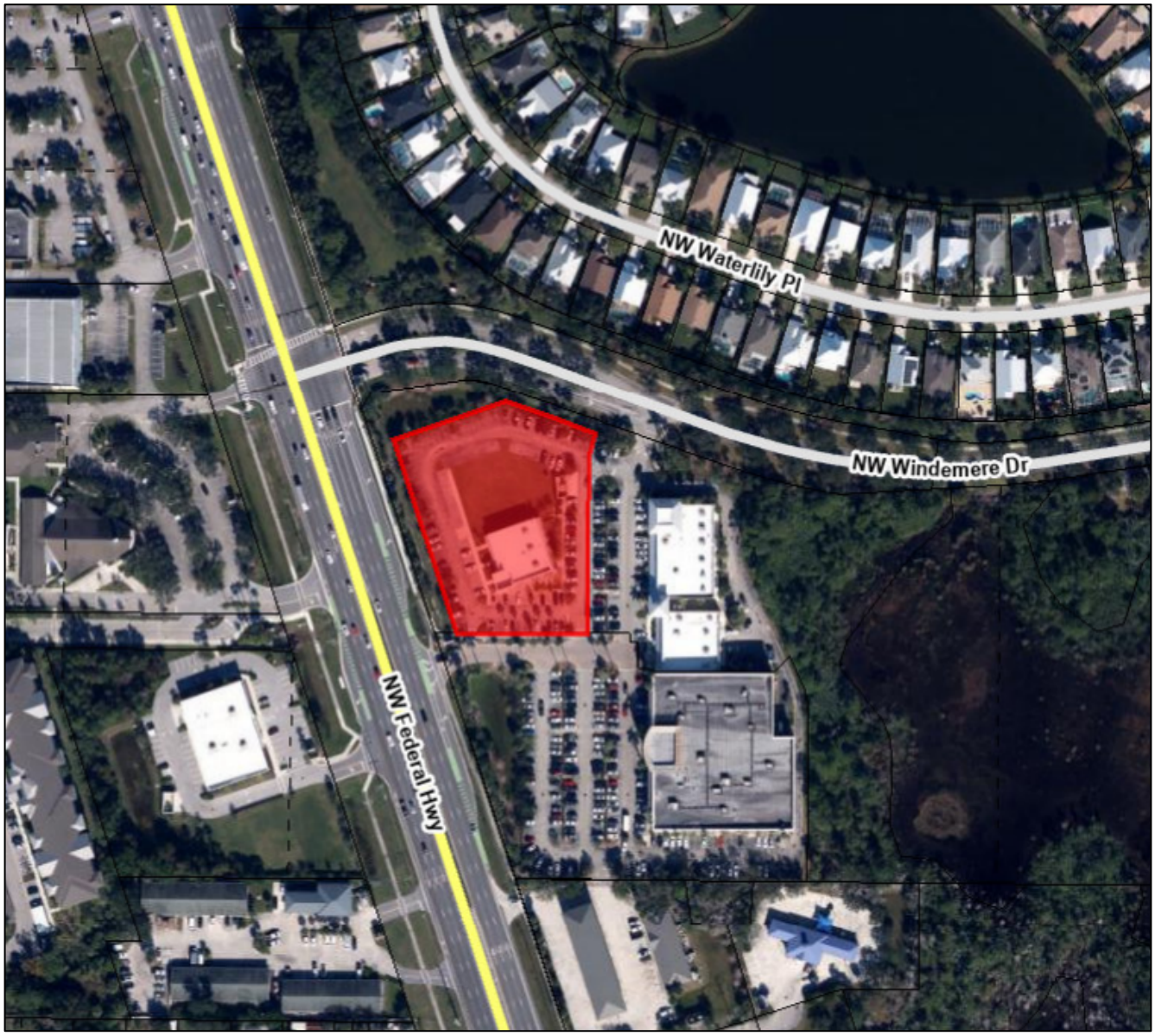
The applicant is requesting approval from the Local Planning Agency and the Stuart City Commission to construct a 1,995-square-foot Popeyes restaurant featuring a dual drive-through. Under the original Planned Unit Development (PUD) approval, Phase 3B included both a restaurant and a retail component. The applicant now

seeks to amend Commercial Planned Unit Development (CPUD) to eliminate the retail portion, designating the restaurant as the sole use for Phase 3B.

Development History and Timetable – Windemere Point Commercial Planned Unit Development (CPUD)

Date	Action Ordinance Resolution	Summary of Approval
May 11, 1998	Ordinance 1545-97	Approved voluntary annexation of Parcel #F4 (approximately 9 acres) on the east side of U.S. Highway 1 into the City of Stuart.
August 24, 1998	Ordinance 1547-97	Established zoning classification of Commercial Planned Unit Development (CPUD) for the annexed property.
February 25, 2008	Ordinance 2149-08	Approved a Major Amendment to the CPUD, adopting a master/final site plan for Windemere Pointe (retail commercial development) and repealing conflicting ordinances.
December 8, 2008	Resolution 137-08	Approved a Minor Amendment to modify building footprints, sidewalks, parking stalls, dumpster location, and landscaping.
February 8, 2010	Resolution 15-2010	Approved a Minor Amendment to adjust the traffic signal timetable.
November 28, 2011	Ordinance 2237-11	Approved a Major Amendment to establish a new timetable for construction permits and certificates of occupancy.
May 12, 2014	Ordinance. 2273-14	Approved a Major Amendment revising the timetable for construction permits and issuance of certificates of occupancy.
February 9, 2015	Ordinance. 2304-2015	Approved a Major Amendment revising the site plan to include a PDQ restaurant and retail building and amended the timetable of development for Phase 1.
June 13, 2016	Resolution 57-2016	Approved a Minor Amendment revising the timetable of development for Phase 1 and Phase 2.
September 25, 2017	Resolution 99-2017	Approved a Minor Amendment revising the timetable for Phase 3A (5,250 sq. ft. retail) and Phase 3B (1,794 sq. ft. restaurant with drive-through + 2,034 sq. ft. retail).

Location Map



Land Use/Zoning neighboring proposed development:

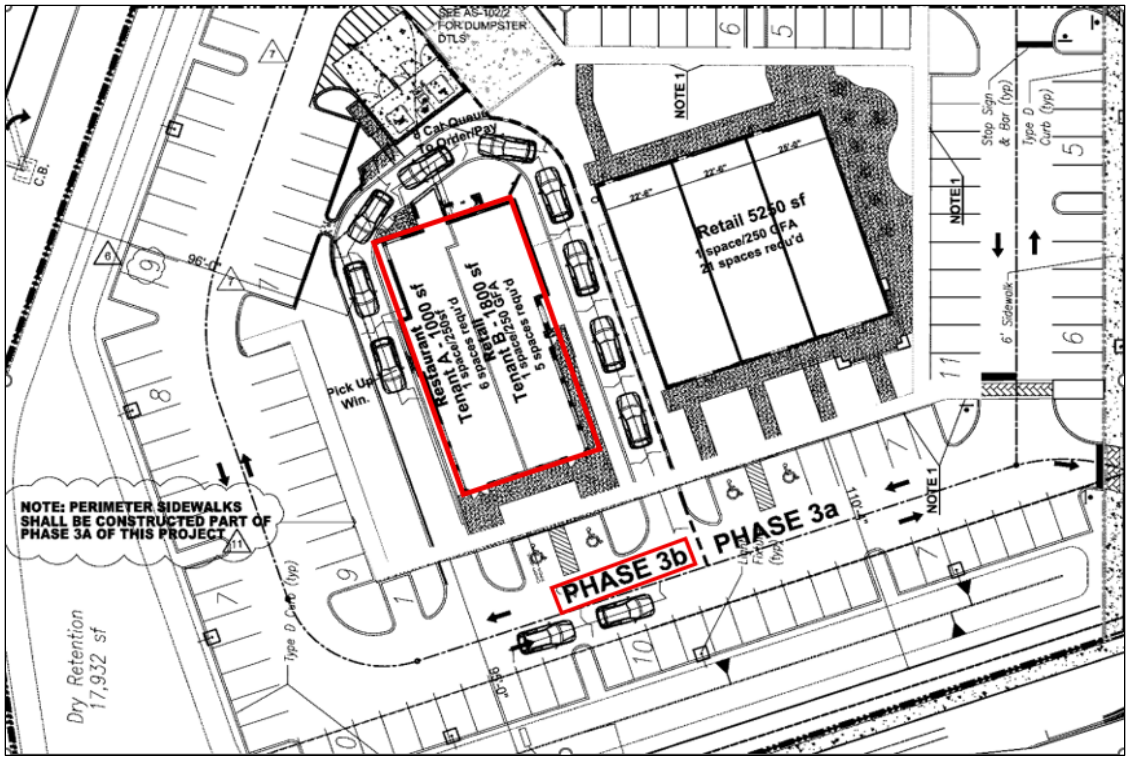
Surrounding Property	Address	Zoned	Future Land Use
North	Pineapple Plantation Property Owners Association	Martin County Zoning: PUD Residential	Martin County: High and Low Density
West	1950 NW Federal Highway	Martin County Zoning: B-1	Martin County: Comm/Off/Res

South	1901 NW Federal Highway	CPUD	Commercial
East	1941 NW Federal Highway	CPUD	Commercial

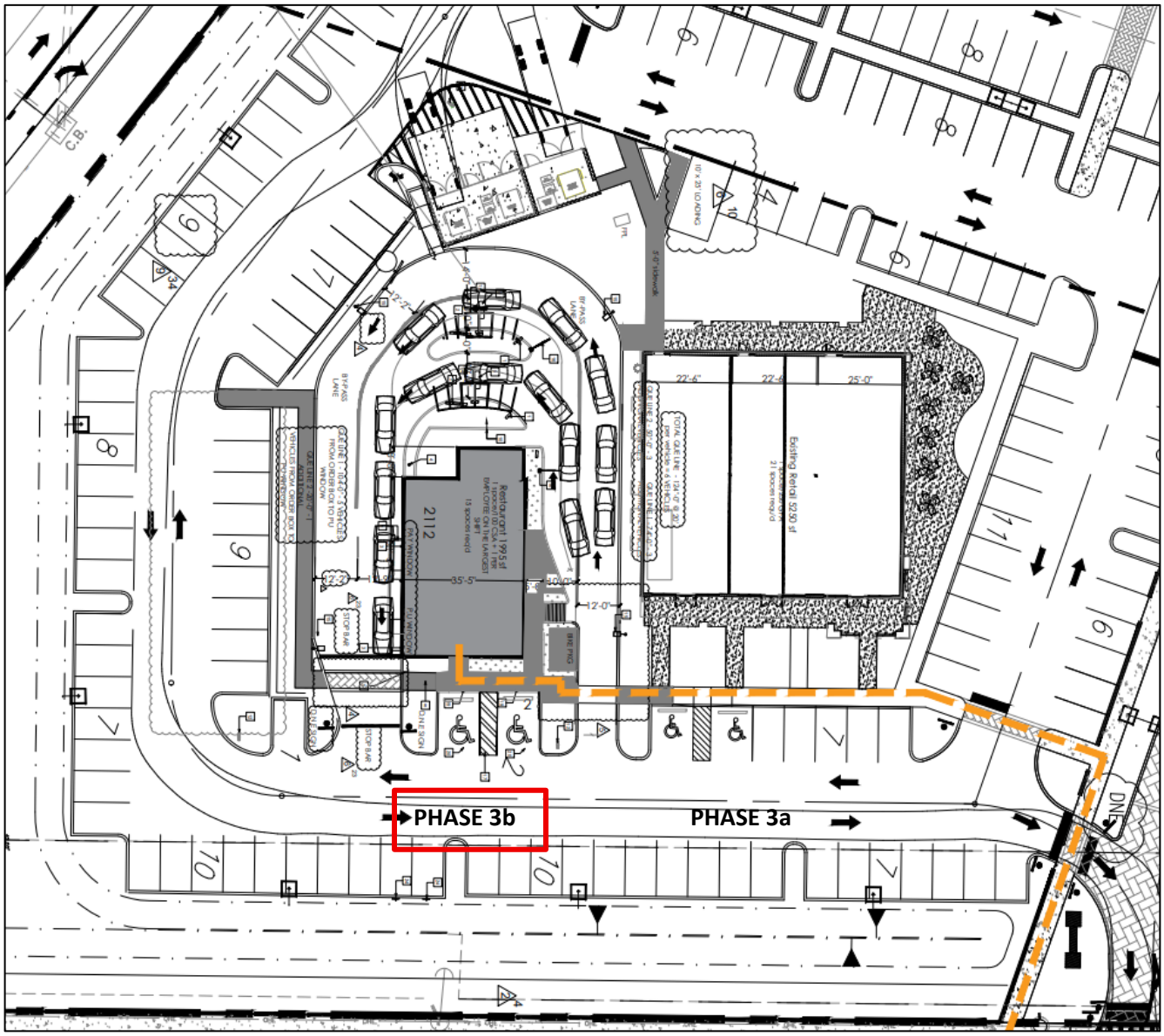
PROJECT ANALYSIS

The proposed double-lane drive-through Popeyes Restaurant represents the final phase of development within the Windemere Pointe Commercial Planned Unit Development (CPUD). Upon approval, the applicant will be required to comply with all applicable conditions and requirements outlined in the CPUD agreement.

The original approval for Phase 3b granted under Resolution 99-2017, adopted on September 25, 2017, states a 2,034-square-feet retail space and a 1,794-square-feet restaurant with drive-through.



The current major amendment to the PUD request proposes a Popeyes Restaurant totaling 1,995 square feet with dual drive-through lanes and one by-pass lane as depicted below.



Signage

The original site plan, approved in 2014, designated the location for a PDQ Restaurant. As part of that approval, a specific signage package was authorized, consisting of seven signs, including one temporary construction sign. This signage package remains a reference point for evaluating the proposed changes associated with the Popeyes development.

The original approved signage from 2014 details is as follows:

- **Wall Signs:** Two signs, each measuring 42 square feet
- **Directional Signs:** Two signs, each measuring 2.8 square feet

- **Monument Sign:** One freestanding monument sign
- **Construction Sign:** One temporary sign for construction purposes
- **Flagpole:** One flagpole installation

The current application is proposing a total of ten (10) signs as part of the Popeyes Restaurant development, which marks the final phase of the Windemere Pointe Commercial Planned Unit Development (CPUD). The proposed signage includes a mix of wall-mounted and graphic elements, detailed as follows:

Wall Signs:

- One sign on the west elevation fronting US 1, measuring 43.2 square feet
- One sign on the elevation fronting NW Windemere Drive, measuring 24.1 square feet

Graphic and Branding Elements:

- One “Louisiana Kitchen” sign with chicken graphic – 10 square feet
- One standalone chicken graphic – 33 square feet
- One “Love That Chicken” graphic – 117 square feet
- One “Famous Louisiana Chicken” graphic – 40 square feet
- Four chicken graphic shutter elements – 33 square feet each

Notably, the proposed signage plan does not include a monument sign or any temporary construction signage, which were part of the original 2014 PDQ Restaurant approval.

Staff viewed the sites of other Popeyes restaurant closest to the proposed location and found that the other sites have the following signages:

Port Saint Lucie fronting US 1 – 1 wall sign and a monument sign

Port Saint Lucie Blvd – 1 wall sign with two circular logos on each side and 1 monument sign

Kanner Highway in Martin County – 3 wall signs, 2 circular logos on each side and 1 monument sign

City Services

The City of Stuart will continue to provide sanitation services to the site, ensuring consistent and reliable support.

Parking

The existing parcel provides a total of 103 parking spaces. Of these, 21 spaces are allocated to the current retail use. The proposed restaurant development will remove 9 existing spaces, but the plan includes striping 16 new spaces to offset this impact. The restaurant will require 25 parking spaces. Additionally, there are 64 surplus spaces that would have been utilized if the remaining retail development had been constructed.

Parking Table	
Existing	103 Spaces
Existing Retail Required	21 Spaces
Impact Due to Development	9 Spaces
Proposed (New)	16 Spaces
Total Required for restaurant and 5 employees	**25 Spaces**
Total Provided	**89 Spaces**

Traffic Impacts

The proposed development net trip generation shows a negative number of afternoon peak hour trips and deminimis (<1%) increase in morning peak hour trips.

It is anticipated that the proposed trip generation potential for the site is as follows: 122 (67 entering / 55 exiting) AM peak hour trips, and 229 (127 entering / 102 exiting) PM peak hour trips. The analysis included an assessment of the proposed trip generation against the previously approved trip generation that included a retail development.

Stormwater Drainage

The current application site plan sheet ASP-100 by Gallo Herbert Architects digitally signed October 16, 2025 and prepared by Brian Herbert proposes an impervious surface coverage of 57%, and pervious of 42%.

Kimley-Horn, the City's consultant, reviewed the provided drainage statement that satisfies the City of Stuart's criteria.

Tree Mitigation

The Live Oak tree impacted will be relocated on site by a certified arborist and will comply with the Land Development Code. A Tree Removal permit is required prior to work commencing.

Public Works/Utilities and Engineering

In reviewing the above reference project, this Department does conceptually approve the submitted application. Upon acceptance of the permit, you agree to the conditions listed below:

•This review is not for construction. Further review is required.

•Water and Sewer service will be provided by Martin County. All civil/utility plans must be reviewed/approved by Martin County.

•All proposed dumpster enclosures must be constructed per the City of Stuarts Dumpster Enclosure Const. Details.

•If any of the proposed sanitation receptacles per use/unit require more than twice a week pickup, the owner/developer will be required to install vert-i-pack(s) with 8-yard receptacle(s).

All Construction pertinent to this Department shall be installed, inspected and tested in accordance with the City of Stuart Minimum Design and Construction Standards latest edition and the City of Stuart Specifications and Ordinances where applicable. In case of discrepancies between the construction plans and afore-mentioned manuals, the most restrictive shall apply.

Approval by this department shall not be construed to be a license to proceed with work and shall not be construed as authority to violate, cancel, alter or set aside any of the provisions of the City Code. Approval shall not prevent this department from thereafter requiring a correction of errors in plans, construction or violation of City Code.

CODE COMPLIANCE RESTS WITH THE DESIGN ENGINEER.

Building Department

All Structures built on site shall have signed and sealed drawings per FBC 2023 8th Edition & Nec 2020 and all other up to date Codes for other disciplines.

Fire Department

All work shall comply with the Florida Fire Prevention Code, 8th Edition. Review and approval by the AHJ shall not relieve the applicant of the responsibility for compliance with this Code.

PUBLIC NOTIFICATION

On October 24, 2025, the Applicant sent notification to thirty-one (31) property owners located within 300 feet of the proposed petitions. Two (2) public notification signs were installed to inform the public about the Commission's Public Hearing.

STAFF RECOMMENDATION

Staff does find the proposed development to be consistent with the City's Land Development Regulations and Comprehensive Plan.

The request for an additional sign was not included in the original approval and is now being submitted based on the recommendation of the Board and City Commission approval; staff is not recommending approval of the additional signage.

City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994
development@ci.stuart.fl.us
(772) 288-5326

Received by: MA
Reviewed by: _____

Received via email 4/9/2024

Paid - Receipt #30038423

Planned Unit Development (PUD) Amendment Application

Project ID# Z24040001
(Staff Entry)

Pre-App Conference Date:	Application Date:
November 30, 2023	November 15, 2023

SITE INFORMATION

Project Name: 1560 Boone, LLC	Parcel ID#: 2937410000000300 29-37-41-010-000-00030-0
Site Address: 1961 NW Federal Highway	
Subdivision: Lot 3 Windermere Pointe	Lot(s): See survey attached
Site Acreage: 1.64 acres	Flood Zone/Base Flood Elevation: X
Existing Zoning District / CRA Subdistrict (if applicable):	
Proposed Zoning District / CRA Subdistrict (if applicable):	
Current Comprehensive Plan Future Land Use Designation: CPUD	
Proposed Comprehensive Plan Future Land Use Designation: CPUD	
Existing Land Use: PUD	Proposed Land Use: PUD
Proposed Square Footage (if applicable): 2,000 sq ft	Proposed Density (if applicable): N/A156

PETITIONER INFORMATION

Property Owner: 1560 Boone, LLC	Phone Number / Email Address: 516-723-2203 / Joseph@primefoodsny.com
Property Owner's Mailing Address: 80 Seaview Blvd., Port Washington, N.Y., 34994	
Applicant (if not Owner): MBA Development, LLC	Phone Number / Email Address: 305-586-7787 / robert@mbadevelopmentgroup.com
Applicant's Mailing Address: 7280 W. Palmetto Park Road , Suite 105, Boca Raton, Florida 33433	
Agent/Contact Person: robert sherman	Phone Number / Email Address: same as above
Agent's Mailing Address: same as above	
Architect: Gallo Herbert Architect	Engineer: Terragone Engineering
Planner: n/a	Landscape Architect: Tonning & Assoc, Inc

Description of Request

(Please Print or Type)

This application meeting is to process the development of this out parcel to the original approved for a free standing QSR .
The Prior Approval under Ordinance No. 2149-08 as amended by Resolution No. 137-08, Resolutions 15-2010; Ordinance No. 2237-2011, 2
273-2014, 2304-2015 and Resolution 99-2017. The new proposed tenant and building layout is in keeping with the original use and single tenant design .
The new site plan shows that the building size has been reduced from 1,794 sq ft of restaurant space with a single drive thru lane and 2,034 sq. ft. of retail to ONLY 1,993 sq. ft. of resturant with a double drive thru land and ZERO retail all within
e master layout of the
parcel .

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared JOSEPH CASTELLANA

Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a FREE STANDING FOOD USE in the City of Stuart, FL.
3. That he/she has appointed ROBERT SHERMAN to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: 1560 Boone LLC

Joseph Castellana — Joseph Castellana, Pres

Signature of Owner: — By: Name/Title

80 Seaview Blvd — Port Washington, NY, 11050

Street Address — City, State, Zip Code

P.O. Box — City, State, Zip Code

516-723-2200 — 516-723-2222

Telephone Number — Fax Number

josephc@primefoodsny.com

Email Address:

STATE OF ~~FLORIDA~~ New York, COUNTY OF Nassau

Sworn and subscribed before me by means of ☑ physical presence or ☐ online notarization, this

3rd day of April, 2024 By Albania M. Herrera Estevez

Personally Known OR Produced Identification

Type of Identification Produced:

Albania M. Herrera Estevez

Notary Public

ALBANIA M HERRERA ESTEVEZ
Notary Public - State of New York
NO. 01HE6419453
Qualified in Queens County
My Commission Expires Jul 6, 2025

My Commission expires:

07/06/2025

Financial Responsibility Form

(Please Print or Type)

The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Joseph Castellana	City/State/Zip Code: Port Washington, NY, 11050
Title: President	Telephone Number: 516-723-2200
Company: 1560 Boone, LLC	Facsimile Number: 516-723-2222
Company Address: 80 Seaview Blvd.	Email Address (optional): josephc@primefoodsny.com

I hereby certify that all information contained herein is true and correct.

1. Signed this 3 day of April, 2024

Joseph Castellana

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

Application Requirements

Fees:

- ◯ Major PUD Amendment - $3,195.00; or
- ◯ Minor PUD Amendment: $2,130.00; or
- ⊗ PUD Agreement Amendment (text change only): $1,065.00

This application is for a Major PUD Amendment

(This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)

A Major Planned Unit Development Amendment is one which shall include any one of the following;

- A change of two (2) percent or more in the area of any land use designations shown on the site plan;
- Any change in the list of proposed uses;
- An increase in residential density of five (5) percent or more;
- An increase in nonresidential Building square footage of ten (10) percent or more;
- A change in the boundary of the PUD district;
- A change in the site plan or approval regarding any area(s) set aside and designated for future development;
- Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood;
- An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review.

(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)

Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) *(The data requirements for a site plan and a concept plan are available at the Development Department)*

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Justification: Written justification supporting the application and demonstrating how the application remains:
(a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses; and
(b) complies with the relevant development standards of the City of Stuart Land Development Code.

(over)

City of Stuart Development Department, 121 SW Flagler Ave. Stuart, FL 34994 Phone: (772) 288-5326 Fax: (772) 288-5388

SITE DATA	Current Application	Prior Approval 2008
Total Size Area:	9.17 acres (399,378 sf.)	9.17 acres (399,378 sf.)
Furure Land Use Designation:	Commercial	Commercial
Existing Zoning:	CPUD	CPUD
Building Height:	45' max.	45' max.
Developed area: (site area - upland preserve - upland buffer)	8.02 acres (349,514 sf.)	8.02 acres (349,514 sf.)
Mitigated Wetland Area (permitted)	1.17 acres (50,919 sf.)	1.17 acres (50,919 sf.)
BUILDING SETBACK		
Front:	95.00'	104.00'
Rear:	92.60'	92.60'
North Side:	51.50'	51.50'
South Side:	75.10'	75.10'
PERVIOUS/IMPERVIOUS CALCULATIONS		
Impervious Area:	**5.27 acres (229,909 sf.) 57%**	**5.33 acres (232,174 sf.) 58%**
Building coverage:	1.54 acres (67,402 sf.) 17%	1.65 ac. (71,932 sf.) 18%
Pavement:	3.33 acres (145,127 sf.) 35%	3.28 ac. (142,862 sf.) 36%
Sidewalk:	0.40 acres (17,380 sf.) 4%	.40 ac. (17,380 sf.) 4%
Pervious Area:	**3.89 acres (169,469 sf.) 42%**	**3.84 ac. (167,204 sf.) 42%**
Upland Preserve Area:	1.23 acres (53,879 sf.) 14%	1.23 ac. (53,879 sf.) 14%
Upland Buffer:	0.77 acres (33,484 sf.) 8%	0.77 ac. (33,484 sf.) 8%
Landscape Area:	1.19 acres (51,762 sf.) 13%	1.14 ac. (49,497 sf.) 12%
Dry Retention:	0.70 acres (30,344 sf.) 8%	0.70 ac. (30,344 sf.) 8%
Open Space Required:	**2.29 acres (99,845 sf.) 25%**	**2.29 acres (99,845 sf.) 25%**
Open Space Provided:	**3.89 acres (169,469 sf.) 42%**	**3.84 acres (167,204 sf.) 42%**
***Upland Preserve Required (minus wetland)**	**2.00 acres (87,115 sf.)**	**2.00 acres 87,115 sf.)**
9.17 acres - 1.17 acres = (8.00 acres)(25%)=2.00 acres		
Upland Preserve Provided (on site):	**2.00 acres (87,363 sf.)**	**2.00 acres (87,363 sf.)**
* Preserve requirements are based on site upland area and exclude the existing 1.17 acres wetland		
PARKING REQUIREMENTS		
Proposed Popeyes Building Area (SF)		**1,993**
Total Total Project Building Area (SF)	**70,995**	**72,988**
Parking Required:		**337 Spaces**
Fitness Center (45,000 sf.) 1 sp/200 sf:		225 spaces
Strip Shop Retail (10,550 sf.) 1 sp/250 sf:		42 Spaces
Retail - Outparcel (5,250 sf.) 1 sp/250 sf:		56 Spaces
Popeyes QSR 1sp/ 100 sf (1,000 sf Serv. Area) + 5 EMP=		14 Spaces
		13 Spaces
		34 Spaces
Parking Provided:		**373 Spaces**
Handicap Spaces Provided:		12 Spaces
Overall Parking Ratio (Proposed in the application)		**4.88 spaces / 1000 sf**

Martin County Property Information Lookup

General Information

Parcel #	293741010000000300
Owner Name:	1560 BOONE LLC
Owner Address:	80 SEAVIEW BLVD PORT WASHINGTON, NY 11050
Site Address:	1961 NW FEDERAL HWY STUART, FL 34994
Storm Surge Evacuation Zone:	E
Flood Zone - BFE:	X - N/A' NAVD
FIRM Panel:	12085C0132H
Urban Service District:	Primary
Municipality:	City of Stuart
Taxing District:	District 1
ISO-PPC Rating:	Contact City of Stuart Fire Rescue
Subdivision infill applicability:	No
Development Imposed Conditions:	Residential Fire Sprinklers Not Required
Building Design Wind Speed	
Occupancy Category I,II,III/IV:	140, 160, 170

Land Use

Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495

Zoning:	STUART
Zoning Details:	N/A
Future Landuse	NO DATA
Landuse Details:	N/A

Community Redevelopment

CRA:	N/A
CRA Regulating Plan:	N/A

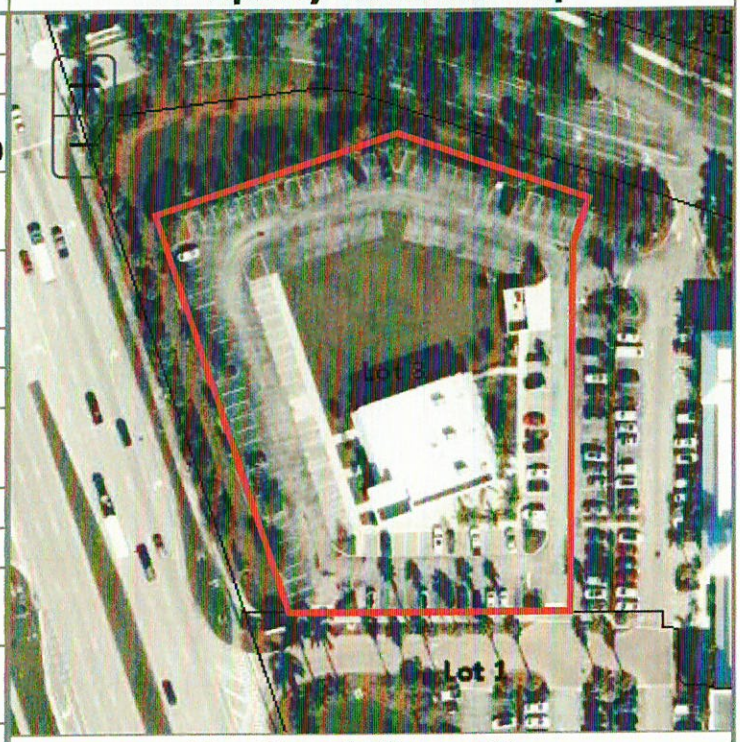
Schools

School information obtained from the Martin County School District system, 772-219-1200

Elementary School:	Felix A. Williams Elementary
Middle School:	Stuart Middle School
High School:	Jensen Beach High School

Created: September , 12th, 2023 3:46 PM

Property Location Map



Election Information

Voter Precinct	1	
Commission District:	1	
Commissioner:	Doug Smith	772-288-5400
Clerk of Circuit Court:	Carolyn Timmann	772-288-5576
County Sheriff:	William Snyder	772-220-7000
Property Appraiser:	Jenny Fields	772-288-5608
School Superintendent:	John D. Millay, Ph.D.	772-219-1200
Supervisor of Elections:	Vicki Davis	772-288-5637
Tax Collector:	Ruth Pietruszewski	772-288-5600

Utilities & Solid Waste

Service:	Utility:	Availability:	Phone:
Water:	Martin County Utilities	Yes	772-221-1434
Sewer:	Martin County Utilities	No	772-221-1434

Recycle Collection:	Recycle Friday
Trash Collection:	Garbage Tuesday and Friday
Yard Waste Collection:	Yard Waste Wednesday

Disclaimer: The Geographic Information System map product, received from Martin County, ("COUNTY") is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient. Please contact the responsible Martin County Department for specific determinations.

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CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES.

REVISION INDEX:

2 # = rev discription

1 REVISED MASTER PLAN PER REDLINE COMMENTS (KH COMMENT 1)
2 REVISED TITLE BLOCK ADDRESS (DIRECTIONAL) (KH COMMENT 2
3 ADDED LEGAL DESCRIPTION TO COVER SHEET (KH COMMENT 3)
4 ADDED PROPOSED DATA TO SHEET ASP-100 (KH COMMENT 4)
5 REVISED SIGN TO MONUMENT SIGN (KH COMMENT 5)
6 SIGNAGE CONFORMANCE NOTE ADDED TO ASP-101 (KH COMMENT 6)
7 ADD STATEMENT REGARDING TREE MITIGATION (KH COMMENT 7)
8 ADD SIGN WAIVER TABLE (PLANNING COMMENT 1)
9 PROVIDE LEGIBLE SITE INFORMATION (PLANNING COMMENT 2)
10 PROVIDE LOADING AREA (PLANNING COMMENT 3)
11 COORDINATE BUILDING AREA ON SHTS (PLANNING COMMENT 4)
12 ADJUST PARKING CALCULATIONS PER 6.01.13 (PLANNING COMMENT 5)
13 PARKING COUNT CORRECTION (PLANNING COMMENT 6)
14 DIMENSION PARKING STALLS (PLANNING COMMENT 7)
15 SHOW QUEUING REQUIREMENTS OF 20 FT (PLANNING COMMENT 8)
16 LABEL THE PICKUP AND PAY WINDOWS (PLANNING COMMENT 9)
17 DIMENSION TWO WAY DRIVES AT 24' (PLANNING COMMENT 10)
18 SHOW A LEGEND FOR THE CALLOUTS (PLANNING COMMENT 11)
19 UPDATE REVISION TABLE (PLANNING COMMENT 12)
20 TREE MITIGATION STATEMENT LOC. ADJ (PLANNING COMMENT 13)
21 ADJUST CROSS WALK TO MATCH CIVIL (PLANNING COMMENT 14)
22 REMOVE 2 PARKING STALLS IN DRIVE THRU (PLANNING COMMENT 15)
23 ADD STOP BARS AT DRIVE THRU CROSSING (PLANNING COMMENT 16)
24 CORRECT INDEX TO SHOW A-201 (PLANNING COMMENT 17)
25 CORRECT DUMPSTER AND SHOW AUTO TURN (PW COMMENT 1 & 2)
26 SHOW CARS IN THE DRIVE THRU (PLANNING COMMENT 1- 7/9/25)
27 LEGEND OR KEY FOR CALLOUT (PLANNING COMMENT 2 - 7/9/25)
28 CORRECT INDEX TO SHOW C1 & C2 (PLANNING COMMENT - 4 7/9/25)
29 LIST TDP1.0 IN INDEX (PLANNING COMMENT 5-7/9/25) NO TDP1.0 EXISTS
30 CORRECT L1 & L2 TO LP1 & LP2 IN INDEX (PLANNING COMMENT 6 - 7/9/25
31 SHOW IRR. PLANS LI-1 & LI-2 IN INDEX (PLANNING COMMENT 7 - 7/9/25)
32 DELETE EXTRANEOUS NOTE IN SITE PLAN SCOPE NOTES RE: PYLON
33 ADD ELEVATION TAG NOTES TO ELEVATION SHEET
34 CHANGE PARKING COUNT FROM 10 TO 9 & ADD BUMPERS AT HC SPACES

SITE PLAN LEGEND

- NEW SHELL BUILDING. INTERIORS IS NOT PART OF THE SCOPE OF WORK
- PAVER CROSSWALK
- PEDESTRIAN SIDEWALKS OR CONCRETE SLABS
- LP NEW LIGHT POLE. REFER TO PHOTOMETRICS
- WP NEW WALL PACK. REFER TO PHOTOMETRICS
- ACCESSIBLE ROUTE TO RIGHT OF WAY

FIRE NOTE:

1. PROVIDE KNOX BOX AT EACH BUILDING IN ACCORDANCE WITH LOCAL JURISDICTION.
2. PROVIDE AN ADDRESS NUMBER FOR TENANT SPACE IN ACCORDANCE WITH LOCAL JURISDICTION.

WAIVER TABLE			
ITEM	CODE SECTION	REQUIRED	PROVIDED
SIGNS	6.11.17 Design Standards Matrix	Not more than two per occupant - 1.5 sq. ft. for first 25 linear feet occupancy; then 1 sq. ft. per linear foot over 25 linear feet occupancy (not to exceed 100 sq. ft. per occupancy) -on building face	Two "Popeyes" Tenant Signs - One on the West Elevation 43.2 SF (US-Highway 1 frontage and one on the North Elevation 24.1 SF (NW Windemere Drive frontage)
Additional Trade Dress - Signs	6.11.17 Design Standards Matrix	Not specifically mentioned	Lousianna Kitchen (with Chicken Graphic) 10 SF, Chicken Graphic 33 SF, "Love the Chicken" graphic 117 SF, "Famous Louisiana Chicken" 40 SF, 4 - Chicken Graphic Shutter element - 33 SF each.

3 PROJECT SIGNS - WAIVER REQUEST TABLE
3/16" = 1'-0"

QUEING CARS ADDED DRVIE THRU

SITE DATA	Current Application	Prior Approval 2008
Total Size Area:	9.17 acres (399,378 sf.)	9.17 acres (399,378 sf.)
Future Land Use Designation:	Commercial	Commercial
Existing Zoning:	CPUD	CPUD
Building Height:	45' max.	45' max.
Developed area: (site area - upland preserve - upland buffer)	8.02 acres (349,514 sf.)	8.02 acres (349,514 sf.)
Mitigated Wetland Area (permitted)	1.17 acres (50,919 sf.)	1.17 acres (50,919 sf.)
BUILDING SETBACK		
Front:	95.00'	104.00'
Rear:	50.60'	50.60'
North Side:	51.50'	51.50'
South Side:	75.30'	75.30'
PERVIOUS/IMPERVIOUS CALCULATIONS		
Impervious Area:	**5.27 acres (229,909 sf.) 57%**	**5.33 acres (232,174 sf.) 58%**
Building coverage:	1.54 acres (67,402 sf.) 17%	1.65 ac. (71,932 sf.) 18%
Pavement:	3.33 acres (145,127 sf.) 35%	3.28 ac. (142,862 sf.) 36%
Sidewalk:	0.40 acres (17,380 sf.) 4%	.40 ac. (17,380 sf.) 4%
Pervious Area:	**3.89 acres (169,469 sf.) 42%**	**3.84 ac. (167,204 sf.) 42%**
Upland Preserve Area:	1.23 acres (53,879 sf.) 14%	1.23 ac. (53,879 sf.) 14%
Upland Buffer:	0.37 acres (13,484 sf.) 8%	0.77 ac. (33,484 sf.) 8%
Landscape Area:	1.19 acres (51,762 sf.) 13%	1.14 ac. (49,497 sf.) 12%
Dry Retention:	0.70 acres (30,344 sf.) 8%	0.70 ac. (30,344 sf.) 8%
Open Space Required:	**2.29 acres (99,845 sf.) 25%**	**2.29 acres (99,845 sf.) 25%**
Open Space Provided:	**3.89 acres (169,469 sf.) 42%**	**3.84 acres (167,204 sf.) 42%**
***Upland Preserve Required (minus wetland)**	**2.00 acres (87,115 sf.)**	**2.00 acres (87,115 sf.)**
9.17 acres - 1.17 acres = (8.00 acres)(25%)=2.00 acres		
Upland Preserve Provided (on site):	**2.00 acres (87,363 sf.)**	**2.00 acres (87,363 sf.)**

* Preserve requirements are based on site upland area and exclude the existing 1.17 acres wetland

PARKING REQUIREMENTS		
DRIVE THRU QUEING	MINIMUM 6 REQUIRED FROM ORDER BOX	9 SPACES PROVIDED
Proposed Popeyes Building Area (SF)	1,995	
Total Total Project Building Area (SF)	70,995	70,995
Parking Required:		344
Fitness Center (5,000 sf.) 1 sp/200 sf:		250 spaces
Strip Shop Retail (20,750 sf.) 1 sp/250 sf:		83 Spaces
Retail - Outparcel (5,250 sf.) 1 sp/250 sf:		21 Spaces
Popeyes (1,995 sf.) 1 sp/ 100 sf GFA + 1 sp/ 2 Emp. Avrg. + 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT (5)		35 Spaces
Parking Provided:		362
Handicap Spaces Provided:		12 SPACES
Overall Parking Ratio (Proposed in the application)		5.11 spaces / 1000 sf

General Notes:

- 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.
- Refer to Landscape Plan for landscape details and specifications.
- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- The applicant will request in writing, prior to any land clearing, that the City of Stuart Development Dept. Perform a field inspection to determine if barricades have been properly installed on the site.
- All signs will comply with the sign regulations at the time of permitting.
- "No Trespass" signs to be posted during construction and displayed at all entrances and exits.
- All building numbers to be no less than four (4) inches tall, illuminated, and not blocked by landscaping.
- Building numbers shall be placed at front and rear entrances.
- Sediment control measures shall be maintained in working order at all times.
- Provisions shall be made to minimize the deposit of sediment by transport vehicles onto public paved surfaces.
- Sediment basin and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land activity and shall be made functional before land disturbance takes place.
- All public sidewalks are to be a minimum of 6' in width.
- A crime watch contact shall be established on site, to include all residents and businesses.
- Any sidewalk damaged during construction shall be repaired or replaced.
- Screening of A/C Units, trash receptacles, back flow preventer, and other above ground utilities shall adhere to Section 4.06.03.B-6 of the City of Stuart LDR.
- Buildings shall be equipped with automatic fire sprinkler protection as required by code or program use in accordance with NFPA 13 and fire alarms shall be installed in accordance with NFPA 72.
- Knox Box key vaults shall be provided as required.
- All construction traffic shall be prohibited from accessing the site via NW Windemere Dr. during construction activities.
- All eggs of pavement treatments shall utilize a Type D Curb throughout the project site.
- No permanent trailers shall be permitted on site. A temporary construction trailer shall be allowed during construction activities.
- Detectable warning surfaces shall be provided at all sidewalk ramps and crosswalks.
- Required "During Construction" tree protection devices shall be located and detailed in the engineering construction plans. Refer to the PAMP regarding "Post Construction" plans and monitoring.
- Locations of all tree protection devices shall be placed to protect all upland preserve areas and buffers along the eastern property line.
- Required erosion prevention devices shall be located and detailed on the engineering construction plans.
- Erosion shall be prevented upon completion of the project as the site shall be 100% stabilized via impervious surfaces and landscape material.
- All erosion and sediment control measures shall be installed prior to any site construction activities in accordance with NPDES and SFWMD requirements.
- Areas designated as Phase II to be constructed concurrent with the building application for Phase II in accordance with the PUD conditions.

***Parking Notes**

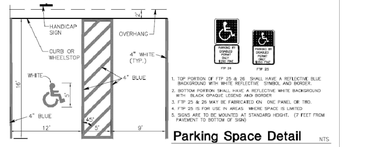
Parking requirements are for representative purposes. Less intensive uses can be exchanged with the listed uses subject to compliance with the overall parking requirements determined at the time of building permit or occupational license.

LEGAL DESCRIPTION:

THAT PART OF LOTS 12, 13 AND 14, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED 22 JANUARY, 1911, RECORDED IN PLAT BOOK 1, PAGE 30, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5) AND THE SOUTH LINE OF SAID LOT 12, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION; THENCE RUN NORTH 18° 41'32" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR 487.70 FEET; THENCE RUN NORTH 31°24'14" EAST FOR 25.66 FEET; THENCE RUN NORTH 81°30'00" EAST FOR 84.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1050.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°39'00" FOR 48.67 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1125.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°8'00" FOR 43.92 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 71° 02'00" EAST FOR 341.00 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1305.22 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°05'00" FOR 166.87 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 98.48 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 170°42" FOR 21.98 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 80°07'18" EAST FOR 150.27 FEET; THENCE RUN SOUTH 70°49'42" EAST FOR 42.93 FEET; THENCE RUN SOUTH 49°18'22" WEST FOR 79.88 FEET; THENCE RUN SOUTH 39°08'45" WEST FOR 79.43 FEET; THENCE RUN SOUTH 50°51'15" EAST FOR 69.50 FEET; THENCE RUN SOUTH 39°08'45" WEST FOR 57.27 FEET; THENCE RUN SOUTH 39°08'45" WEST FOR 39.29 FEET; THENCE RUN SOUTH 50°51'15" EAST FOR 24.33 FEET; THENCE RUN SOUTH 0°47'37" WEST FOR 100.83 FEET; THENCE RUN SOUTH 75°15'15" EAST FOR 24.33 FEET; THENCE RUN SOUTH 0°47'37" WEST FOR 100.83 FEET; THENCE RUN SOUTH 20°15'54" EAST FOR 42.62 FEET; THENCE RUN SOUTH 87°34'38" EAST FOR 51.12 FEET; THENCE RUN SOUTH 46°20'37" EAST FOR 17.87 FEET; THENCE RUN SOUTH 22° 16'48" EAST FOR 20.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 14, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION; THENCE RUN NORTH 89°29'56" WEST ALONG THE SOUTH LINE OF SAID LOTS 14, 13 AND 12, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION, FOR 826.53 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 9.168 ACRES, MORE OR LESS.



Parking Space Detail NTS

LOT 1 OF THE PLAT OF WINDEMERE POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2660 AT PAGE 843 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

LOT 2 OF THE PLAT OF WINDEMERE POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2660 AT PAGE 843 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

LOT 3 OF THE PLAT OF WINDEMERE POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2660 AT PAGE 843 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

1 PROPOSED MASTER SITE PLAN
1" = 40'-0"

GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH. 954.794.0500 FAX. 954.794.0501
AA26001731
SEAL
Brian Herbert Digitally signed by Brian Herbert Date: 2025.10.16 12:09:29 -04'00'
BRIAN P. HERBERT FL AR0015474

PROJECT

POPEYES LOUISIANA KITCHEN

WINDEMERE POINT
STUART, FL
1951 NW FEDERAL HWY, STUART, FLORIDA

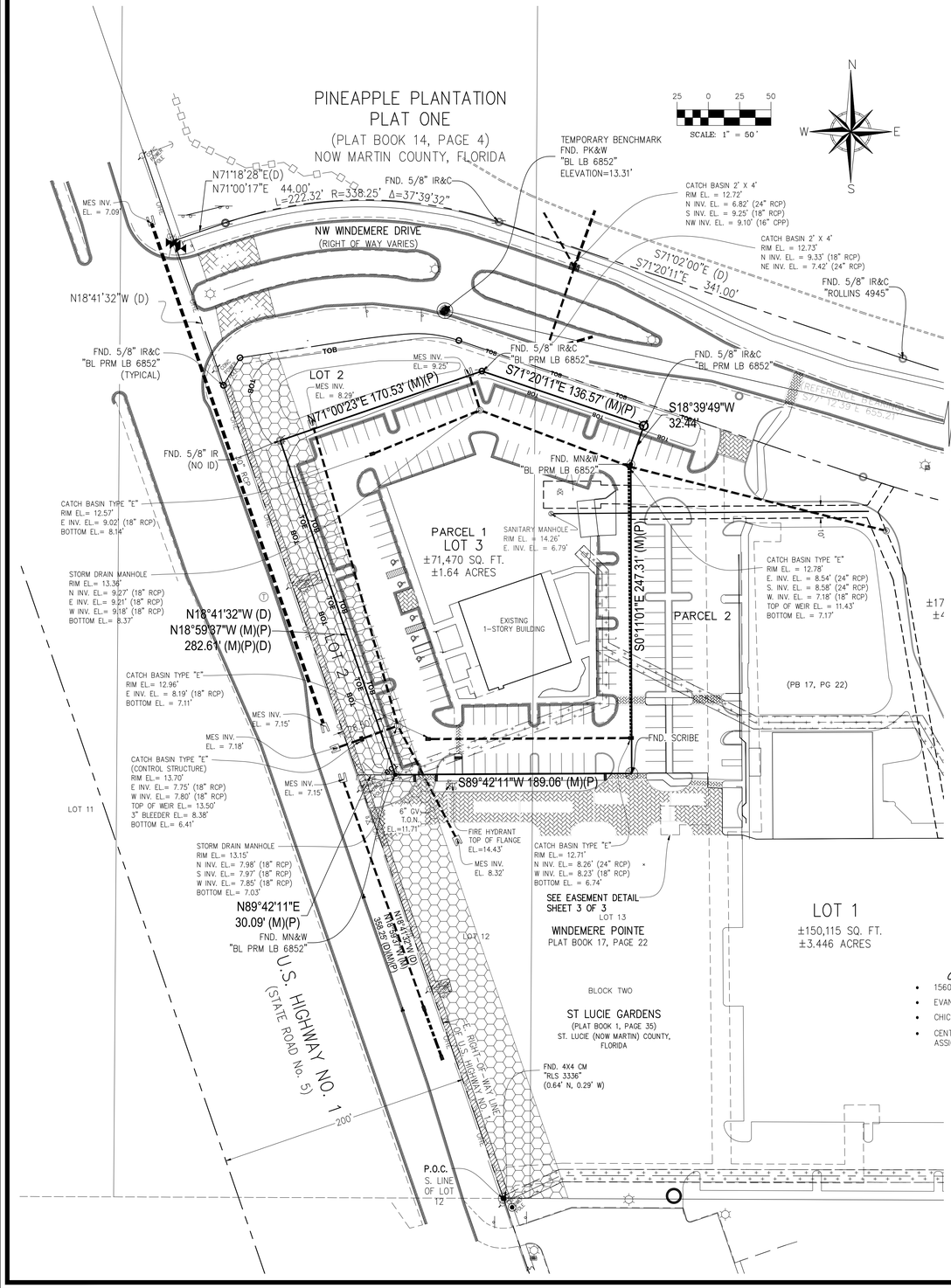
OWNER

1560 BOONE, LLC
1951 NW FEDERAL HWY, STUART, FLORIDA

REVISIONS

No.	Description	Date
1	POPEYES DESIGN REVS	01/30/2024
2	KHA REVIEWREVS	07/30/2024
3	DESIGN REVS	09/30/2024
4	DRC REVISIONS	10/30/2024
5	DRC REVISIONS	02/21/2025
6	DUMPSTER REVISION	06/20/2025
7	DRC REVISIONS	07/15/2025
8	DRC REVISIONS	10/15/2025

PROJECT STATUS
SITE PLAN APPROVAL
DATE
08-31-2023
PROJECT NUMBER
19-2023
SCALE
AS SHOWN
DRAWN BY H3D/DECO
CHECKED BY BPH
DRAWING TITLE
PROPOSED MASTER SITE PLAN
DRAWING NUMBER
ASP-100



LEGAL DESCRIPTION

PARCEL 1
LOT 3, WINDEMERE POINT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2
NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, PARKING, AND UTILITY PURPOSES CREATED BY AND MORE PARTICULARLY DESCRIBED IN THE CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED MARCH 20, 2009 AND RECORDED MARCH 24, 2009 IN OFFICIAL RECORDS BOOK 2380, PAGE 1487, AS MODIFIED BY THE AMENDED AND RESTATED CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2665, PAGE 2451 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2685, PAGE 1592, AND AS FURTHER MODIFIED BY THE FIRST AMENDMENT TO AMENDED AND RESTATED CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2789, PAGE 1600, ALL OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SYMBOL LEGEND

- × 11.47 FIELD LOCATED POINT WITH ELEVATION
- Ⓣ BELL SOUTH TELEPHONE MANHOLE
- GUY WIRE & ANCHOR
- LIGHT POLE
- GV GATE VALVE
- DOUBLE DETECTOR CHECK VALVE
- SINGLE SUPPORT POLE SIGN
- DOUBLE SUPPORT POLE SIGN

ABBREVIATIONS

BL	BETSY LINDSAY, INC.
CM	CONCRETE MONUMENT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
(D)	PER DEED
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FND.	FOUND
GV	GATE VALVE
INV.	INVERT
IR&C	IRON ROD AND CAP
LB	LICENSED BUSINESS
(M)	FIELD MEASURED
MES	MITERED END SECTION
NO.	NUMBER
OHE	OVERHEAD ELECTRIC LINES
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
PG.	PAGE
PKW	PARKER KALON NAIL AND WASHER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RLS	REGISTERED LAND SURVEYOR
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOE	TOE OF SLOPE
T.O.N.	TOP OF NUT
T.O.P.	TOP OF PIPE
WL	WATER LINE
WS	WATER SERVICE

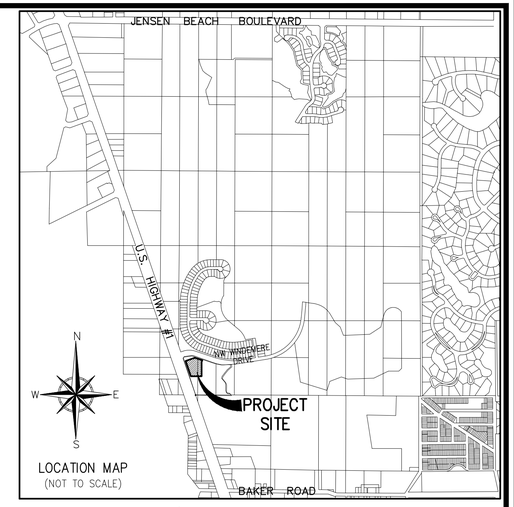
CERTIFICATION

- 1560 BOONE, LLC, A NEW YORK LIABILITY COMPANY
- EVAN R. MARBIN & ASSOCIATES, P.A.
- CHICAGO TITLE INSURANCE COMPANY
- CENTERSTATE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR

SHEET INDEX

SHEET	DETAILS
1	BOUNDARY & STORM DETAILS
2	TOPOGRAPHY
3	EASEMENT DETAILS

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



SURVEYOR'S NOTES

1. BEARINGS, COORDINATES AND DISTANCES AS SHOWN HEREON ARE REFERENCED TO GRID NORTH, BASED ON STATE PLANE COORDINATES, U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), REFERENCE A BEARING OF N77°12'39"W BETWEEN TWO TEMPORARY BENCHMARKS ALONG A PORTION OF N.W. WINDEMERE DRIVE.
2. ELEVATIONS AS SHOWN HEREON REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D 88). ELEVATIONS COLLECTED IN THE FIELD REFERENCE MARTIN COUNTY BENCHMARK "MAR 15" ELEVATION = 15.121 FEET, REFERENCING THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29). THE ELEVATIONS WERE THEN CONVERTED TO N.A.V.D. 1988 REFERENCING NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK "MAR 5", ELEVATION = 12.56 FEET (N.A.V.D 88), 14.04 FEET (N.G.V.D. 29). THE CONVERSION FACTOR IS MINUS 1.48 FEET. THE TEMPORARY BENCHMARKS AS SHOWN THIS SURVEY ARE BASED ON A CLOSED LEVEL LOOP FROM "MAR 15" TO "MAR 15", WITH A VERTICAL CLOSURE OF 0.00 FEET. THE ELEVATIONS AS SHOWN HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 FEET.
3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR. UNLESS DIGITALLY SIGNED.
4. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE X, REFERENCE FEMA MAP COMMUNITY NO. 12085C, PANEL 0132, SUFFIX F, EFFECTIVE DATE OCTOBER 4, 2002. NO RESEARCH HAS BEEN DONE FOR MAP AMENDMENTS.
5. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10,000. THE HORIZIONTAL TOLERANCE OF THE SURVEY DATA IS 0.05 FEET.
6. THERE WAS NO ATTEMPT TO LOCATE ANY SUBSURFACE FOUNDATIONS.
7. THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY; ORDER NO.: 8592360; EFFECTIVE DATE JUNE 21, 2020 AT 11:00 PM. WITH THE FOLLOWING EXCEPTIONS

5. Easement granted to Florida Power & Light Company recorded in Official Records Book 156, page 444. (Affects Parcels 1 and 2) (RESPONSE: SHOWN ON SURVEY)
6. Matters set forth in Resolutions of the Board of County Commissioners of Martin County, Florida pertaining to Vista Plantation Development of Regional Impact recorded in Official Records Book 705, page 385, Official Records Book 705, page 418, Official Records Book 778, page 110 and Official Records Book 862, page 2631. (Affects Parcels 1 and 2) (RESPONSE: BLANKET NOT SHOWN ON SURVEY)
7. Terms, covenants, conditions, easement rights and obligations set forth in the Zoning Agreement between Vista Properties of Vero Beach, Inc. and the Board of County Commissioners of Martin County recorded in Official Records Book 705, page 388, as amended in Official Records Book 778, page 115 and Official Records Book 862, page 2607. (Affects Parcels 1 and 2) (RESPONSE: BLANKET NOT SHOWN ON SURVEY)
8. Terms and provisions, including agreement to grant drainage easements, set forth in the Impact Fees Agreement among Vista Properties of Vero Beach, Inc., M. r. Nelson and Herman J. Golden, as Trustees, Woodlands Building Company and Pulte Home Corporation recorded in Official Records Book 1145, page 2675. (Affects Parcels 1 and 2) (RESPONSE: SHOWN ON SURVEY)
9. Matters set forth in Ordinances of the City Commission of the City of Stuart, Florida relating to annexation and land use recorded in Official Records Book 1309, page 860, Official Records Book 1341, page 1164 and Official Records Book 1341, page 1172. (Affects Parcels 1 and 2) (RESPONSE: BLANKET NOT SHOWN ON SURVEY)
10. Terms and provisions of Ordinance No. 529 of the Board of County Commissioners of Martin County relating to solid waste recorded in Official Records Book 1341, page 1977. (Affects Parcels 1 and 2) (RESPONSE: BLANKET NOT SHOWN ON SURVEY)
11. Terms, covenants, conditions, easement rights and obligations set forth in the Deed of Conservation Easement granted to South Florida Water Management District recorded in Official Records Book 1795, page 4. (Affects Parcel 2) (RESPONSE: EAST OF LOT 3, SHOWN ON SURVEY)
12. Terms, covenants, conditions, easement rights and obligations set forth in the Water and Wastewater Service Agreement between Martin County and Jensen Beach Investors, LLC recorded in Official Records Book 2338, page 1676. (Affects Parcels 1 and 2) (RESPONSE: BLANKET NOT SHOWN ON SURVEY)
13. Terms, covenants, conditions and obligations set forth in the Hold Harmless Agreement by Jensen Beach Investors, LLC in favor of the City of Stuart, recorded in Official Records Book 2338, page 2949. (Affects Parcels 1 and 2) (RESPONSE: NOT SHOWN ON SURVEY)
14. Terms, covenants, conditions and obligations set forth in Ordinance No. 2149-08 of the City Commission of the City of Stuart, Florida recorded in Official Records Book 2349, page 2227, as amended by Resolution No. 137-08 recorded in Official Records Book 2365, page 1461, Ordinance No. 2237-11 recorded in Official Records Book 2567, page 2025, Ordinance No. 2273-14 recorded in Official Records Book 2740, page 2575, Ordinance No. 2304-2015 recorded in Official Records Book 2773, page 2431 and Resolution No. 57-2016 recorded in Official Records Book 2871, page 1452. (Affects Parcels 1 and 2) (RESPONSE: BLANKET NOT SHOWN ON SURVEY)
15. Easement granted to Florida Power & Light Company recorded in Official Records Book 2355, page 2131. (Affects Parcels 1 and 2) (RESPONSE: SHOWN ON SURVEY)
16. Covenants, conditions, restrictions and easements, including provisions for private charges or assessments and lien rights, contained in the Construction, Operation and Reciprocal Easement Agreement between Jensen Beach Investors, LLC and 1560 Boone, LLC recorded in Official Records Book 2380, page 1487, as modified by the Amended and Restated Construction, Operation and Reciprocal Easement Agreement recorded in Official Records Book 2665, page 2451 and re-recorded in Official Records Book 2685, page 1592, as further modified by the First Amendment to Amended and Restated Construction, Operation and Reciprocal Easement Agreement recorded in Official Records Book 2789, page 1600. (Affects Parcels 1 and 2) (RESPONSE: BLANKET NOT SHOWN ON SURVEY)
17. Restrictions, dedications and easements set forth on the plat of Windemere Pointe recorded in Plat Book 17, page 22. (Affects Parcels 1 and 2) (RESPONSE: SHOWN ON SURVEY)
18. Terms, covenants, conditions and other matters contained in the Lease dated July 25, 2014 between 1560 Boone, LLC and PBPDQ Jensen Beach, LLC, a Short Form Memorandum of which is recorded in Official Records Book 2736, page 2722, as affected by the Subordination, Non-Disturbance and Attornment Agreement recorded in Official Records Book 2752, page 2388. (Affects Parcel 1) (RESPONSE: NOT SHOWN ON SURVEY)
19. Terms, covenants, conditions and other matters contained in the Water and Wastewater Service Agreement between Martin County and 1560 Boone, LLC, recorded in Official Records Book 2792, page 219. (Affects Parcel 1) (RESPONSE: NOT SHOWN ON SURVEY)
20. Administrative Variance No Z17120009 as recorded May 21, 2018 in Official Records Book 2993, page 1669. (Affects Parcel 1) (RESPONSE: VARIANCE TO ALLOW MEDICAL OFFICE SPACE. NOT SHOWN ON SURVEY)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "BOUNDARY & TOPOGRAPHIC SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON FEBRUARY 9, 2009 THROUGH SEPTEMBER 15, 2010 AND UPDATED JUNE 10, 2024 AND SAID "BOUNDARY & TOPOGRAPHIC SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "BOUNDARY & TOPOGRAPHIC SURVEYY" COMPLIES WITH THE STANDARDS OF PRACTICE FOR "BOUNDARY & TOPOGRAPHIC SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.

Elizabeth A. Lindsay
Digitally signed by Elizabeth A. Lindsay
Date: 2025.01.07 13:12:57 -05'00'

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS DIGITALLY SIGNED

ELIZABETH A. LINDSAY CERTIFICATE NO. 4724 STATE OF FLORIDA REGISTERED LAND SURVEYOR

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON January 7, 2025

BETSY LINDSAY
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

DATE	REVISIONS
2/10/17	UPDATE TITLE DATA
2/16/17	REVISE LEGAL DESC.
7/24/20	UPDATE TITLE WORK
6/10/24	UPDATE SURVEY
1/6/25	REVISE PER MARTIN COUNTY COMMENTS

DATE 11/10/2010
SCALE 1"=50'
FIELD BK. STUART 9 JB 7/MC 7
DRAWN BY D.B./C.R.
CHECKED BY D.J.W./E.A.L.

WINDEMERE POINT LOT 3
MARTIN COUNTY, FL

BOUNDARY & TOPOGRAPHIC SURVEY
1560 BOONE, LLC

SHEET NO. 1
OF 3 SHEETS
PROJECT NO. 2012247_02-15B4

P:\PJ\2012247-Boone\001-1560 Boone-Windermere & US 1-EALIS\-CAD_Files\Survey\ALTA (END)-outparcel-1- 6-10-24 NAVD 88.dwg SHEET (1). 1/7/2025 11:10:07 PM, D.B.

MARTIN COUNTY

PINEAPPLE PLANTATION
PLAT ONE
(PLAT BOOK 14, PAGE 4)
NOW MARTIN COUNTY, FLORIDA

SCALE: 1" = 50'

TEMPORARY BENCHMARK
FND. PK&W
"BL LB 6852"
ELEVATION=13.31'

6' PLANK FENCE

N71°18'28"E(D)
N71°00'17"E 44.00'
L=222.32' R=338.25' Δ=37°39'32"

NW WINDEMERE DRIVE
(RIGHT-OF-WAY VARIES)

FND. 5/8" IR&C
"ROLLINS 4945"

S71°02'00"E (D)
S71°20'11"E 341.00'

N18°41'32"W (D)

FND. 5/8" IR&C
"BL PRM LB 6852"

LOT 2

S71°20'11"E 136.57' (M)(P)

N71°00'23"E 170.53' (M)(P)

S18°39'49"W
32.44'

FND. 5/8" IR
(NO ID)

FND. MN&W
"BL PRM LB 6852"

EDGE OF ASPHALT (TYPICAL)

PARCEL 1
LOT 3
±71,470 SQ. FT.
±1.64 ACRES

CROSS PARKING AREA

PARCEL 2

S0°11'01"E 247.31' (M)(P)

EXISTING 1-STORY BUILDING

EDGE OF ASPHALT PARKING (TYPICAL)

BUILDING OVERHANG

FND. SCRIBE

S89°42'11"W 189.06' (M)(P)

BRICK PAVERS (TYPICAL)

SEE EASEMENT DETAIL
SHEET 3 OF 3

LOT 13
WINDEMERE POINTE
PLAT BOOK 17, PAGE 22

LOT 1
±150,115 SQ. FT.
±3.446 ACRES

PARCEL 2
EASEMENT AREAS
BLOCK TWO

ST LUCIE GARDENS
(PLAT BOOK 1, PAGE 35)
ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA

LOT 2

N89°42'11"E
30.09' (M)(P)

FND. MN&W
"BL PRM LB 6852"

N18°39'07"W (M)
N18°41'32"W (D)
358.25' (M)(D)

U.S. HIGHWAY NO. 1
(STATE ROAD No. 5)
200' R/W

E. RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1

P.O.C.
S. LINE
OF LOT
12

CONC. WALK

DRIVEWAY

CONC. PARKING LOT

CONC. WALK

BUILDING

LOT 11

LOT 12

CONC. WALK

CONC. WALK

6' CONC. WALL

2' VALLEY GUTTER

CONC. WALK

CLEAN OUT

VEGETATION

TEMPORARY BENCHMARK
SET PK&W
"BL LB 6852"
ELEVATION=13.24'

MONITORING WELL

PARCEL 2
EASEMENT
AREAS

LOT 2
±177,791 SQ. FT.
±4.082 ACRES

CONSERVATION EASEMENT
(O.R.B. 1795, PG. 4)

(PB 17, PG 22)

BLOCK 2
ST LUCIE GARDENS
PLAT BOOK 1, PAGE 35
ST LUCIE (NOW MARTIN)
COUNTY, FLORIDA

LOT 14

LOT 16

ST LUCIE GARDENS
(PLAT BOOK 1, PAGE 35)
ST. LUCIE (NOW MARTIN COUNTY) COUNTY, FLORIDA

TOP OF BANK

RETENTION POND

4" GV, T.O.N. EL.=13.56
4" GV, T.O.N. EL.=13.11
2" WS, 90° BEND
2" WATER SERVICE
4x2" TEE
4" FDC
4" WL-90° BEND
T.O.P. EL.=12.65'
4"x4" TEE
T.O.P. EL.=12.72
4" FDC LINE
WIRING PULL BOX
DUMPSTER
CONC. APRON
11.97'
13.9'
9.1'
29.0'
10.4'
35.4'
14.0'
14.2'
11.89'

DUMPSTER &
WATER LINE DETAIL
SCALE 1" =20'

BETSY LINDSAY
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6/10/24	UPDATE SURVEY
1/6/25	REVISE PER MARTIN COUNTY COMMENTS

DATE 11/10/2010
SCALE AS SHOWN
FIELD BK. STUART 9
JBL 7/MC 7
DRAWN BY D.B./C.R.
CHECKED BY D.J.W./E.A.L.

WINDEMERE POINT LOT 3
MARTIN COUNTY, FL

BOUNDARY & TOPOGRAPHIC SURVEY
1560 BOONE, LLC

SHEET NO. 2
OF 3 SHEETS
PROJECT NO.
2012247_02-15B4

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PINEAPPLE PLANTATION
PLAT ONE
(PLAT BOOK 14, PAGE 4)
NOW MARTIN COUNTY, FLORIDA

SCALE: 1" = 50'

TEMPORARY BENCHMARK
FND. PK&W
"BL LB 6852"
ELEVATION=13.31'

FND. 5/8" IR&C

NW WINDEMERE DRIVE
(RIGHT OF WAY VARIES)
ACCESS EASEMENT
(O.R.B. 1528, PG. 1984)
(O.R.B. 1145, PG. 2675)

FND. 5/8" IR&C
"ROLLINS 4945"

ACCESS EASEMENT
(O.R.B. 1528, PG. 1984)
(O.R.B. 1145, PG. 2675)

FND. 5/8" IR&C
"BL PRM LB 6852"

FND. 5/8" IR&C
"BL PRM LB 6852"

LOT 2

FP&L EASEMENT
(O.R.B. 118, PG. 332)
(O.R.B. 156, PG. 444)

FND. 5/8" IR
(NO ID)

FP&L TREE
TRIMMING EASEMENT
(D.B. 156, PG. 422)

UTILITY EASEMENT
(PB 17, PG 22)

FND. MN&W
"BL PRM LB 6852"

PARCEL 1
LOT 3
±71,470 SQ. FT.
±1.64 ACRES

CROSS
PARKING
AREA

PARCEL 2

10' FP&L EASEMENT
(O.R.B. 2355, PG. 2131)

UTILITY
EASEMENT

SANITARY
SEWER UTILITY
EASEMENT LOT 2
(PB 17, PG 22)

PARCEL 2
EASEMENT
AREAS

LOT 2
±177,791 SQ. FT.
±4.082 ACRES

CLEAN OUT

TEMPORARY BENCHMARK
SET PK&W
"BL LB 6852"
ELEVATION=13.24'

MONITORING
WELL

CONSERVATION EASEMENT
(O.R.B. 1795, PG. 4)

LOT 14

LOT 16
ST LUCIE GARDENS
(PLAT BOOK 1, PAGE 35)
ST. LUCIE (NOW MARTIN COUNTY) COUNTY, FLORIDA

BLOCK 2
ST LUCIE GARDENS
PLAT BOOK 1, PAGE 35
ST LUCIE (NOW MARTIN)
COUNTY, FLORIDA

LOT 11

LOT 12

LOT 13

FND. SCRIBE

SEE EASEMENT DETAIL
SHEET 3 OF 3

LOT 13
WINDEMERE POINTE
PLAT BOOK 17, PAGE 22

LOT 1
±150,115 SQ. FT.
±3.446 ACRES

PARCEL 2
EASEMENT AREAS
BLOCK TWO

ST LUCIE GARDENS
(PLAT BOOK 1, PAGE 35)
ST. LUCIE (NOW MARTIN) COUNTY,
FLORIDA

O.R.B. 118, PG. 332
O.R.B. 156, PG. 444
FP&L EASEMENT
(MEASURED 200' FROM
CENTERLINE OF HIGHWAY)

S.E. RIGHT-OF-WAY LINE
OF HIGHWAY NO. 1

U.S. HIGHWAY NO. 1
(STATE ROAD No. 5)

200'

FP&L EASEMENT
(O.R.B. 118, PG. 332)
(O.R.B. 156, PG. 444)

P.O.C.
S. LINE
OF LOT
12

LOT 2

N

S

E

W

EASEMENT DETAIL
SCALE 1" = 50'

BETSY LINDSAY
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DRAWN BY D.B./C.R.
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WINDEMERE POINT LOT 3
MARTIN COUNTY, FL

BOUNDARY & TOPOGRAPHIC SURVEY
1560 BOONE, LLC

SHEET NO. 3
OF 3 SHEETS
PROJECT NO.
2012247_02-15B4

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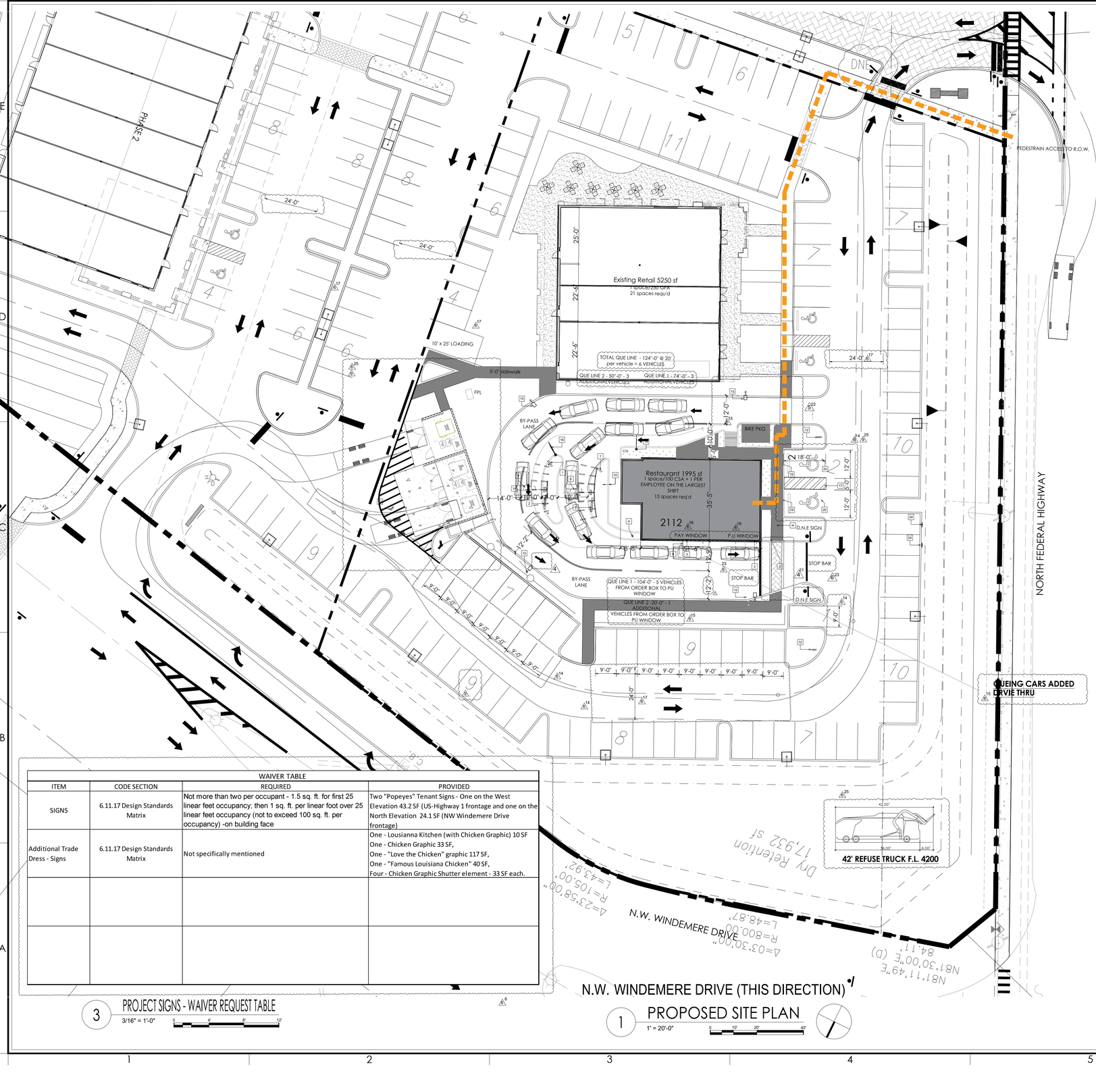
CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES



1 PROPOSED SITE PLAN
1" = 20'-0"

SITE PLAN INDEX LEGEND

1. DT DIGITAL PRE-SELL MENU BOARD LOCATION. REFER TO INSTALLATION DETAILS ON SHEET 2/AS2.1.
2. DT DIGITAL MENU BOARD LOCATION. REFER TO INSTALLATION DETAILS ON SHEET 3/AS2.1.
3. POPEYE'S RESTAURANT DRIVE THRU WINDOW LOCATION. SEE FLOOR PLAN ON SHEET A1 FOR ADDITIONAL INFORMATION.
4. 6"Ø STEEL PIPE BOLLARD AT PULL-UP WINDOW. COORDINATE WITH THE GAS METER NEAR THIS LOCATION. REFER TO DETAIL 13/AS2.3, FLOOR PLAN A1 AND EXTERIOR ELEVATIONS A5.1.
5. PATIO RAILING - SEE RAILING SCHEDULE. REFER TO 2/A8 FOR DETAIL.
6. APPROXIMATE LOCATION OF GREASE INTERCEPTOR BELOW SITE PAVING. COORDINATE WITH PLUMBING & CIVIL DRAWINGS. REF: AS2.3.
7. POPEYE'S DUMPSTER ENCLOSURE. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS. REFER TO ARCHITECTURAL SITE DETAILS AS2.2 FOR CONSTRUCTION.
8. SIDEWALK / SLAB. REFER TO CIVIL SITE PLAN DRAWINGS FOR LOCATION AND DIMENSIONS.
9. VEHICLE LOOP. REFER TO 5/AS2.1 FOR DETAIL.
10. ALL PATIO AND LANDSCAPE DESIGN BY CIVIL ENGINEER TO BE APPROVED BY POPEYE'S DESIGN.
11. N/A
12. DRIVE THRU DIRECTIONAL SIGNAGE GRAPHIC. REFER TO DETAIL 9/AS2.1.
13. SPEAKER POST. REFER TO DETAILS ON SHEET 7/AS2.1.
14. DRIVE THRU CANOPY. REFER TO SIGNAGE PACKAGE DRAWINGS.
15. LIGHT STANDARD. REFER TO CIVIL SITE PLAN DRAWINGS FOR LOCATION AND DIMENSIONS. REFER TO 1/AS2.1
16. CLEARANCE BAR. REFER TO DETAIL ON SHEET 6/AS2.1
17. NOT USED.
18. PAVEMENT STRIPPING. ADD BOLLARDS AS NECESSARY.
19. ACCESSIBLE PARKING SIGNAGE. SIGNAGE TO BE INSTALLED AS PER LOCAL JURISDICTION CODES.
20. ACCESSIBLE PARKING STALLS.
21. DIGITAL PARKING SIGNAGE.
22. DIGITAL PARKING STALLS.
23. PULL FORWARD PARKING SIGNAGE.
24. PULL FORWARD PARKING STALLS.

SITE PLAN LEGEND

- NEW SHELL BUILDING. INTERIORS IS NOT PART OF THE SCOPE OF WORK
- PAVER CROSSWALK
- PEDESTRIAN SIDEWALKS OR CONCRETE SLABS
- LP NEW LIGHT POLE. REFER TO PHOTOMETRICS
- WP NEW WALL PACK. REFER TO PHOTOMETRICS
- ACCESSIBLE ROUTE TO RIGHT OF WAY

FIRE NOTE:

1. PROVIDE KNOX BOX AT EACH BUILDING IN ACCORDANCE WITH LOCAL JURISDICTION.
2. PROVIDE AN ADDRESS NUMBER FOR TENANT SPACE IN ACCORDANCE WITH LOCAL JURISDICTION.

WAIVER TABLE

ITEM	CODE SECTION	REQUIRED	PROVIDED
SIGNS	6.11.17 Design Standards Matrix	Not more than two per occupant - 1.5 sq. ft. for first 25 linear feet occupancy; then 1 sq. ft. per linear foot over 25 linear feet occupancy (not to exceed 100 sq. ft. per occupancy) -on building face	Two "Popeyes" Tenant Signs - One on the West Elevation 43.2 SF (US-Highway 1 frontage and one on the North Elevation 24.1 SF (NW Windemere Drive frontage)
Additional Trade Dress - Signs	6.11.17 Design Standards Matrix	Not specifically mentioned	One - Louisianna Kitchen (with Chicken Graphic) 10 SF One - Chicken Graphic 33 SF, One - "Love the Chicken" graphic 117 SF, One - "Famous Louisiana Chicken" 40 SF, Four - Chicken Graphic Shutter element - 33 SF each.

3 PROJECT SIGNS - WAIVER REQUEST TABLE
3/16" = 1'-0"

GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH. 954.794.0300 FAX. 954.794.0301
AA26001731

SEAL

Brian Herbert
Digitally signed by Brian Herbert
Date: 2025.10.16 12:10:12 -04'00'

BRIAN P. HERBERT FL AR0015474

PROJECT

LOUISIANA KITCHEN
POPEYES

WINDEMERE POINT
STUART, FL
1951 NW FEDERAL HWY,
STUART, FLORIDA

OWNER

1560 BOONE, LLC

1951 NW FEDERAL HWY,
STUART, FLORIDA

REVISIONS

No.	Description	Date
1	POPEYES DESIGN REVS	01/30/2024
2	KHA REVIEWREVS	07/30/2024
3	DESIGN REVS	09/30/2024
4	DRC REVISIONS	10/30/2024
5	DRC REVISIONS	02/21/2025
6	DRC REVISIONS - WAIVER	03/14/2025
7	DRC REVISIONS	07/15/2025
8	DRC REVISIONS	10/15/2025

PROJECT STATUS
SITE PLAN APPROVAL
DATE
08-31-2023
PROJECT NUMBER
19-2023
SCALE
AS SHOWN
DRAWN BY H3D/DECO
CHECKED BY BPH
DRAWING TITLE
PROPOSED OUT-PARCEL SITE PLAN
DRAWING NUMBER
ASP-101

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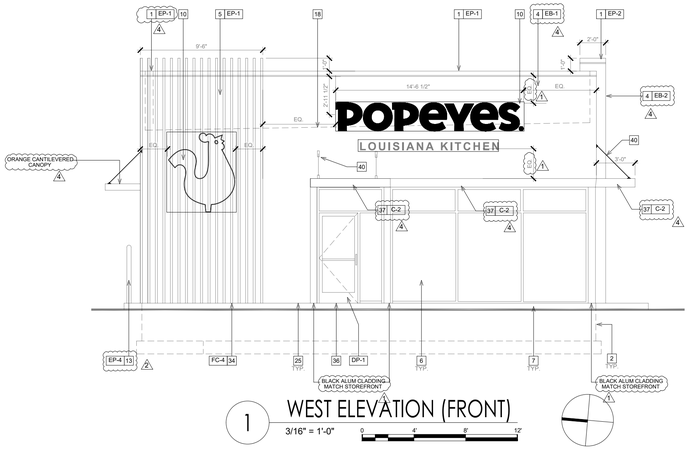
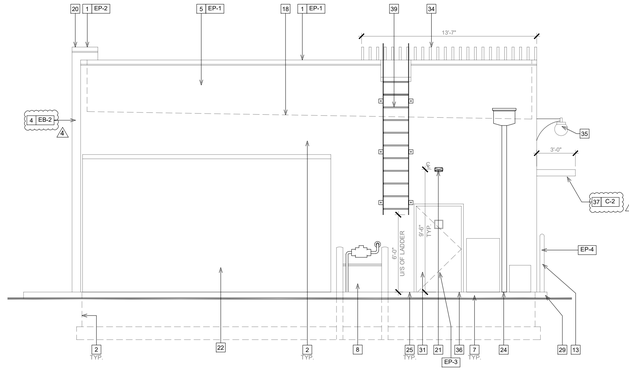
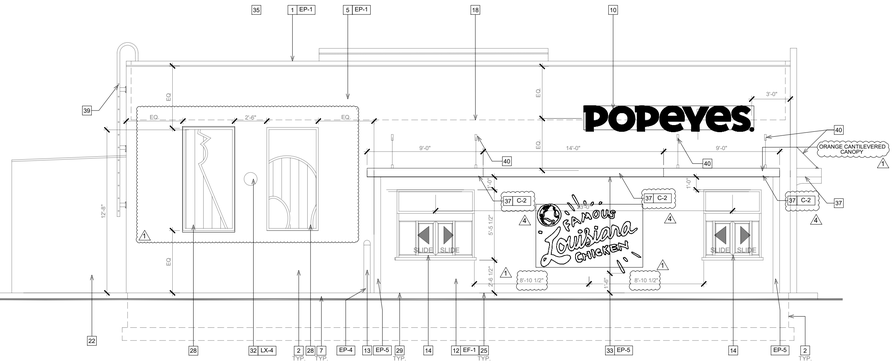


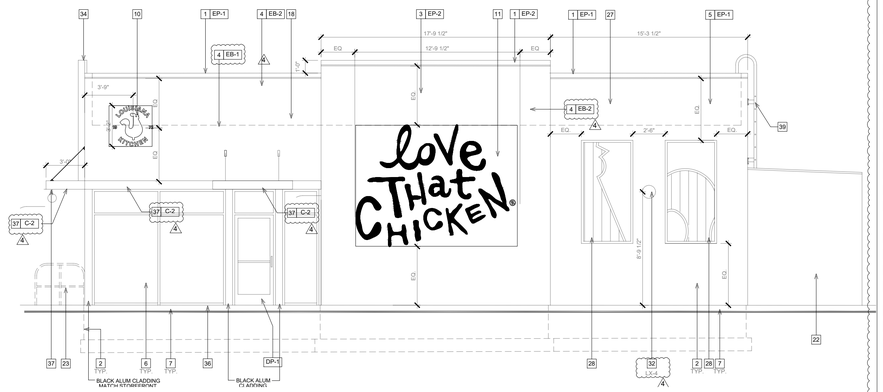
1 WEST ELEVATION (FRONT)
3/16" = 1'-0"



2 EAST ELEVATION (REAR)
3/16" = 1'-0"



3 NORTH ELEVATION (D.T. SIDE)
3/16" = 1'-0"



2 SOUTH ELEVATION (ENTRY SIDE)
3/16" = 1'-0"

WAIVER TABLE			
ITEM	CODE SECTION	REQUIRED	PROVIDED
SIGNS	6.11.17 Design Standards Matrix	Not more than two per occupant - 1.5 sq. ft. for first 25 linear feet occupancy; then 1 sq. ft. per linear foot over 25 linear feet occupancy (not to exceed 100 sq. ft. per occupancy) -on building face	Two "Popeyes" Tenant Signs - One on the West Elevation 43.2 SF (US-Highway 1 frontage and one on the North Elevation 24.1 SF (NW Windemere Drive frontage)
Additional Trade Dress - Signs	6.11.17 Design Standards Matrix	Not specifically mentioned	One - Lousianna Kitchen (with Chicken Graphic) 10 SF One - Chicken Graphic 33 SF, One - "Love the Chicken" graphic 117 SF, One - "Famous Louisiana Chicken" 40 SF, Four - Chicken Graphic Shutter element - 33 SF each.

3 PROJECT SIGNS - WAIVER REQUEST TABLE
3/16" = 1'-0"

EXTERIOR ELEVATION NOTES

1. PRE-FINISHED METAL CAP FLASHING C/W DRIP.
2. G.C TO PROVIDE AND INSTALL DOUBLE LAYER OF REINFORCING MESH TO MIN. 2'-2" ABOVE GRADE AT ALL EIFS LOCATIONS (TYP.) IN ORDER TO ATTAIN ABUSE RESISTANCE STUCCO SYSTEM.
3. NICHIHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
4. NICHIHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
5. EIFS. REFER TO POPEYES MASTER SCHEDULE.
6. PRE-FINISHED 'BLACK ANODIZED' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
7. EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
8. GAS UTILITY METER.
9. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING DETAILS.
10. INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C TO PROVIDE AND INSTALL ¾" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING AND ALL FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION
11. NON-ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C TO PROVIDE AND INSTALL ¾" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING.. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION
12. NICHIHA VINTAGE WOOD, COLOR: CEDAR. REFER TO POPEYES MASTER SCHEDULE.
13. PROVIDE & INSTALL 6" DIAMETER STEEL PIPE BOLLARD TOP AT 4'-6" A.F.F. G.C. TO PAINT "SAFETY YELLOW". REFER TO POPEYES MASTER SCHEDULE.
14. DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
15. N/A.
16. N/A.
17. N/A.
18. DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
19. C/T CABINET AND METER.
20. LINE OF PARAPET WALLS BEYOND.
21. GENERAL PURPOSE EXTERIOR LIGHTING FIXTURES.
22. WALK-IN COOLER/FREEZER FINISH TO BE COMPLETED BY MANUFACTURER.
23. METAL RAILING BEYOND.
24. PRE-FINISHED GALVANIZED STEEL DOWNSPOUT & COLLECTOR BOX. G.C. TO COORDINATE CIVIL ENGINEERS TO CONFIRM IF DOWNSPOUTS ARE SPLASHING ON CONCRETE PAD OR TIED TO THE STORM SEWER LINE. REFER TO MECHANICAL DRAWINGS.
25. ALL BASE FLASHING TO MATCH ADJACENT MATERIAL COLORS.
26. HOSE BIB. G.C. TO PAINT. COLOUR TO MATCH ADJACENT STUCCO COORDINATE EXACT LOCATION WITH G.C. REFER TO MECHANICAL DRAWINGS.
27. N/A
28. N/A
29. G.C TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
30. N/A
31. REAR EXIT DOOR. REFER TO POPEYES MASTER SCHEDULE
32. WALL SCONCE SUPPLY AND INSTALL BY SIGN COMPANY.
33. OPEN BOTTOM ALUMINUM CANOPY WITH DOWNLIGHT LED LIGHT FIXTURE.SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
34. VERTICAL SIMULATED ALUMINUM SLATS. REFER TO POPEYES MASTER SCHEDULE.
35. N/A
36. CONCRETE SIDEWALK (BY G.C). REFER TO SITE PLAN.
37. NON ILLUMINATED 8" ALUMINUM FASCIA BAND. SUPPLY BY SIGN COMPANY AND INSTALLED BY G.C.
38. N/A
39. EXTERIOR ROOF LADDER.
40. CANOPY RODS PER DESIGN BULLETIN 001-24

GENERAL NOTES

1. SEALANT / CAULKING AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND

1	NOTE REFERENCE. REFER TO ELEVATION NOTES
FN#	FINISH TYPE

REVISION INDEX: △2 # = rev discription

1 REVISED MASTER PLAN PER REDLINE COMMENTS (KH COMMENT 1)
2 REVISED TITLE BLOCK ADDRESS (DIRECTIONAL) (KH COMMENT 2
3 ADDED LEGAL DESCRIPTION TO COVER SHEET (KH COMMENT 3)
4 ADDED PROPOSED DATA TO SHEET ASP-100 (KH COMMENT 4)
5 REVISED SIGN TO MONUMENT SIGN (KH COMMENT 5)
6 SIGNAGE CONFORMANCE NOTE ADDED TO ASP-101 (KH COMMENT 6)
7 ADD STATEMENT REGARDING TREE MITIGATION (KH COMMENT 7)
8 ADD SIGN WAIVER TABLE (PLANNING COMMENT 1)
9 PROVIDE LEGIBLE SITE INFORMATION (PLANNING COMMENT 2)
10 PROVIDE LOADING AREA (PLANNING COMMENT 3)
11 COORDINATE BUILDING AREA ON SHTS (PLANNING COMMENT 4)
12 ADJUST PARKING CALCULATIONS PER 6.01.13 (PLANNING COMMENT 5)
13 PARKING COUNT CORRECTION (PLANNING COMMENT 6)
14 DIMENSION PARKING STALLS (PLANNING COMMENT 7)
15 SHOW QUEUING REQUIREMENTS OF 20 FT (PLANNING COMMENT 8)
16 LABEL THE PICKUP AND PAY WINDOWS (PLANNING COMMENT 9)
17 DIMENSION TWO WAY DRIVES AT 24' (PLANNING COMMENT 10)
18 SHOW A LEGEND FOR THE CALLOUTS (PLANNING COMMENT 11)
19 UPDATE REVISION TABLE (PLANNING COMMENT 12)
20 TREE MITIGATION STATEMENT LOC. ADJ (PLANNING COMMENT 13)
21 ADJUST CROSS WALK TO MATCH CIVIL (PLANNING COMMENT 14)
22 REMOVE 2 PARKING STALLS IN DRIVE THRU (PLANNING COMMENT 15)
23 ADD STOP BARS AT DRIVE THRU CROSSING (PLANNING COMMENT 16)
24 CORRECT INDEX TO SHOW A-201 (PLANNING COMMENT 17)
25 CORRECT DUMPSTER AND SHOW AUTO TURN (PW COMMENT 1 & 2)
26 SHOW CARS IN THE DRIVE THRU (PLANNING COMMENT 1 - 7/9/25)
27 LEGEND OR KEY FOR CALLOUT (PLANNING COMMENT 2 - 7/9/25)
28 CORRECT INDEX TO SHOW C1 & C2 (PLANNING COMMENT - 4 7/9/25)
29 LIST TDP1.0 IN INDEX (PLANNING COMMENT 5-7/9/25) NO TDP1.0 EXISTS
30 CORRECT L1 & L2 TO LP1 & LP2 IN INDEX (PLANNING COMMENT 6 - 7/9/25
31 SHOW IRR. PLANS L1-1 & L1-2 IN INDEX (PLANNING COMMENT 7 - 7/9/25)
32 DELETE EXTRANEOUS NOTE IN SITE PLAN SCOPE NOTES RE: PYLON
33 ADD ELEVATION TAG NOTES TO ELEVATION SHEET

GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH. 954.794.0300 FX. 954.794.0301
AA26001731

SEAL

Brian Herbert Digitally signed by Brian Herbert Date: 2025.10.16 11:59:23 -04'00'

■ BRIAN P. HERBERT FL AR0015474

PROJECT

WINDEMERE POINT
STUART, FL
1951 NW FEDERAL HWY,
STUART, FLORIDA

OWNER

1560 BOONE, LLC

1951 NW FEDERAL HWY,
STUART, FLORIDA

REVISIONS

No.	Description	Date
1	POPEYES DESIGN REVS	01/30/2024
2	KHA REVIEWREVS	07/30/2024
3	DESIGN REVS	09/30/2024
4	DRC REVISIONS	10/30/2024
5	DRC REVISIONS	02/21/2025
6	DRC REVISIONS - WAIVER	03/14/2025
7	DRC REVISIONS-ELV TAGS	09/20/2025

PROJECT STATUS

SITE PLAN APPROVAL

DATE

08-31-2023

PROJECT NUMBER

19-2023

SCALE

AS SHOWN

DRAWN BY	CHECKED BY
H3D/DECO	BPH

DRAWING TITLE

PROPOSED BUILDING ELEVATIONS

DRAWING NUMBER

A-201

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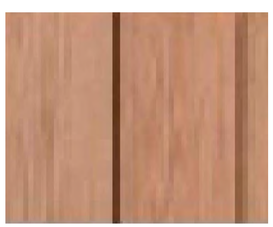
CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PRODUCING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES.

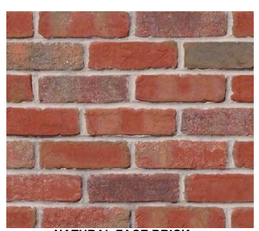
1 PROTOTYPE RENDERING (ENTRY SIDE)
3/16" = 1'-0"

3 PROTOTYPE RENDERING (D.T. SIDE)
3/16" = 1'-0"

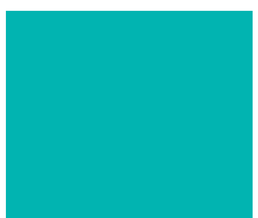


WOOD FACADE

PAINTED FACE BRICK

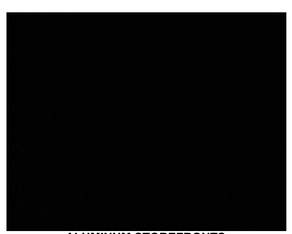


NATURAL FACE BRICK



ALUMINUM CANOPY

ENTRY DOORS & DRIVE THRU WINDOW



ALUMINUM STOREFRONTS

4 PROJECT MATERIALS
3/16" = 1'-0"

GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH. 954.794.0300 FX. 954.794.0301
AA26001731
SEAL
Brian Herbert
Digitally signed by Brian Herbert
Date: 2024.04.04 10:07:53 -04'00'
BRIAN P. HERBERT FL AR0015474

PROJECT

WINDEMERE POINT
STUART, FL
1951 NE FEDERAL HWY,
STUART, FLORIDA

OWNER

1560 BOONE, LLC

1951 NE FEDERAL HWY,
STUART, FLORIDA

REVISIONS

No.	Description	Date

PROJECT STATUS

SITE PLAN APPROVAL

DATE

08-31-2023

PROJECT NUMBER

19-2023

SCALE

AS SHOWN

DRAWN BY	CHECKED BY
H3D/DECO	BPH

DRAWING TITLE

PROPOSED
BUILDING RENDERINGS

DRAWING NUMBER

A-202

TERRAGONE ENGINEERING
Engineering & Project Management
361 NW Dewburry Terrace
Jensen Beach, FL 34957
772 291 8177
office@terragoneengineering.com

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AUG 15 2024
By: .....

WINDEMERE POINT PARCEL 2
COMPLETION OUT PARCEL DEVELOPMENT

DRAINAGE STATEMENT

August 8, 2024

BACKGROUND

Windemere Point was developed in 2008 as a PUD with a drainage system serving both parcels within the site. Parcel 2 is a separate outparcel, purchased by 1560 Boone, LLC and developed separately. In the PUD, drainage capacity was made available for development on Parcel 2.

ANALYSIS

This drainage statement evaluates the area within the curb line of Parcel 2 as the remainder of parcel 2 is developed as contemplated in the main PUD. Specifically, we evaluate those items that have changed on the building pad site, utilizing the edge of pavement against the bare ground as the boundary for the evaluation.

Measuring areas utilizing CAD drawings on the original PUD Site Plan yields the following impervious area measurements:

2008 Parcel 2 – Accommodated areas

Buildings	14,075 square ft
Walkways	7,453. square ft.
Dumpster and Loading	1,970 square ft.
	23,498 square ft

In 2018 a 5300 sq ft. commercial retail building was developed on Parcel 2, leaving the north side of the building pad vacant field. Side walks were installed only around the

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AUG 15 2024
By: .....

building . The dumpster was also developed, but its layout was modified from the origina PUD layout.

In the proposed development of the remainder of Parcel 2, a 1993 sf drive through restaurant is contemplated. It requires the expansion of pavement for the drive through lanes, which is additional pavement area. The total impervious area is broken down as follows:

Parcel 2 in it final buildout layout – impervious areas (includes 2018 development)

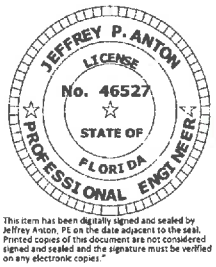
Buildings	5300 (exst) + 1993 (prop) square ft
	7,293 Tot. SF buildings
Site/drive around building	7,516 square ft
Walkways (proposed and exst)	6,188 square ft.
Dumpster and Loading (exst)	452 square ft.
	21,749 square ft

CONCLUSION

As evident by the analysis above, there will be 1,749 less impervious area. As the amount of impervious area is the only variable altered in the runoff equation, in the direction of less runoff generated, the proposed development will demand less capacity from the drainage system than contemplated in the original PUD site plan. Thus, the outparcel buildout will have no negative impact on the drainage system.

Sincerely

Jeffrey P. Anton, PE FL 46527
August 1, 2024



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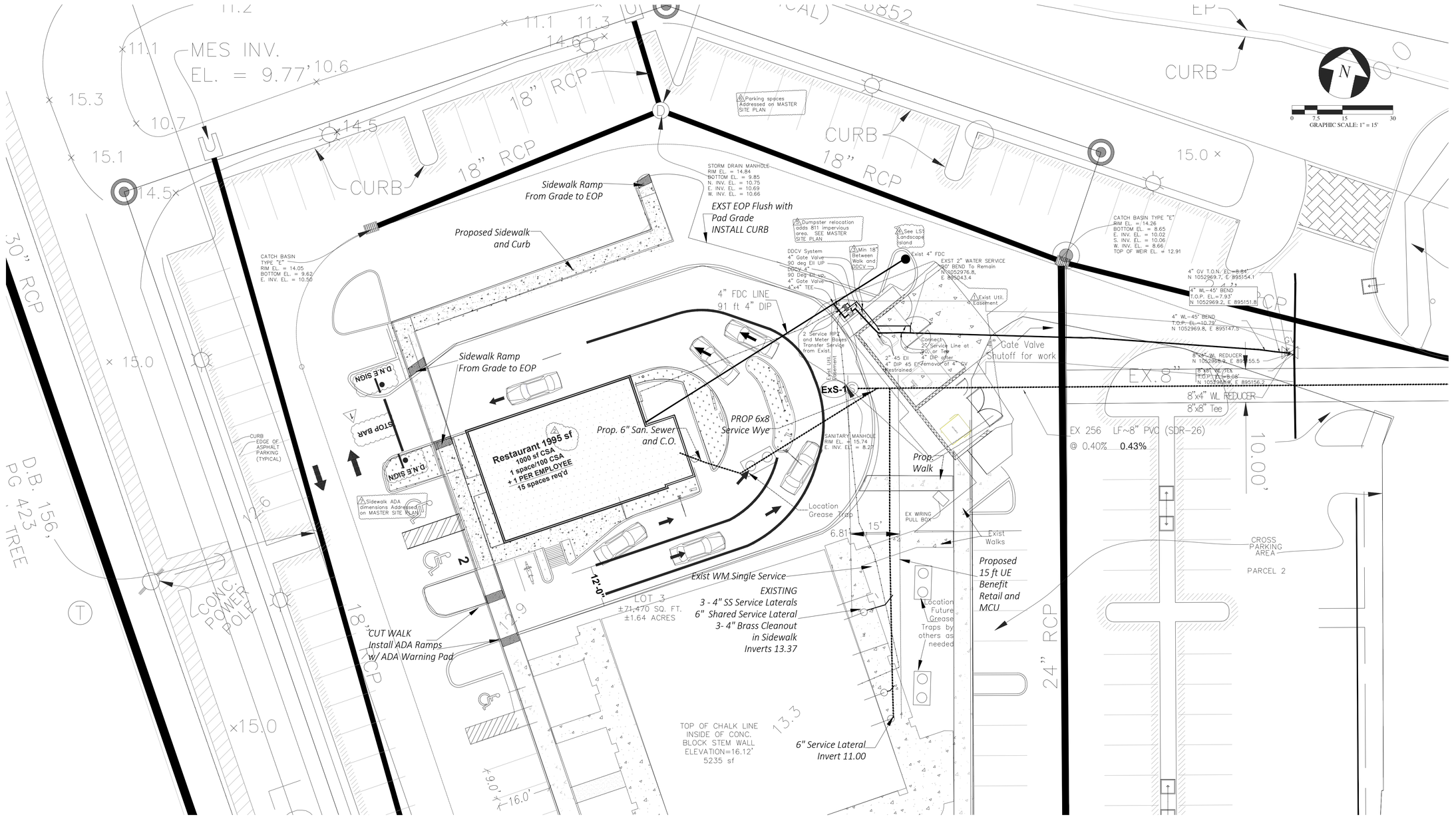
Date: 2024.08.01 10:00:46 -04'00'



ERC & WATER METER CALCULATIONS

MCU UTILITY SERVICE PHASE	BUILDING	LAND USE / SIZE	ESTIMATED FLOW (GPD)	CALCULATION BASIS	ERC 250 GPD	METER SIZE
1	Restaurant	1995 SF (20 Seats) 9 Employee shifts	320 135	16 GPD / Seat 15 GPD/ 8 hr. Employee shift	2	5/8"

JEFFREY P. ANTON LICENSE No. 46527 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Jeffrey Anton, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies."

Digitally signed by Jeffrey P Anton
Date: 2025.10.16 18:08:03 -04'00'

DRAWINGS AND SPECIFICATIONS SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES. PLANS NOT VALID FOR CONSTRUCTION UNTIL PROPERLY MARKED "ISSUED FOR CONSTRUCTION " BY THE ENGINEER.

Jeffrey P. Anton
OCT 16, 2025
PE No. 46527

No.	Date:	Revision:	By
1	10/16/25	ENGINEERING FOR SITE PLAN Review Rev.11	JPA
2	6/4/25	ENGINEERING FOR SITE PLAN Review Rev	AAA
3	8/4/24	ENGINEERING FOR SITE PLAN Review Rev	JPA
4	3/4/24	ENGINEERING FOR SITE PLAN	JPA

Designed: J.A. 3/4/24
Drawn: A.A.
Checked: By
Approved: By
Date: JUN 4, 2025
Project: Popeyes
File:

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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ENGINEERING SITE PLAN

ENGINEERING PRELIMINARY PLAN

DRIVE THROUGH RESTUARANT
WINDEMERE POINT PARCEL 3
1951 N. FEDERAL HWY, STUART, FL 34957

TERRAGONE ENGINEERING
361 NW Dewberry Terrace, Jensen Beach, Florida 34957
Phone: (772) 341-4177
E mail: office@terragoneengineering.com
Florida Registry Lic. 34035

Sheet No.
C-1
of
2

DEMOLITION DDCV AND RPZ

PROPOSED DDCV AND RPZ

Sidewalk Ramp From Grade to EOP

Sidewalk and Curb

EXST EOP Flush with Pad Grade INSTALL CURB

Remove DDCV, 2 Gate Valves Existing 4"X2" TEE 2" Corp Stop, 2" BV 2-1" RPZ

Cut 2" Line and 4" Line at Gate Valve

Remove Ex 4" FDC LINE

Maintain 3' Min Horiz Separation

4" Gate Valve Shutoff for work

ExS-1

PROP 6x8 Service Wye

Prop. 6" San. Sewer and C.O.

Restaurant 1995 sf
1000 sf CSA
1 space/100 CSA
+ 1 PER EMPLOYEE
15 spaces req'd

Prop. Walk

EX 256 LF 8" PVC (SDR-26) @ 0.40% 0.43%

8"x4" WL REDUCER
8"x8" Tee

CATCH BASIN TYPE "E"
RIM EL. = 14.26
BOTTOM EL. = 8.65
E. INV. EL. = 10.02
S. INV. EL. = 10.06
W. INV. EL. = 8.66
TOP OF WEIR EL. = 12.91

4" GV T.O.N. EL.=8.84'
N 1052969.7, E 895154.1

4" WL-45° BEND
T.O.P. EL.=7.93'
N 1052969.2, E 895151.8

4" WL-45° BEND
T.O.P. EL.=10.79'
N 1052969.8, E 895147.5

8"x4" WL REDUCER
N 1052968.9, E 895155.5

8"x8" WL TEE
T.O.P. EL.=8.08'
N 1052968.9, E 895156.2

2" WATER SERVICE 90° BEND
N 1052976.8, E 895043.4

4" GV T.O.N. EL.=13.56

4" GV T.O.N. EL.=13.11

Exist 4" FDC

SANITARY MANHOLE
RIM EL. = 15.74
E. INV. EL. = 8.27

Location

Dumpster relocation adds 811 impervious area. SEE MASTER SITE PLAN

Min 18" Between Walk and DDCV

See LS1 Landscape Island

DDCV System
4" Gate Valve
90 deg Ell UP
DDCV 4"
90 Deg Ell up
4" Gate Valve
4"x4" TEE

Exist 4" FDC

EXST 2" WATER SERVICE 90° BEND To Remain
N 1052976.8, E 895043.4

Exist Util. Easement

4" FDC LINE
91 ft 4" DIP

2 Service RPZ and Meter Boxes Transfer Service from Exist.

Connect 2" Service Line at 90° or Tee 4" DIP after Removal of 4" GV

2" 45 Ell
4" DIP 45 Ell Restrained

Exist Util. Easement

Sidewalk Ramp From Grade to EOP

Proposed Sidewalk and Curb

Location Grease Trap

EX WIRING PULL BOX

6.81'

15'

Exist Walks

CROSS PARKING

10.00'

GRAPHIC SCALE: 1" = 10'

JEFFREY P. ANTON LICENSE No. 46527 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 2025.10.16 18:25:09 -04'00'

Jeffrey P. Anton
OCT 16, 2025
PE No. 46527

No.	Date:	Revision:	By
1	10/16/25	ENGINEERING FOR SITE PLAN Review Rev11	JPA
2	6/4/25	ENGINEERING FOR SITE PLAN Review Rev	AAK
3	8/4/24	ENGINEERING FOR SITE PLAN Review Rev	JPA
4	3/4/24	ENGINEERING FOR SITE PLAN	JPA

Designed: J.A. 3/4/24
Drawn: A.A.
Checked: By
Approved: By
Date: JUN 4, 2025
Project: Popeyes
File:

CALL 48 HOURS BEFORE YOU DIG
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

UTILITIES
RELOCATION OF DDCV AND RPZ

ENGINEERING PRELIMINARY PLAN

DRIVE THROUGH RESTUARANT
WINDEMERE POINT PARCEL 3
1951 N. FEDERAL HWY, STUART, FL 34957

TERRAGONE ENGINEERING
561 NW Dewbury Terrace, Jensen Beach, FL 34957
Phone: (772) 321-3377
E-mail: office@terragoneengineering.com
Florida Registry Lic. 34035

Sheet No.
C-2
of
2

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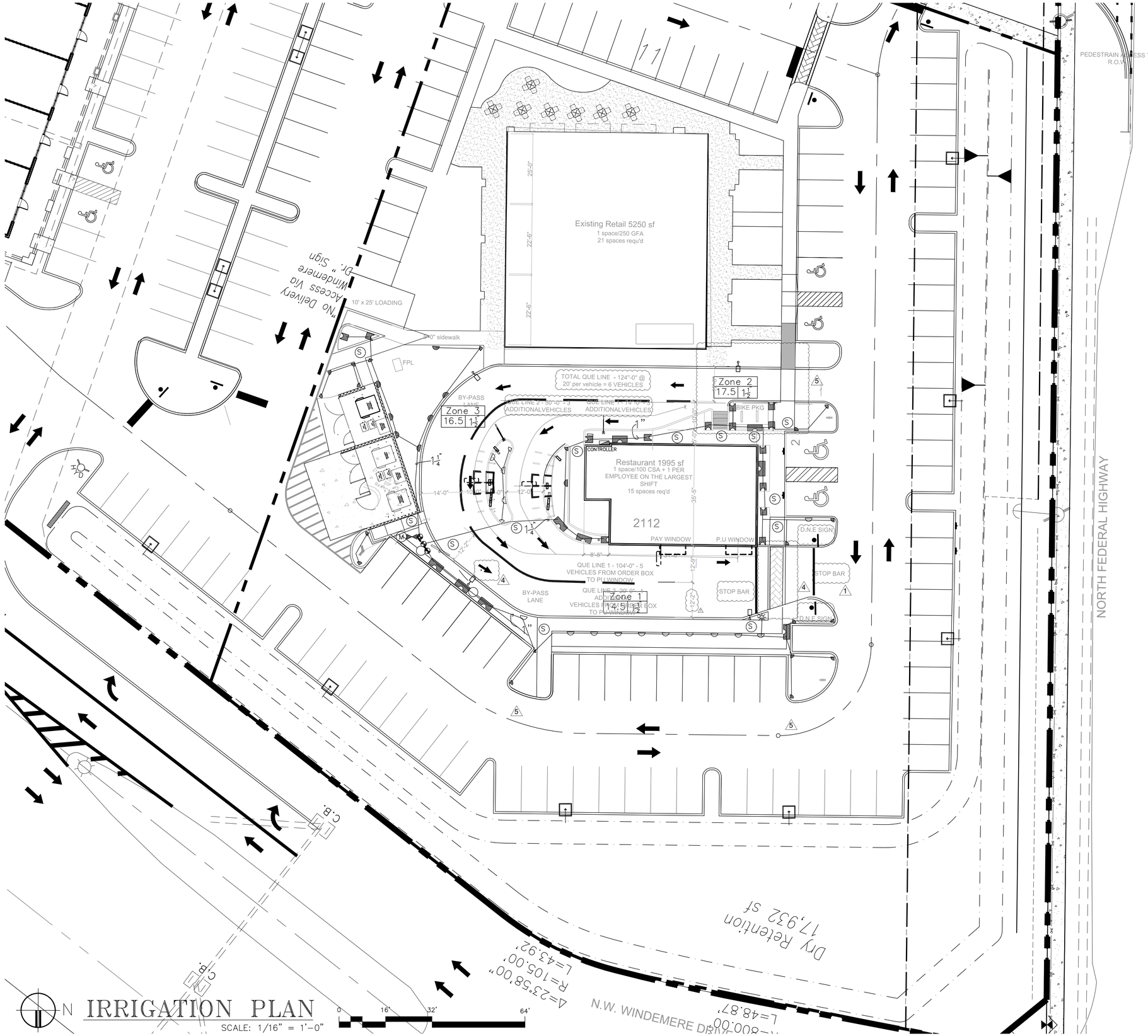


N

IRRIGATION PLAN

SCALE: 1/16" = 1'-0"

0 16' 32' 64'

NW FEDERAL H

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning

Landscape Architect – Florida License #6666709
4855 NW 92nd Terrace
Coral Springs, Florida 33067
Tel: 561-414-8269 Email: wtonning@tonningandassociates.com

DRWG. TITLE : IRRIGATION PLAN – PERMIT

PROJECT : POPEYES WINDMERE
1951 NW FEDERAL HIGHWAY
STUART, FLORIDA

CLIENT : GHA ARCHITECTS

Wayne K Tonning

Digitally signed by Wayne K Tonning
Date: 2025.10.17 16:32:39 -04'00'

WAYNE K. TONNING, RLA
RLA #6666709

PROJECT NO.	24-117
DRAWN BY	WKT
DESIGNED BY	WKT
CHECKED BY	WKT
DATE :	03-25-24
DWG. NO.	LI-1
SHT. NO.	1 of 2
REVISIONS :	
02-25-25	
06-20-25	

IRRIGATION LEGEND:

MAIN LINE -
1-1/2" Feed From Pond Surface Water Source

LATERAL ZONE LINES - SDR PVC as noted

ZONE BOUNDARIES

BACK FLOW: See Point of Connection Detail.

CONTROLLER - Rain Bird ESP Controller 4 Zone mounted on East facade of structure, with a Rain Check automatic rain sensor shutoff switch mounted outside on eave of structure.

ZONE VALVES - Rain Bird PGA Valves

PROPOSED WATER METER -
1" or per City Code.

SLEEVES -
Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size

6" POP-UP SPRAY -
Rainbird 1800 Series MPR Spray Nozzles as Required.
NOTE - All of the below may not be used

15' Series -	12' Series -	10' Series -	8' Series -
15-Q-PC - 1/4"	12-Q-PC - 1/4"	10-Q-PC - 1/4"	8-Q-PC - 1/4"
15-T-PC - 1/3"	12-T-PC - 1/3"	10-T-PC - 1/3"	8-T-PC - 1/3"
15-H-PC - 1/2"	12-H-PC - 1/2"	10-H-PC - 1/2"	8-H-PC - 1/2"
15-TT-PC - 2/3"	12-TT-PC - 2/3"	10-TT-PC - 2/3"	8-TT-PC - 2/3"
15-TQ-PC - 3/4"	12-TQ-PC - 3/4"	10-TQ-PC - 3/4"	8-TQ-PC - 3/4"
15-F-PC - Full	12-F-PC - Full	10-F-PC - Full	8-F-PC - Full

4S-SST-PC 4 x 18'

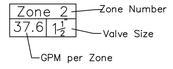
4-EST-PC 4 x 15'

4-CST-PC 4 x 30'

6" POP-UP FLOOD BUBBLER -
Rainbird 1800 Series MPR Pressure Compensating Nozzles as Required.

HOSE BIB

SYSTEM DESIGN OPERATING PRESSURE =
Between 35 and 40 psi.



4" POP-UP ROTOR -
Hunter PGM Rotor W/
Appropriate Nozzle as Required

IRRIGATION NOTES:

Piping:

Main Lines: PVC SDR 26, Class 160 Solvent Weld.

Zone Lines: PVC, 1/2 in. and 3/4 in. are not used. Min. pipe is 1 in. 315 PSI: 1 in. = SDR 21.
200 PSI: 1-1/4 in. and greater = SDR 26, 160 PSI. All solvent weld.

All end of the line unmarked pipe = 1 in. (min.).

Sleeves and suction Line: PVC, SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 10 in. depth, min.

Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main and tape every 20 feet.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using
Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be black. Run in conduit where no Main line runs.

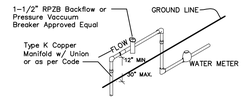
Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

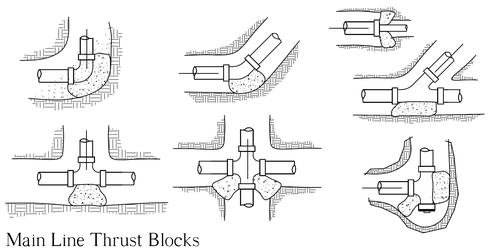
Contractor shall verify all underground utilities prior to commencement of work.

The perimeter irrigation and landscape may be required to be installed prior to either or both pump stations and all main line / valve wiring. A separate plan showing modifications and alternate water source will be provided prior to construction. The modifications will not impact upon the design intent or substantially affect the construction plan.



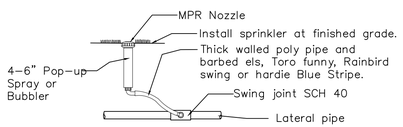
Point of Connection

NTS



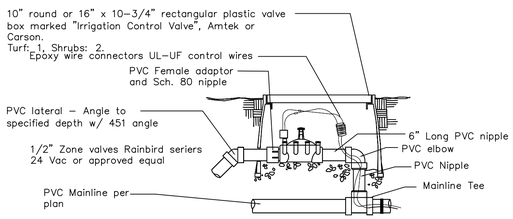
Main Line Thrust Blocks

NTS



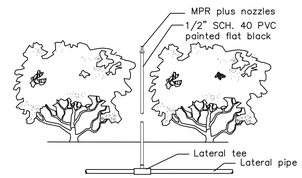
4 or 6" Pop-up Spray / Bubbler Detail

NTS



Zone Valve Detail

NTS



Shrub Riser Spray Detail

NTS

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect - Florida License #6666709
4855 NW 92nd Terrace
Coral Springs, Florida 33067
Tel: 561-414-8269 Email: wtonning@tonningandassociates.com

DRWG. TITLE : IRRIGATION PLAN - PERMIT

PROJECT : POPEYES WINDMERE POINT
1951 NW FEDERAL HIGHWAY
STUART, FLORIDA

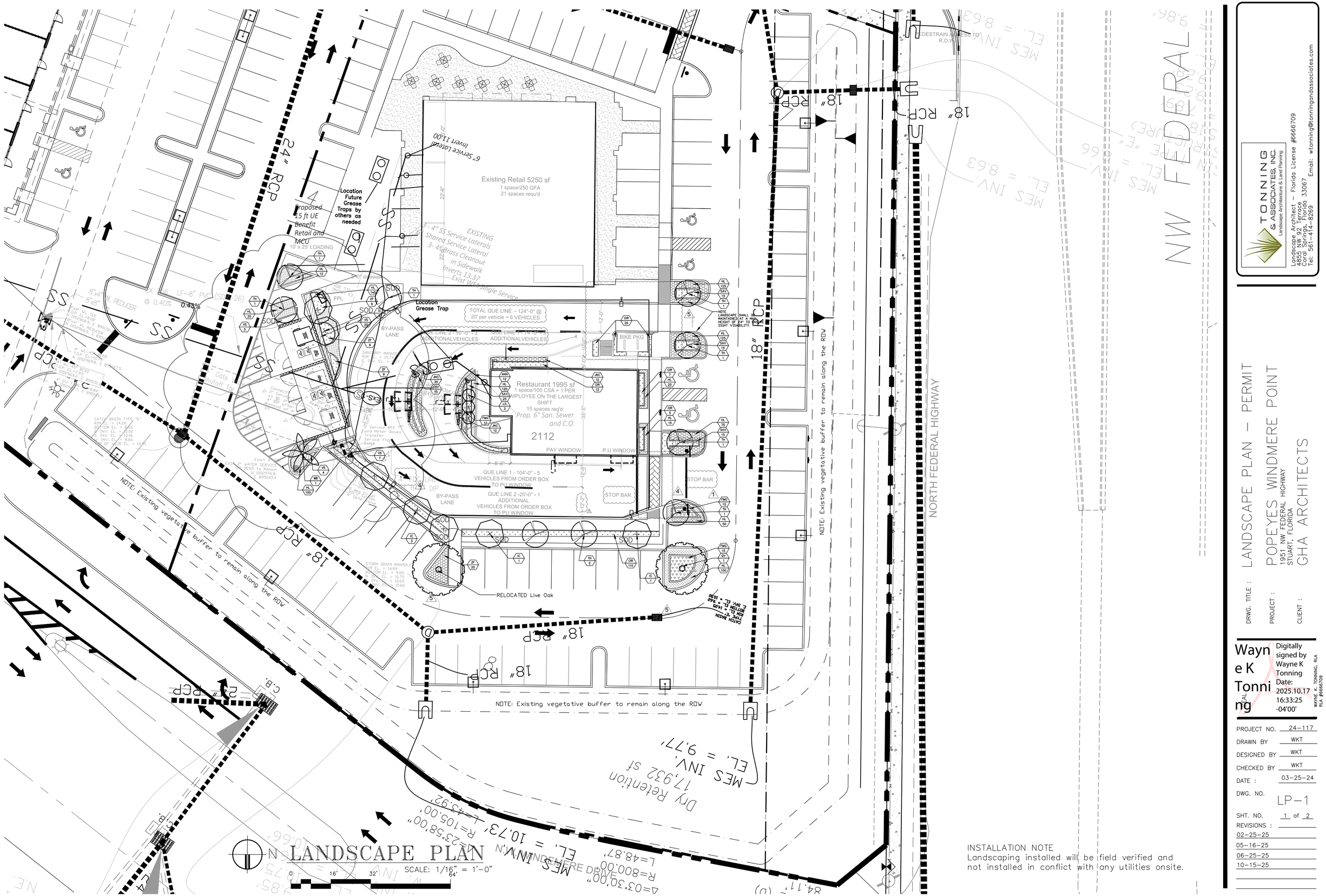
CLIENT : GHA ARCHITECTS

Wayne K Tonning

Digitally signed by Wayne K Tonning
Date: 2025.10.15 21:22:40 -04'00'

WAYNE K. TONNING, RLA
FL RLA #6666709

PROJECT NO. 24-117
DRAWN BY WKT
DESIGNED BY WKT
CHECKED BY WKT
DATE : 03-25-24
DWG. NO. LI-2
SHT. NO. 2 of 2
REVISIONS :
02-25-25
06-20-25



INSTALLATION NOTE
Landscaping installed will be field verified and not installed in conflict with any utilities onsite.

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning

Landscape Architect – Florida License #6666709
4855 NW 92nd Terrace
Coral Springs, Florida 33067
Tel: 561-414-8269
Email: wtonning@tonningandassociates.com

DRWG. TITLE : LANDSCAPE PLAN – PERMIT

PROJECT : POPEYES WINDERMERE POINT
1951 NW FEDERAL HIGHWAY
STUART, FLORIDA

CLIENT : GHA ARCHITECTS

Wayne K Tonning RLA

Digitally signed by Wayne K Tonning
Date: 2025.10.17 16:33:25 -04'00'

WAYNE K. TONNING, RLA #6666709

PROJECT NO.	24-117
DRAWN BY	WKT
DESIGNED BY	WKT
CHECKED BY	WKT
DATE :	03-25-24
DWG. NO.	LP-1
SHT. NO.	1 of 2
REVISIONS :	
02-25-25	
05-16-25	
06-25-25	
10-15-25	

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tonning,RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratam' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

INSTALLATION NOTE
Landscaping installed will be field verified and not installed in conflict with any utilities onsite.

LANDSCAPE CODE

VEHICLE USE AREA	REQUIRED	PROPOSED
The landscaping provided within the landscaped strip shall include:a. One tree for every 30 linear feet of required landscape strip planted singly or in clusters, not be more than 50 feet apart, located between the common lot line and the parking area; and	225 LF 8 Trees	8 Trees
B. A hedge, wall, berm or other durable landscape barrier placed along the outside perimeter of the strip adjacent to right-of-way; and	COMPLIES	COMPLIES
c. Other landscaping, such as shrubs or vines, planted five feet on-center along the street side of a wall; and	COMPLIES	COMPLIES
d.Grass, ground cover, or other landscape treatment.		
Parking area interior landscaping.1.For a major development, not less than 50 percent of the required landscaping shall be interior landscaping exclusive of required buffer. Interior landscaping shall be located around the periphery of structures and interspersed throughout parking areas.	710 SF Interior 950 SF Parking	COMPLIES 75% Interior
2.A landscaped area not less than five feet wide, consisting primarily of shrubbery, shall be provided along the sides of the building which abut a parking area. A landscaped area not less than two feet in width shall be provided along the sides and rear of a building where abutting an on-site service or access driveway. The landscaping located along the sides and rear of buildings which abut a parking area or driveways shall include a hedge, one tree for every 30 linear feet, and ground cover. This landscaping may be clustered to allow for creativity and flexibility in design with the approval of the city development director.	175 LF 6 Trees	8 Trees
3.Interior landscaping shall include not less than one tree for every 500 square feet or fraction thereof of interior landscaped area. Interior landscaped areas shall be located in such a manner as to divide and break up the expanse of paving.	710 SF 2 Trees	COMPLIES-2 Trees
One Canopy Tree per Parking Island	9 Islands	9 Trees

PROPOSED PLANT LIST

TREES / PALMS – 55% Native

Code		Drought	QTY.	Botanical Name / Common Name	Specifications
IC	(N)	V	7	Ilex cassine/ Dahoon Holly	B&B Field Grown, 3" DBH, 12' OA
LS		V	3	Lagerstroemia speciosa / Queens Crape Myrtle	B&B Field Grown, 3"DBH, 12' OA
TH		V	9	Tabebuia hetrophylla / Pink Tabebuia	B&B Field Grown, 3" DBH, 12' OA
QV	(N)	V	1	Quercus virginaina / Live Oak	B&B Field Grown, 3" DBH, 12' OA
WB		V	1	Wodyetia bifurcata / Foxtail Palm	B&B Field Grown, 12' OA

ACCENTS / SHRUBS – 52% Native

CIR	(N)	V	159	Chrysoballum icaco / Red Tip Cocoplum	3 Gal., 24" OA, 2' OC
FMG		V	37	Ficus macrocarpa / Green Island Ficus	3 Gal., 18" OA, 18" OC
SAV		V	85	Schefflera aboricola varigata/ Trinette	3 Gal., 24" OA, 2' OC
VS		V	29	Viburnum sandankwa / Viburnum	7 Gal., 48" OA, 2' OC

GROUND COVERS – 89% Native

ANN		V	12	Annual / Seasonal	6" Pot, 12" OC
JNC		V	59	Juniperus conferta / Juniper	3 Gal., 24" OA, 2' OC
HL	(N)	V	912	Hymenocallis latifolia / Spider Lilly	1 Gal., 12" OA, 1' OC
ZF	(N)	V	47	Zamia floridana / Coontie	3 Gal., 18" OA, 2' OC

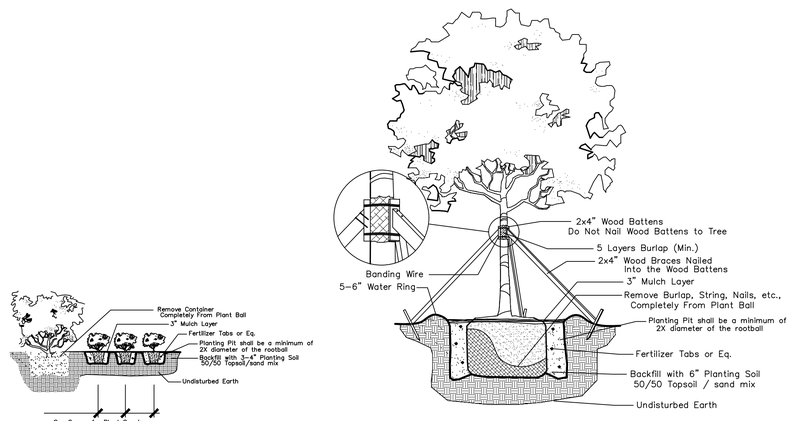
MISCELLANEOUS

SOD		St Augustine Sod	Solid application – no gaps between seams

(N) Florida Native Plant Species
L Low Drought Tolerance
M Moderate Drought Tolerance
V Very Drought Tolerant

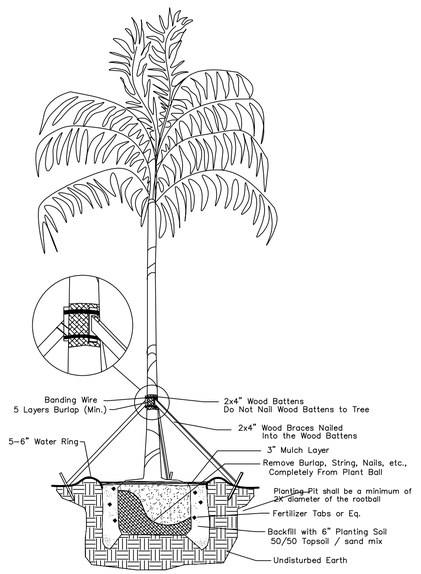
XERISCAPE POINTS

Option	Points	DESIGN
1 Utilization of moisture sensing controller other than rain switch	5	
2 Plan submitted with low, moderate and high water usage zones indicated on the landscape plan	5	
3 Grass:		
25%–50% of the grass areas are made up of drought tolerant grass species from the list	5	
51% or more of the grass areas are made up of drought tolerant grass species from the list	10	10
4 Shrubs:		
25%–50% of the required shrubs are made up of drought tolerant species from the list	5	
51% or more of the required shrubs are made up of drought tolerant species from the list	10	10
5 Trees:		
25%–50% of the required trees are made up of drought tolerant species from the list	5	
51% or more of the required trees are made up of drought tolerant species from the list	10	10
6 Extra shade trees in vehicular use areas:		
25% more than the required shade trees planted in the vehicular use area	5	
50% more than the required shade trees planted in the vehicular use area	10	
7 Sod area less than 50% of landscape area	10	10
8 Utilization of compacted mulched (use of cypress mulch not recommended in order to protect natural cypress wetlands) planting beds at least three inches deep in all planted areas except ground cover	10	10
TOTAL		50



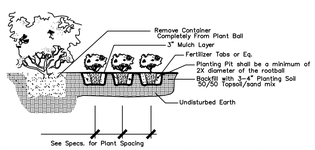
Large Tree Planting Detail

NTS



Palm Planting Detail

Not to Scale



Shrub & Ground Cover Planting Detail

NTS

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect – Florida License #6666709
4855 NW 92nd Terrace
Coral Springs, Florida 33067
Tel: 561-414-8269
Email: wtonning@tonningandassociates.com

DRWG. TITLE : LANDSCAPE PLAN – PERMIT

PROJECT : POPEYES WINDMERE POINT
1951 NW FEDERAL HIGHWAY
STUART, FLORIDA

CLIENT : GHA ARCHITECTS

Wayne K Tonning SEAL
Digitally signed by Wayne K Tonning
Date: 2025.10.15 21:23:54 -04'00'
WAYNE K. TONNING, RLA
RLA #6666709

PROJECT NO. 24-117
DRAWN BY WKT
DESIGNED BY WKT
CHECKED BY WKT
DATE : 03-25-24
DWG. NO. LP-2
SHT. NO. 2 of 2
REVISIONS :
02-25-25
05-16-25
06-25-25
10-15-25

August 11, 2025

To: Robert Sherman

From: Ayman As-Saidi, PE

Re: Popeyes

O'Rourke Engineering and Planning, a TMC Company, was retained to analyze the number of trips produced by the proposed development located in the Windemere Point Shopping Plaza. The plaza was initially approved based on a traffic impact analysis performed on September 12, 2007. The development has had amendments approved by the City of Stuart in 2015 and 2018.

The plaza is currently approved with 45,000 square feet of Fitness Center, 33,500 square feet of Retail Shopping Center and 1,800 square feet of Fast Food Restaurant with Drive Thru. The development is being proposed to include 45,000 square feet of Health/Fitness Club, 20,750 square feet of Retail Plaza and 1,995 square feet building with 1,800 square feet service of Fast Food with Drive Thru. The approved trip generation is included in **Attachment A**. The change in trip generation is the subject of this analysis.

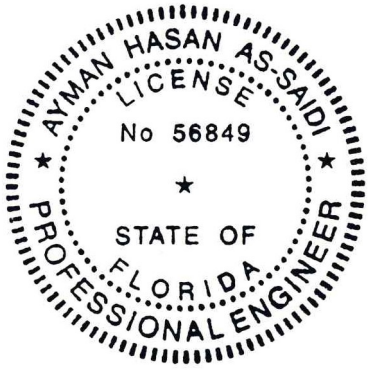
The Trip Generation for the approved uses was updated from the original ITE 7th Edition to ITE 11th Edition Rates. The approved uses generate 138 AM peak hour trips with 78 entering and 60 exiting and 276 PM peak hour trips with 150 entering and 126 exiting. The approved trip generation using 11th edition rates are shown in **Attachment B**. ITE 11th Edition trip rates were also applied to calculate the trips associated with the proposed uses. The proposed uses will generate 122 AM peak hour trips with 67 entering and 55 exiting and 229 PM peak hour trips with 127 entering and 102 exiting. The proposed trip generation is shown in **Attachment C**. The difference in the trip volumes is shown below:

	AM		PM	
	IN	OUT	IN	OUT
Proposed	67	55	127	102
Approved	78	60	150	126
Difference	**-11**	**-5**	**-23**	**-24**

This change in land use and trip generation rates has resulted in a decrease in trips in both the AM and PM peak hour. US-1 has an hourly directional capacity of 2,680 trips. The impact is a reduction in trips that are distributed onto the adjacent link of US-1. Since the trips are less than 1% of the capacity on US-1 then the project is considered de minimis and no further analysis is required.

The proposed site plan is included in **Attachment D**; the Martin County 2023 Roadway Level of Service Report is in **Attachment E**. ITE Pass-by references, internal capture matrices, and trip generation sheets are included in **Attachment F**.

Please let us know if you have any questions or comments.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

AYMAN H AS-SAIDI

Digitally signed by AYMAN H AS-SAIDI
Date: 2025.08.12 10:48:06 -04'00'

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TRAFFIC & MOBILITY CONSULTANTS LLC
3101 MAGUIRE BOULEVARD, SUITE 265

ORLANDO, FLORIDA 32803

CERTIFICATE OF AUTHORIZATION CA-30024

Ayman As-Saidi, P.E. № 56849

Attachment A - Approved Trip Generation

TABLE 1a: AM Trip Generation

Description	Land Use Code	SF/ Quantity	Daily Equation	Daily Trips	AM Equation	AM Trips	% In	% Out	AM in	AM out	Internal	External In	External Out	Pass-by %	Pass-by trips	Net In	Net Out	Net New Total
Fitness Center	492	45,000	T=32.93(x)	1,482	T=1.21(x)	54	42	58	23	32	5	21	28	40	20	11	19	30
Retail Shopping Center	820	33,500	Ln(T) = 0.65 Ln(x)+5.83	3,336	Ln(T)=0.60 Ln(X)+2.29	81	61	39	50	32	8	45	29	48	35	27	11	38
Fast Food Restaurant w/Drive Through	934	1,800	T=496.12(x)	893	T=53.11(x)	96	51	49	49	47	5	46	44	41	37	28	26	54
Sum		**80,300**		**5,711**		**231**			**122**	**111**	**18**	**112**	**101**		**92**	**66**	**56**	**122**
			Daily less internal and Pass-by	2,836														

TABLE 1b: PM Trip Generation

Description	Land Use Code	SF/ Quantity	Daily Equation	Daily Trips	PM Equation	PM Trips	% In	% Out	PM in	PM out	Internal	External In	External Out	Pass-by %	Pass-by trips	Net In	Net Out	Net New Total
Fitness Center	492	45,000	T=32.93(x)	1,482	T=4.05(x)	182	51	49	93	89	18	84	80	40	73	47	44	91
Retail Shopping Center	820	33,500	Ln(T) = 0.65 Ln(x)+5.83	3,336	Ln(T)=0.66 Ln(X)+3.40	304	48	52	146	158	18	137	149	48	146	64	76	140
Fast Food Restaurant w/Drive Through	934	1,800	T=496.12(x)	893	T=34.64(x)	62	52	48	32	30	6	29	27	41	26	17	14	31
Sum		**80,300**		**5,711**		**548**			**271**	**277**	**42**	**250**	**256**		**245**	**128**	**134**	**262**
			Daily less internal and Pass-by	2,836														

Source: ITE, 7th Edition

Attachment B - Approved Uses using ITE 11th Ed. Trip Generation

Table 1a: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Strip Retail Plaza (<40k)	822	33,500	Sft	T = 2.36(X)	60%	40%	47	32	79	4	4	8	10.1%	43	28	71	14	14	28	40.0%	29	14	43
Fast Food (w/ Drive Thru)	934	1,800	Sft	T = 44.61(X)	51%	49%	41	39	80	4	4	8	10.0%	37	35	72	18	18	36	50.0%	19	17	36
Health/Fitness Club	492	45,000	Sft	T = 1.31(X)	51%	49%	30	29	59	-	-	-	0.0%	30	29	59	-	-	-	0.0%	30	29	59
TOTALS		**80,300**					**118**	**100**	**218**	**8**	**8**	**16**	**7.3%**	**110**	**92**	**202**	**32**	**32**	**64**	**31.7%**	**78**	**60**	**138**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Strip Retail Plaza (<40k)	822	33,500	Sft	T = 6.59(X)	50%	50%	111	110	221	15	13	28	12.7%	96	97	193	39	38	77	40.0%	57	59	116
Fast Food (w/ Drive Thru)	934	1,800	Sft	T = 33.03(X)	52%	48%	31	28	59	10	13	23	39.0%	21	15	36	10	10	20	55.0%	11	5	16
Health/Fitness Club	492	45,000	Sft	T = 3.45(X)	57%	43%	88	67	155	6	5	11	7.1%	82	62	144	-	-	-	0.0%	82	62	144
TOTALS							**230**	**205**	**435**	**31**	**31**	**62**	**14.3%**	**199**	**174**	**373**	**49**	**48**	**97**	**26.0%**	**150**	**126**	**276**

Source: ITE 11th Edition Trip Generation Rates

Attachment C - Proposed Trip Generation

Table 1a: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Strip Retail Plaza (<40k)	822	20,750	Sft	T = 2.36(X)	60%	40%	29	20	49	2	3	5	10.2%	27	17	44	9	9	18	40.0%	18	8	26
Fast Food (w/ Drive Thru)	934	1,800	Sft	T = 44.61(X)	51%	49%	41	39	80	3	2	5	6.3%	38	37	75	19	19	38	50.0%	19	18	37
Health/Fitness Club	492	45,000	Sft	T = 1.31(X)	51%	49%	30	29	59	-	-	-	0.0%	30	29	59	-	-	-	0.0%	30	29	59
TOTALS		**67,550**					**100**	**88**	**188**	**5**	**5**	**10**	**5.3%**	**95**	**83**	**178**	**28**	**28**	**56**	**31.5%**	**67**	**55**	**122**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Strip Retail Plaza (<40k)	822	20,750	Sft	T = 6.59(X)	50%	50%	69	68	137	14	12	26	19.0%	55	56	111	22	22	44	40.0%	33	34	67
Fast Food (w/ Drive Thru)	934	1,800	Sft	T = 33.03(X)	52%	48%	31	28	59	10	13	23	39.0%	21	15	36	10	10	20	55.0%	11	5	16
Health/Fitness Club	492	45,000	Sft	T = 3.45(X)	57%	43%	88	67	155	5	4	9	5.8%	83	63	146	-	-	-	0.0%	83	63	146
TOTALS							**188**	**163**	**351**	**29**	**29**	**58**	**16.5%**	**159**	**134**	**293**	**32**	**32**	**64**	**21.8%**	**127**	**102**	**229**

Source: ITE 11th Edition Trip Generation Rates

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE DESIGNER OF ANY DISCREPANCIES.

SITE DATA

	Current Application	Prior Approval 2008
Total Size Area:	9.17 acres (399,378 sf.)	9.17 acres (399,378 sf.)
Furure Land Use Designation:	Commercial	Commercial
Existing Zoning:	CPUD	CPUD
Building Height:	45' max.	45' max.
Developed area: (site area - upland preserve - upland buffer)	8.02 acres (349,514 sf.)	8.02 acres (349,514 sf.)
Mitigated Wetland Area (permitted)	1.17 acres (50,919 sf.)	1.17 acres (50,919 sf.)
BUILDING SETBACK		
Front:	95.00'	104.00'
Rear:	92.60'	92.60'
North Side:	51.50'	51.50'
South Side:	75.10'	75.10'
PERVIOUS/IMPERVIOUS CALCULATIONS		
Impervious Area:	**5.27 acres (229,909 sf.) 57%**	**5.33 acres (232,174 sf.) 58%**
Building coverage:	1.54 acres (67,402 sf.) 17%	1.65 ac. (71,932 sf.) 18%
Pavement:	3.33 acres (145,127 sf.) 35%	3.28 ac. (142,862 sf.) 36%
Sidewalk:	0.40 acres (17,380 sf.) 4%	.40 ac. (17,380 sf.) 4%
Pervious Area:	**3.89 acres (169,469 sf.) 42%**	**3.84 ac. (167,204 sf.) 42%**
Upland Preserve Area:	1.23 acres (53,879 sf.) 14%	1.23 ac. (53,879 sf.) 14%
Upland Buffer:	0.77 acres (33,484 sf.) 8%	0.77 ac. (33,484 sf.) 8%
Landscape Area:	1.19 acres (51,762 sf.) 13%	1.14 ac. (49,497 sf.) 12%
Dry Retention:	0.70 acres (30,344 sf.) 8%	0.70 ac. (30,344 sf.) 8%
Open Space Required:	**2.29 acres (99,845 sf.) 25%**	**2.29 acres (99,845 sf.) 25%**
Open Space Provided:	**3.89 acres (169,469 sf.) 42%**	**3.84 acres (167,204 sf.) 42%**
***Upland Preserve Required (minus wetland)**	**2.00 acres (87,115 sf.)**	**2.00 acres 87,115 sf.)**
9.17 acres - 1.17 acres = (8.00 acres)(25%)=2.00 acres		
Upland Preserve Provided (on site):	**2.00 acres (87,363 sf.)**	**2.00 acres (87,363 sf.)**
* Preserve requirements are based on site upland area and exclude the existing 1.17 acres wetland		
PARKING REQUIREMENTS		
DRIVE THRU QUEING	MINIMUM 6 REQUIRED FROM ORDER BOX	9 SPACES PROVIDED
Proposed Popeyes Building Area (SF)	**1,933**	
Total Total Project Building Area (SF)	**70,995**	**70,995**
Parking Required:		**344**
Fitness Center (45,000 sf.) 1 sp/200 sf:		225 spaces
Strip Shop Retail (20,750 sf.) 1 sp/250 sf:		83 Spaces
Retail - Outparcel (5,250 sf.) 1 sp/250 sf:		21 Spaces
Popeyes QSR 1sp/ 100 sf (1,000 sf Serv. Area) + 5 EMP=		15 Spaces
Parking Provided:		**373 Spaces**
Handicap Spaces Provided:		12 Spaces
Overall Parking Ratio (Proposed in the application)		**4.88 spaces / 1000 sf**

General Notes:

- 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.
- Refer to Landscape Plan for landscape details and specifications.
- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- The applicant will request in writing, prior to any land clearing, that the City of Stuart Development Dept. Perform a field inspection to determine if barricades have been properly installed on the site.
- All signs will comply with the sign regulations at the time of permitting.
- "No Trespass" signs to be posted during construction and displayed at all entrances and exits.
- All building numbers to be no less than four (4) inches tall, illuminated, and not blocked by landscaping.
- Building numbers shall be placed at front and rear entrances.
- Sediment control measures shall be maintained in working order at all times.
- Provisions shall be made to minimize the deposit of sediment by transport vehicles onto public paved surfaces.
- Sediment basin and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land activity and shall be made functional before land disturbance takes place.
- All public sidewalks are to be a minimum of 6' in width.
- A crime watch contact shall be established on site, to include all residents and businesses.
- Any sidewalk damaged during construction shall be repaired or replaced.
- Screening of A/C Units, trash receptacles, back flow preventer, and other above ground utilities shall adhere to Section 6.06.03.B-6 of the City of Stuart LDR.
- Buildings shall be equipped with automatic fire sprinkler protection as required by code or program use in accordance with NFPA 13 and fire alarms shall be installed in accordance with NFPA 72.
- Knox Box key vaults shall be provided as required.
- All construction traffic shall be prohibited from accessing the site via NW Windemere Dr. during construction activities.
- All edge of pavement treatments shall utilize a Type D Curb throughout the project site.
- No permanent trailers shall be permitted on site. A temporary construction trailer shall be allowed during construction activities.
- Detectable warning surfaces shall be provided at all sidewalk ramps and crosswalks.
- Required 'During Construction' tree protection devices shall be located and detailed in the engineering construction plans. Refer to the PAMP regarding 'Post Construction' plans and monitoring.
- Locations of all tree protection devices shall be placed to protect all upland preserve areas and buffers along the eastern property line.
- Required erosion prevention devices shall be located and detailed on the engineering construction plans.
- Erosion shall be prevented upon completion of the project as the site shall be 100% stabilized via impervious surfaces and landscape material.
- All erosion and sediment control measures shall be installed prior to any site construction activities in accordance with NPDES and SFWMD requirements.
- Areas designated as Phase II to be constructed concurrent with the building application for Phase II in accordance with the PUD conditions.

*Parking Notes

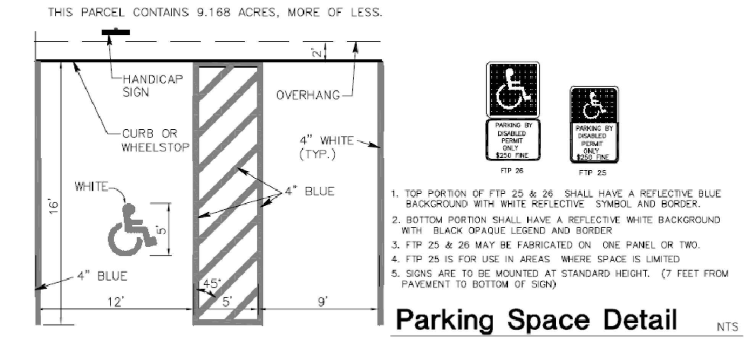
Parking requirements are for representative purposes. Less intensive uses can be exchanged with the listed uses subject to compliance with the overall parking requirements determined at the time of building permit or occupational license.

LEGAL DESCRIPTION:

THAT PART OF LOTS 12, 13 AND 14, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED 22 JANUARY, 1911, RECORDED IN PLAT BOOK 1, PAGE 35, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5) AND THE SOUTH LINE OF SAID LOT 12, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION; THENCE RUN NORTH 18° 41'32" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 FOR 687.79 FEET; THENCE RUN NORTH 31°24'14" EAST FOR 25.66 FEET; THENCE RUN NORTH 81°30'00" EAST FOR 84.11 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 800.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3° 30'00" FOR 48.87 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 105.00 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 58'00" FOR 43.92 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 71° 02'00" EAST FOR 341.00 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1065.20 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°05'00" FOR 168.87 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 96.46 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°02'42" FOR 21.96 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 86°50'18" EAST FOR 150.27 FEET; THENCE RUN SOUTH 3°09'42" EAST FOR 42.97 FEET; THENCE RUN SOUTH 49°18'22" WEST FOR 78.98 FEET; THENCE RUN SOUTH 38° 08'45" WEST FOR 79.43 FEET; THENCE RUN SOUTH 38°00'22" WEST FOR 69.57 FEET; THENCE RUN SOUTH 16°54'49" WEST FOR 36.27 FEET; THENCE RUN SOUTH 39°45'43" EAST FOR 95.77 FEET; THENCE RUN SOUTH 23°08'57" EAST FOR 26.82 FEET; THENCE RUN SOUTH 7°35'15" EAST FOR 24.37 FEET; THENCE RUN SOUTH 0°47'23" WEST FOR 100.92 FEET; THENCE RUN SOUTH 20°15'34" EAST FOR 42.67 FEET; THENCE RUN SOUTH 83°54'38" EAST FOR 51.12 FEET; THENCE RUN SOUTH 46°25'23" EAST FOR 17.37 FEET; THENCE RUN SOUTH 25° 16'14" EAST FOR 20.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 14, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISON; THENCE RUN NORTH 89°28'56" WEST ALONG THE SOUTH LINE OF SAID LOTS 14, 13 AND 12, BLOCK 2, SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS SUBDIVISION, FOR 626.53 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 9.168 ACRES, MORE OR LESS.



1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A 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. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7 FEET FROM PAVEMENT TO BOTTOM OF SIGN)

Parking Space Detail NTS

LOT 1 OF THE PLAT OF WINDEMERE POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2660 AT PAGE 843 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

LOT 2 OF THE PLAT OF WINDEMERE POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2660 AT PAGE 843 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

LOT 3 OF THE PLAT OF WINDEMERE POINTE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2660 AT PAGE 843 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, DEDICATIONS OR RESTRICTIONS.

1 PROPOSED SITE PLAN

1' = 10'-0" 0 10' 20'

GHA
GALLO HERBERT ARCHITECTS
1311 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FLORIDA 33442 PH. 954.794.0301 FX. 954.794.0300
AA26001731
SEAL
BRIAN P. HERBERT FL AR0015474

PROJECT

WINDEMERE POINT
STUART, FL
1951 NW FEDERAL HWY,
STUART, FLORIDA

OWNER

1560 BOONE, LLC

1951 NW FEDERAL HWY,
STUART, FLORIDA

REVISIONS

No.	Description	Date
1	POPEYES DESIGN REVS	01/30/2024
2	KHA REVIEWREVS	07/30/2024
3	TRAFFIC COM REVS	01/15/2025

PROJECT STATUS
SITE PLAN APPROVAL

DATE
08-31-2023

PROJECT NUMBER
19-2023

SCALE
AS SHOWN

DRAWN BY: H3D/DECO
CHECKED BY: BPH

DRAWING TITLE
PROPOSED MASTER SITE PLAN

DRAWING NUMBER
ASP-100

Martin County 2023 Roadway Level of Service Inventory Report

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Directional Volume	2023 Generalized LOS	Avg. Annual Growth Rate
SR-5 (US-1)	CR-A1A	CR-708	C3R	1850	16,983	876	C	0.5%
SR-5 (US-1)	CR-708	Osprey St	C3C	1810	23,762	1,551	D	0.5%
SR-5 (US-1)	Osprey St	Seabranch Blvd	C3R	1850	25,850	1,158	C	2.3%
SR-5 (US-1)	Seabranch Blvd	Cove Rd	C3C	2680	30,175	1,411	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	C3C	2680	31,914	1,465	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	C3C	2680	39,484	1,704	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	C3C	2680	36,506	1,727	C	0.5%
SR-5 (US-1)	Indian St	SR-714	C3C	2680	45,276	2,176	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	C4	2810	36,743	1,753	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	C4	2810	33,378	1,336	C	0.6%
SR-5 (US-1)	SR-76	Palm City Rd	C4	2810	47,809	1,793	C	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	C4	2810	56,184	2,178	C	0.6%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	C3C	2815	59,047	2,827	E	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	C3C	2680	51,265	2,215	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	C3C	2680	47,243	2,203	C	0.5%
SR-5 (US-1)	Britt Rd	SR-732	C3C	2930	55,790	2,543	C	0.5%
SR-5 (US-1)	SR-732	Westmoreland Blvd	C3C	3180	65,367	2,867	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	C3C	3180	63,100	2,855	C	1.1%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	C2	730	7,253	307	C	3.4%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	C2	730	8,597	362	C	3.8%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	C2_T	940	14,316	811	C	3.8%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	C2	2910	14,316	811	A/B	3.8%

Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	821
Land Use	Shopping Plaza (40 - 150k)
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	15
Average Pass-By Rate	40%

Pass-By Characteristics for Individual Sites

GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	5
Average Pass-By Rate	50%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.4	Kentucky	1993	—	62	22	16	38	1407	2
3	Kentucky	1993	—	43	14	43	57	2903	2
3.3	--	1996	—	68	—	—	32	—	21
3.6	Kentucky	1993	—	32	47	21	68	437	2
4.2	Indiana	1993	—	46	23	31	54	1049	2

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	11
Average Pass-By Rate	55%

Pass-By Characteristics for Individual Sites

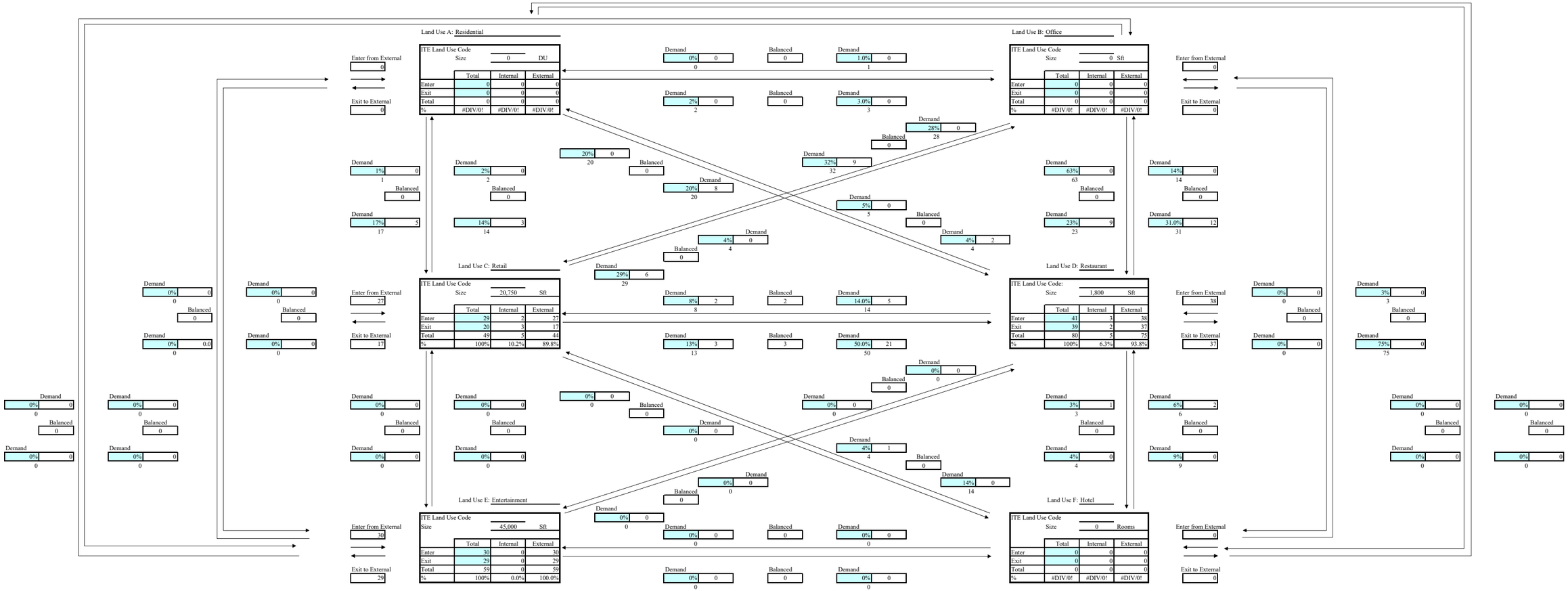
GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.3	Kentucky	1993	—	68	22	10	32	2055	2
1.9	Kentucky	1993	33	67	24	9	33	2447	2
2.8	Florida	1995	47	66	—	—	34	—	30
2.9	Florida	1996	271	41	41	18	59	—	30
3	Kentucky	1993	—	31	31	38	69	4250	2
3.1	Florida	1995	28	71	—	—	29	—	30
3.1	Florida	1996	29	38	—	—	62	—	30
3.2	Florida	1996	202	40	39	21	60	—	30
3.3	—	1996	—	62	—	—	38	—	21
4.2	Indiana	1993	—	56	25	19	44	1632	2
4.3	Florida	1994	304	62	—	—	38	—	30

TABLE 1: AM Internal Traffic

1560 Boone Ave - Popeye's
TRIP INTERNALIZATION - AM

Analyst
Date

Name of Devlpt: 1560 Boone Ave - Popeye's
Time Period: AM Peak Hour



Net External Trips for Multi-Use Development

	Land Use A		Land Use B		Land Use C		Land Use D		Land Use E		Land Use F		Total	
Enter	0		0		27		38		30		0		95	
Exit	0		0		17		37		29		0		83	Internal
Total	0		0		44		75		59		0		178	Capture
Single-Use Trip Gen Estimate	0		0		49		80		59		0		188	5.3%

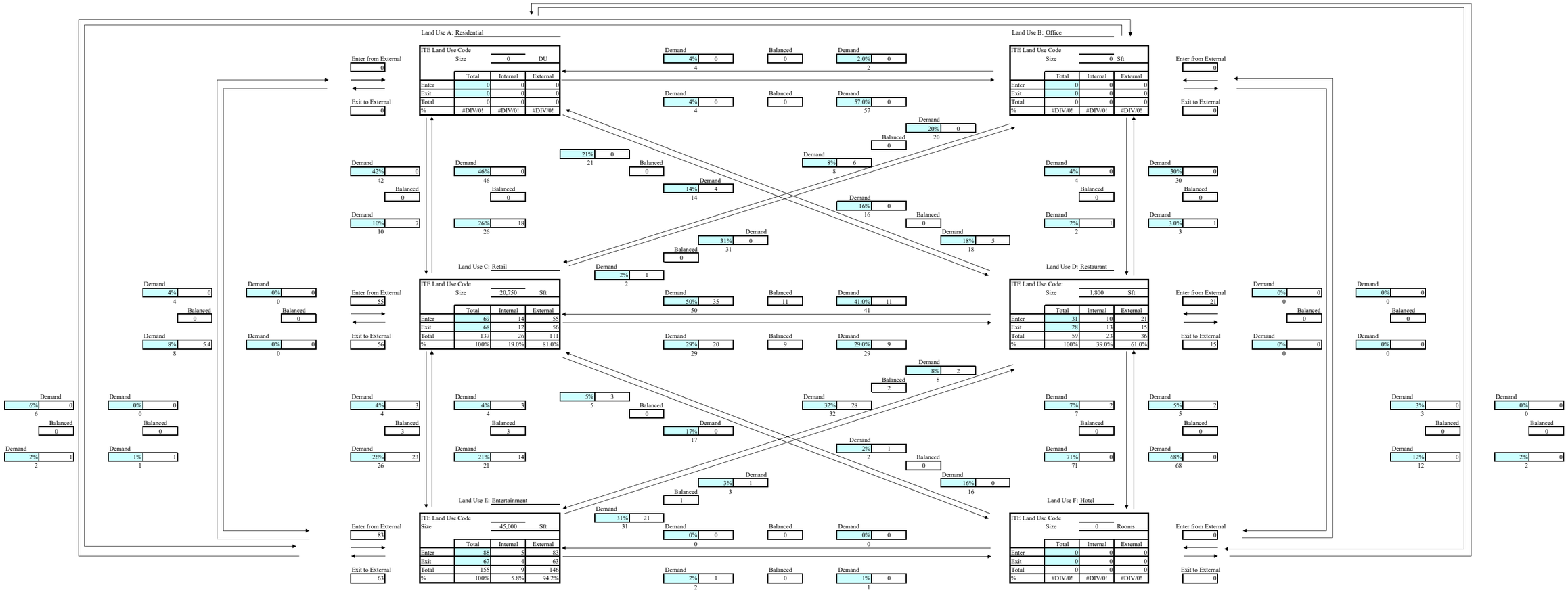
Source: Based on procedures from the ITE Trip Generation Handbook, 3rd Edition, September 2017

TABLE 1: PM Internal Traffic

1560 Boone Ave - Popeye's
TRIP INTERNALIZATION - PM

Analyst
Date

Name of Devlpt: 1560 Boone Ave - Popeye's
Time Period: PM Peak Hour



Net External Trips for Multi-Use Development

	Land Use A		Land Use B		Land Use C		Land Use D		Land Use E		Land Use F		Total	
Enter	0		0		55		21		83		0		159	
Exit	0		0		56		15		63		0		134	Internal
Total	0		0		111		36		146		0		293	Capture
Single-Use Trip Gen Estimate	0		0		137		59		155		0		351	16.5%

Source: Based on procedures from the ITE Trip Generation Handbook, 3rd Edition, September 2017

Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

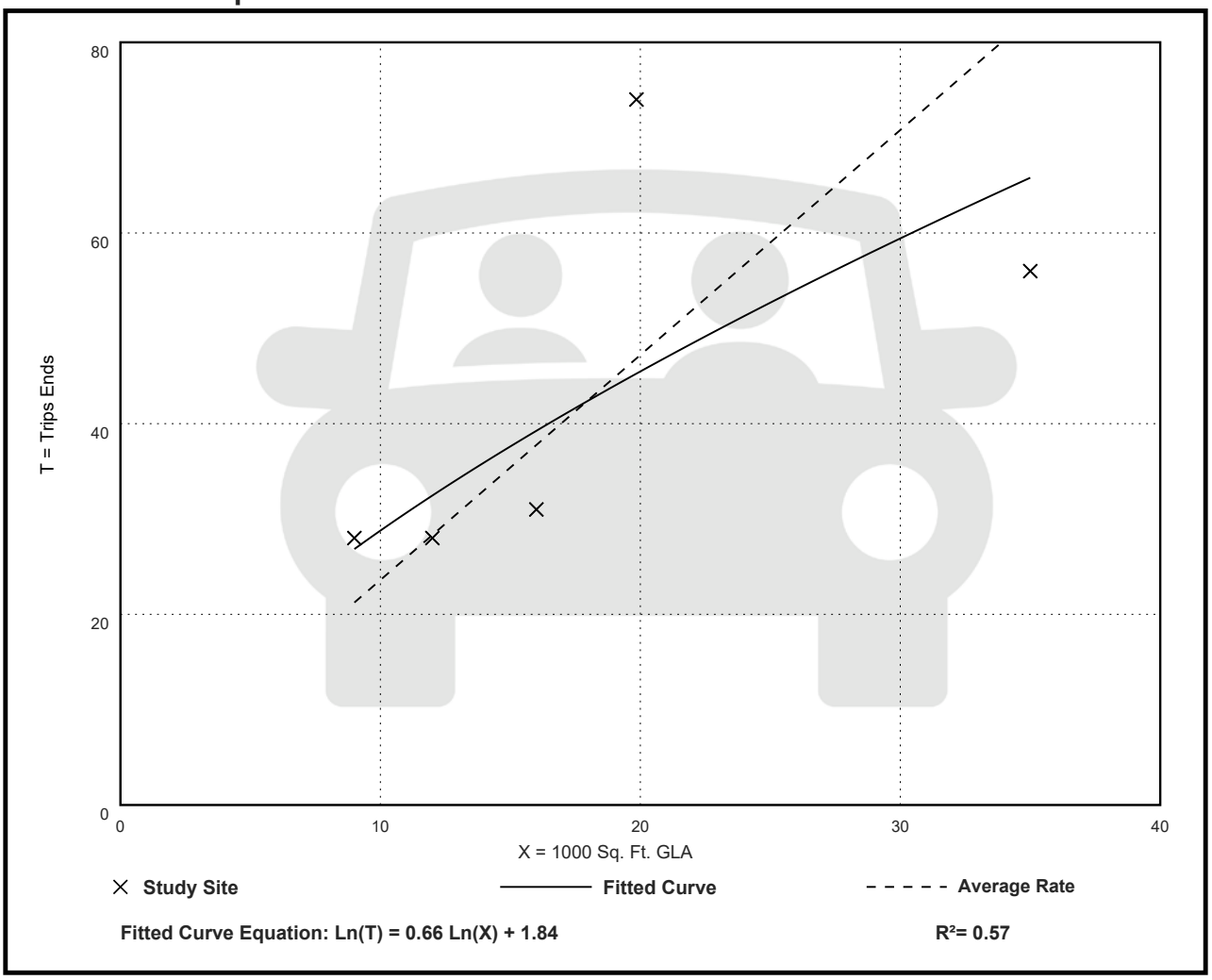
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

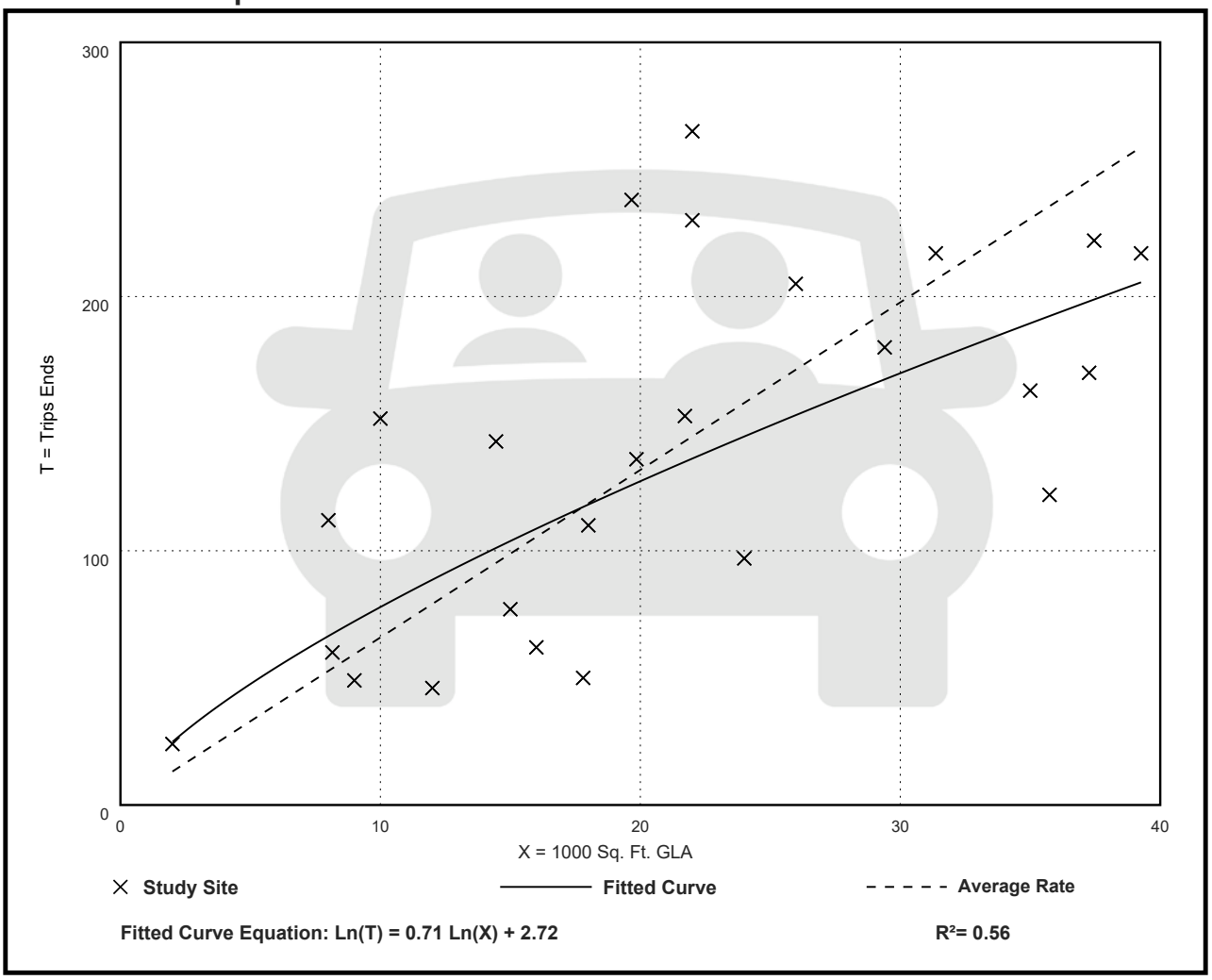
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Land Use: 934
Fast-Food Restaurant with Drive-Through Window

Description

This land use includes any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. A typical duration of stay for an eat-in patron is less than 30 minutes. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977, 1050, 1053, 1054

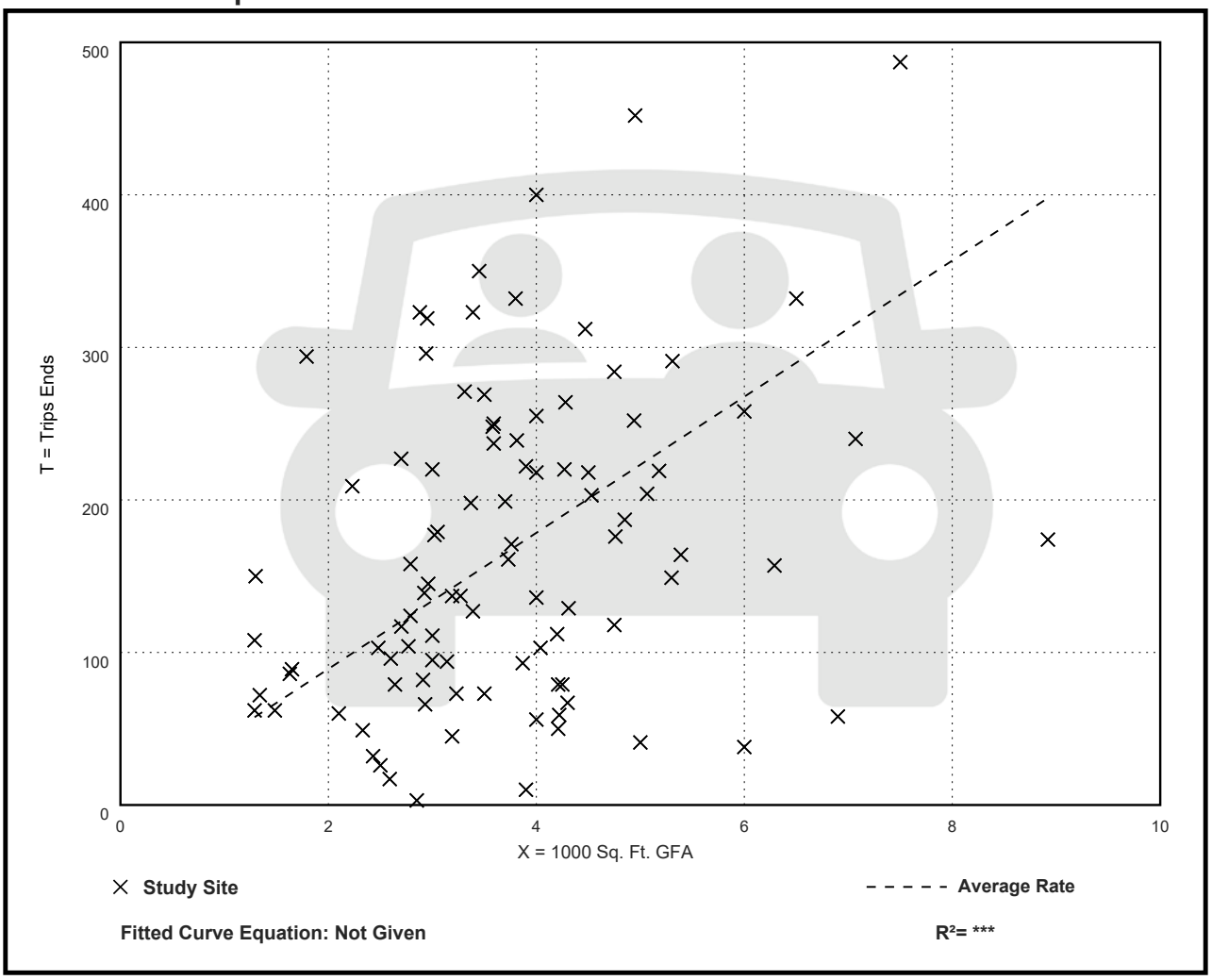
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 96
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



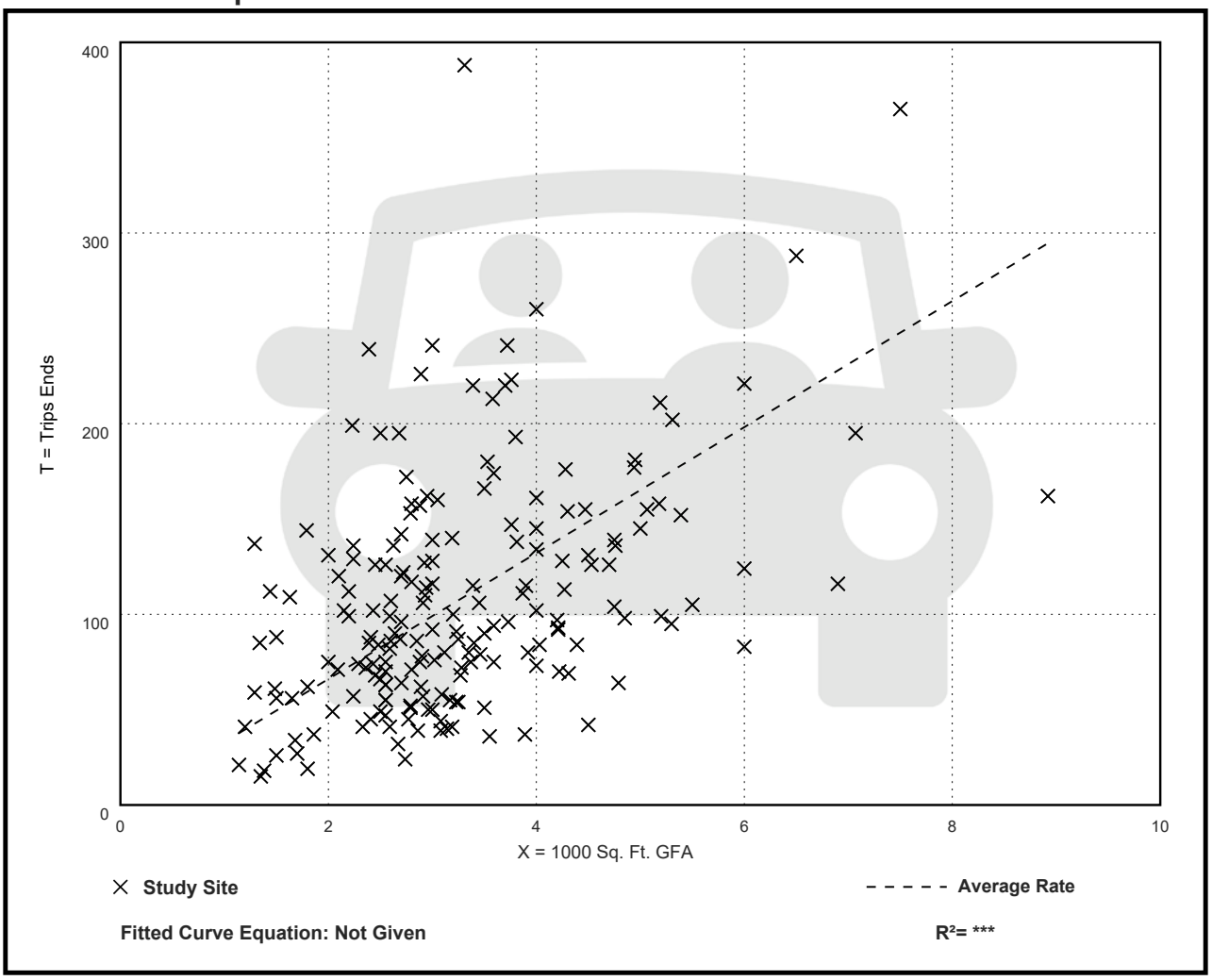
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 190
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



Land Use: 492
Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickle ball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee. Racquet/tennis club (Land Use 491), athletic club (Land Use 493), and recreational community center (Land Use 495) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Connecticut, New Jersey, Pennsylvania, Vermont, and Wisconsin.

Source Numbers

253, 571, 588, 598, 728, 926, 959, 971

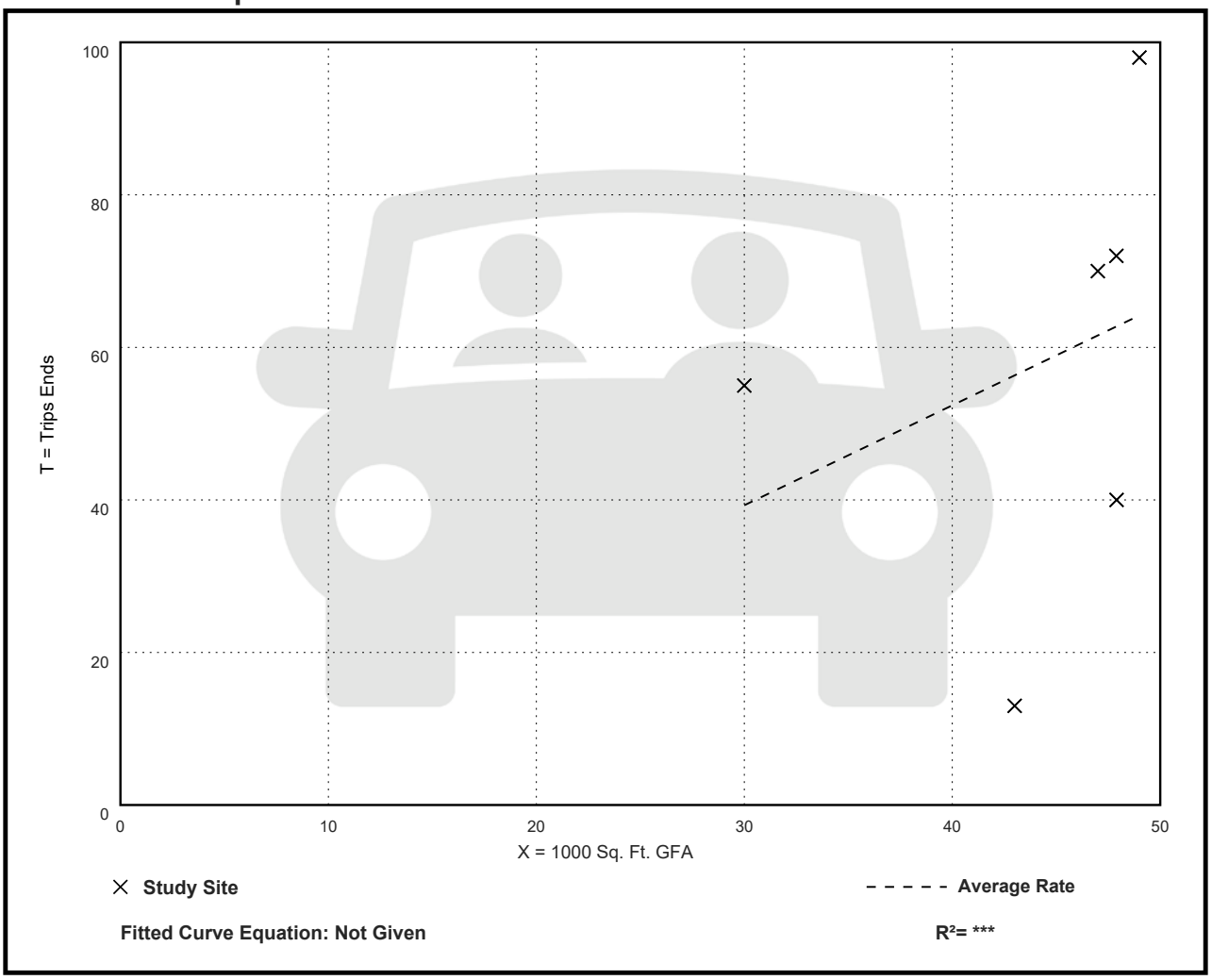
Health/Fitness Club
(492)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 44
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.31	0.30 - 2.00	0.64

Data Plot and Equation



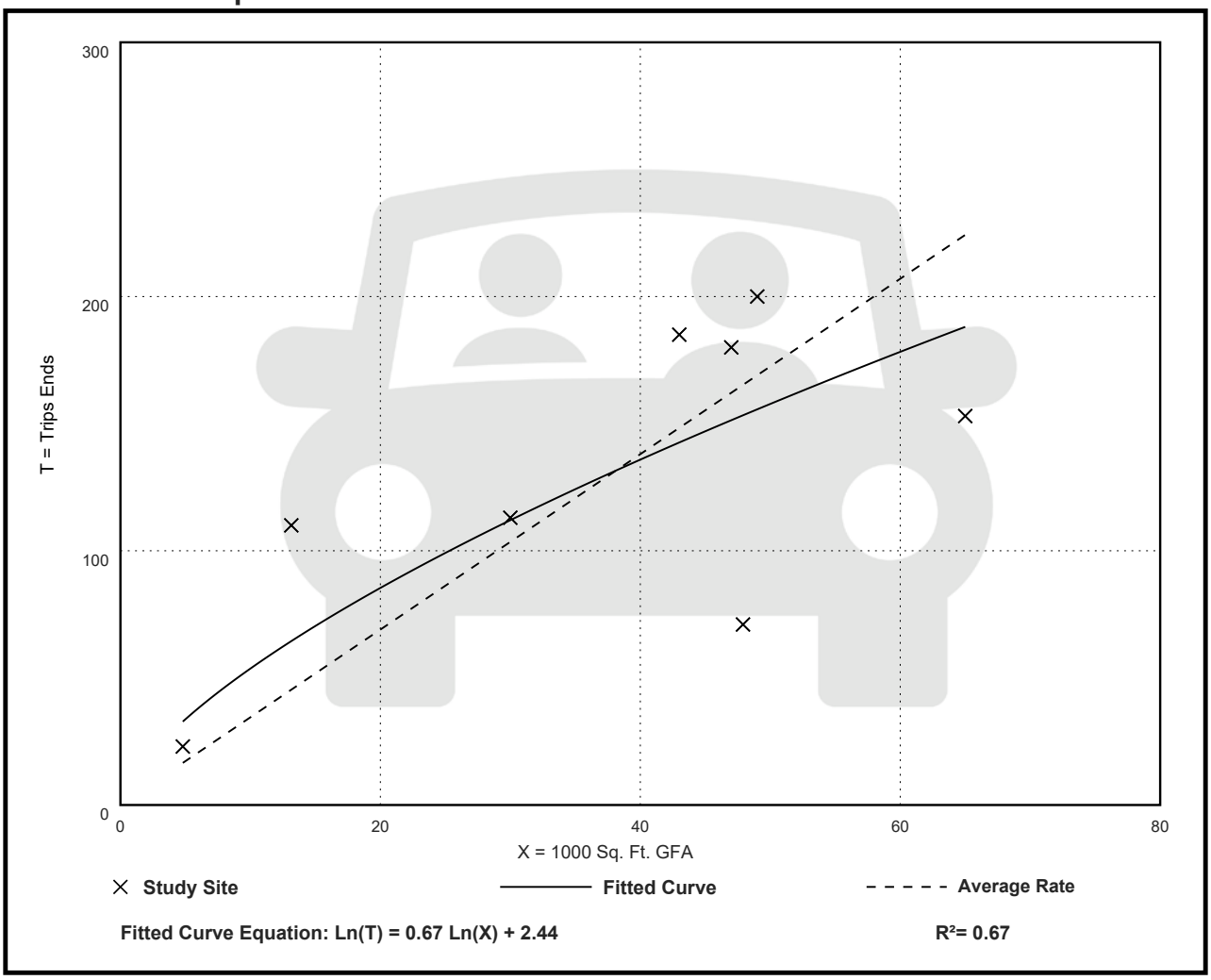
Health/Fitness Club
(492)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 37
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

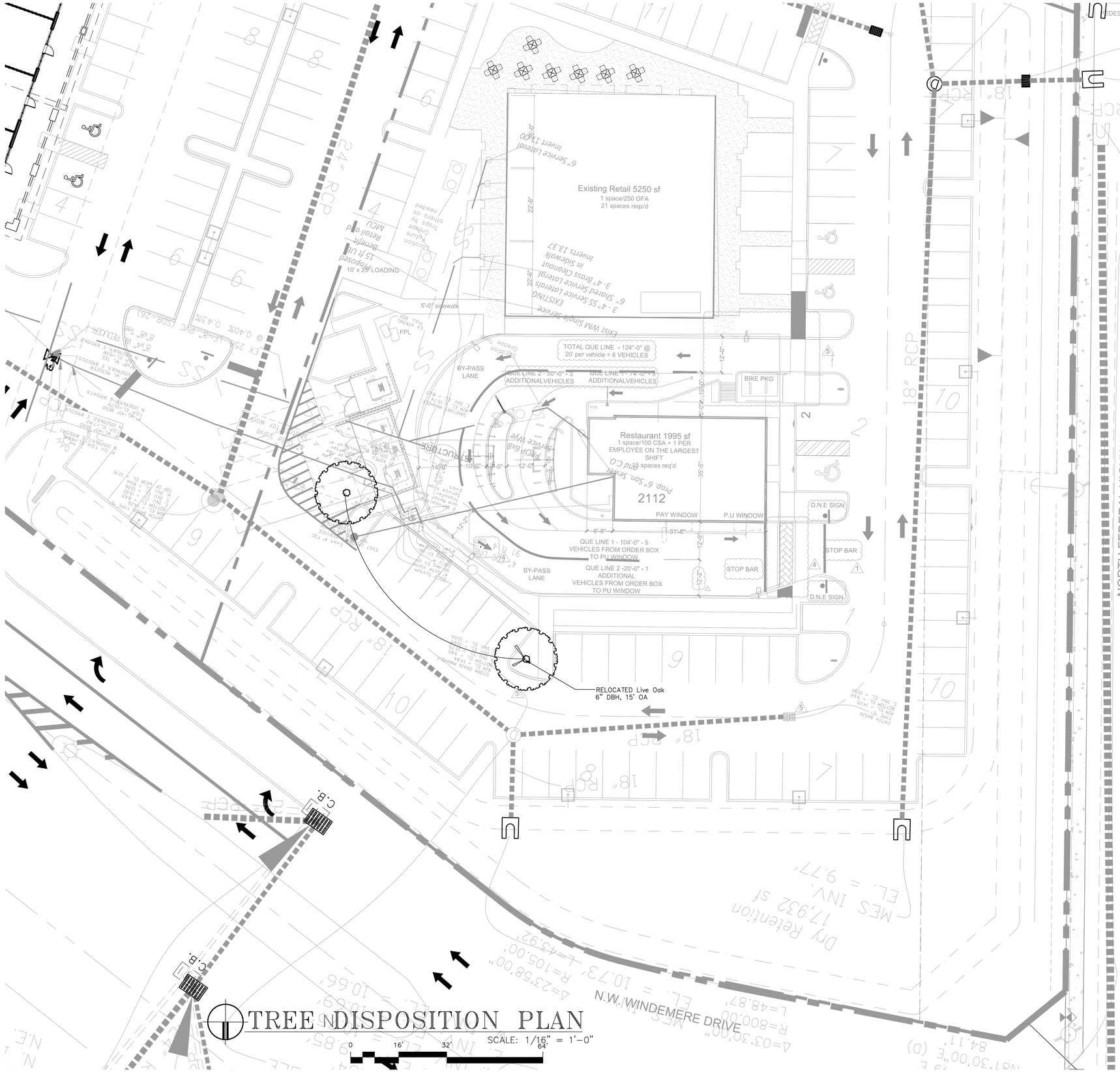
Average Rate	Range of Rates	Standard Deviation
3.45	1.48 - 8.37	1.57

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.67 Ln(X) + 2.44

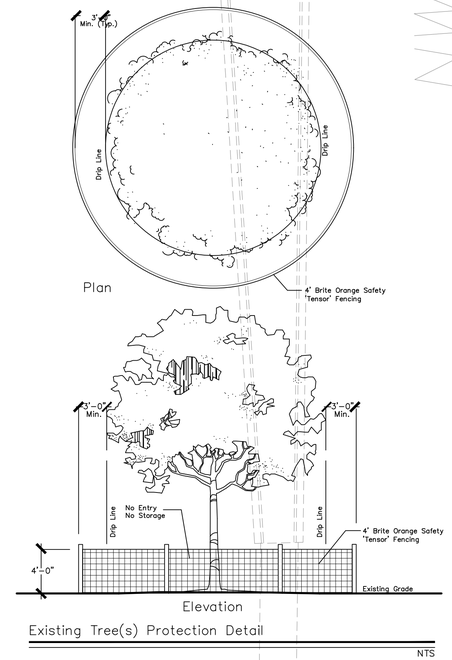
R^2= 0.67



TREE DISPOSITION PLAN

SCALE: 1/16" = 1'-0"

0 16' 32' 64'



Existing Tree(s) Protection Detail

NTS

TREE RELOCATION TRANSPLANT NOTE
Live Oak to be relocated by ISA Certified Arborist following best practices and monitoring.
Permit is required prior to work commencing.

TONNING & ASSOCIATES, INC.
Landscape Architecture & Land Planning
Landscape Architect – Florida License #6666709
4855 NW 92nd Terrace
Coral Springs, Florida 33067
Tel: 561-414-8269
Email: wtonning@tonningandassociates.com

DRWG. TITLE : TREE DISPOSITION PLAN – PERMIT

PROJECT : POPEYES WINDMERE POINT
1951 NW FEDERAL HIGHWAY
STUART, FLORIDA

CLIENT : GHA ARCHITECTS

Wayne K Tonning

Digitally signed by Wayne K Tonning
Date: 2025.10.15 21:24:24 -04'00'

WAYNE K. TONNING, RLA
RLA #6666709

PROJECT NO.	24-117
DRAWN BY	WKT
DESIGNED BY	WKT
CHECKED BY	WKT
DATE :	03-25-24
DWG. NO.	TDP1.0
SHT. NO.	1 of 2
REVISIONS :	10-15-25

Signage Package

06-27-14

PDQ - Jensen Beach
1951 NW Federal Hwy
Stuart, FL 34994
Jurisdiction: City of Stuart

Prepared by:

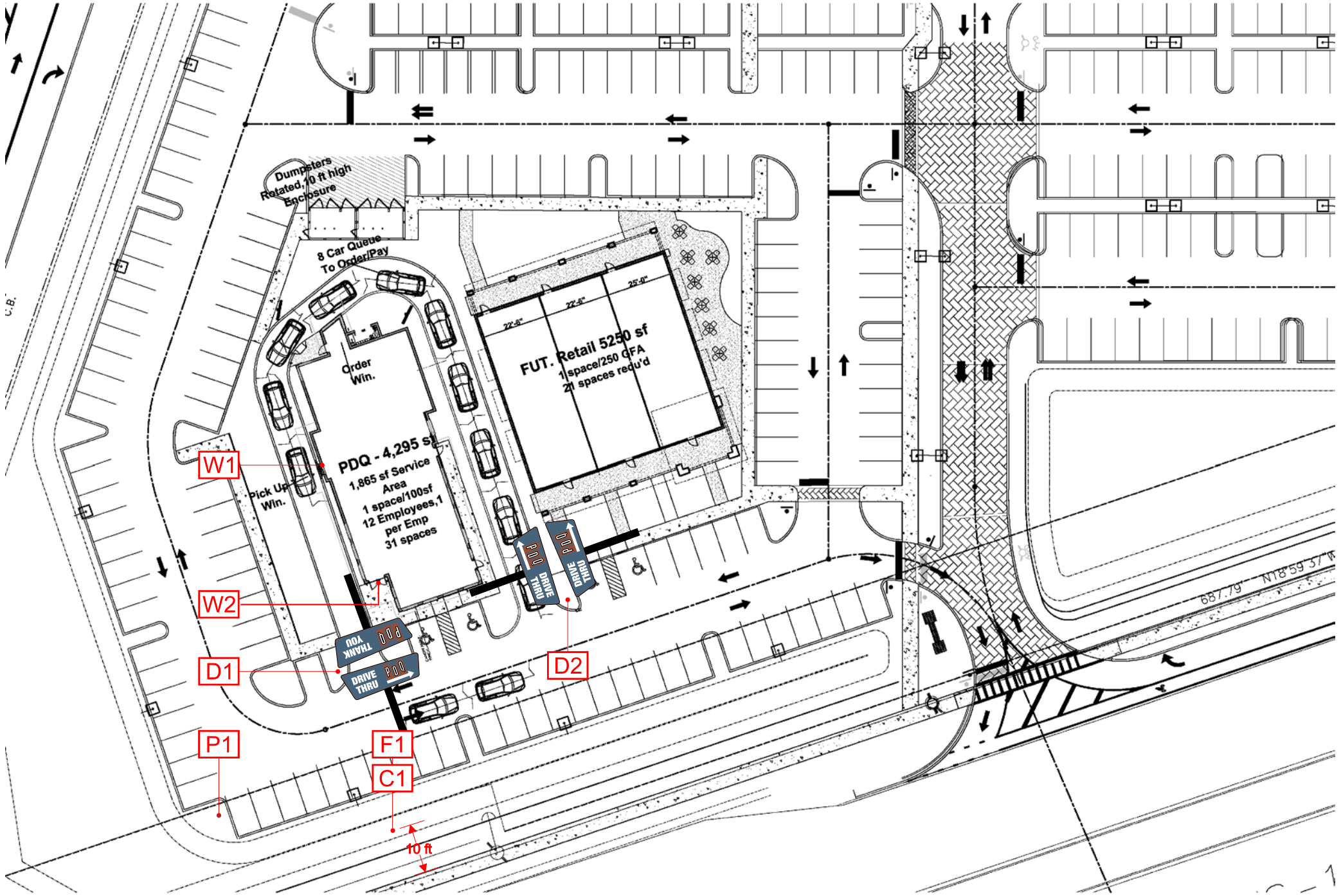
Priority1 SIGNS
Pompano

SIGN LOCATIONS

E

N

S



W

W1 - WEST WALL SIGN (42 S/F)
W2 - SOUTH WALL SIGN (42 S/F)

D1 - DIRECTIONAL (2.8 S/F)
D2 - DIRECTIONAL (2.8 S/F)

F1 - MONUMENT SIGN

C1 - CONSTRUCTION SIGN

P1 - FLAG POLE

SITE PLAN - SIGN LOCATIONS
NTS

Priority1 SIGNS
Pompano

Client
PDQ

Project Address
PDQ - Jensen Beach
1951 NW Federal Hwy
Stuart, FL 34994

Customer Approval

Signature

Approval Date

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Revisions

Engineer

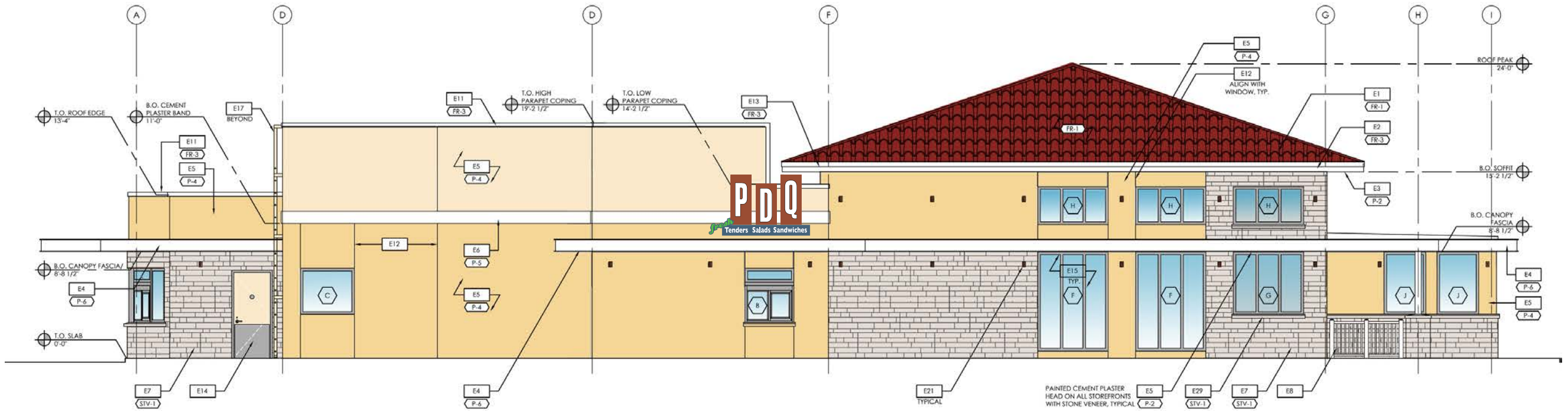
Seal

Drawing By: **G. Delgadillo**
File Name: **sign_package_pdq_fl_jensen.fs**
Date: **06-06-14**
Sheet:

NORTH ELEVATION

INTERNALLY ILLUMINATED CHANNEL LETTERS

COLORS
- terra cotta PMS 7593C
- paint black
- paint to match PMS 5405C
- White acrylic
- 3M 3630-136 lime green vinyl (PMS 360C)



NORTH ELEVATION

W1 - 36 S/F NTS

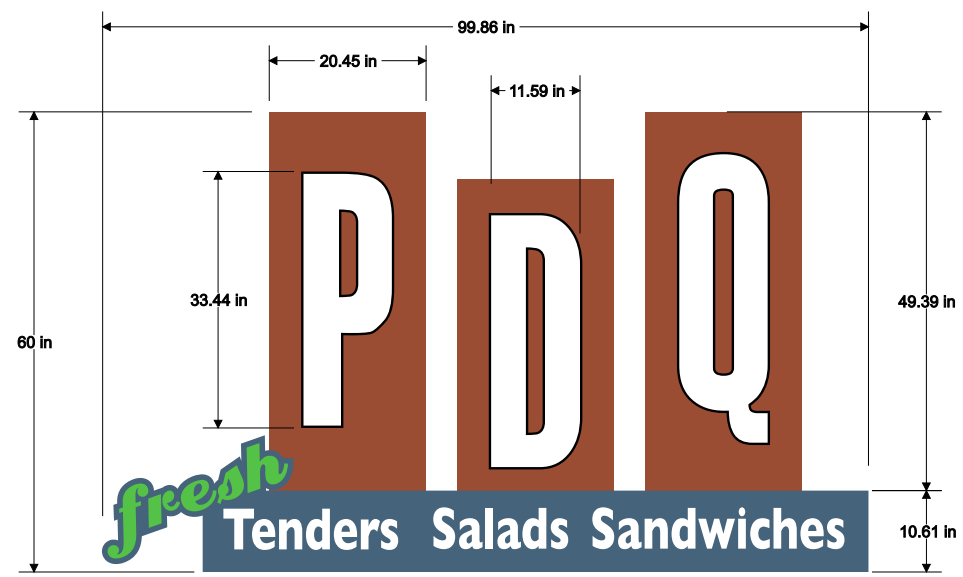
Specifications

5" Deep "PDQ" aluminum channel letters
- Black returns and trimcap
- White Acrylic faces with white LED illumination
- Mounted 1" from background

7" Deep aluminum background boxes
- Painted terracotta pms 7593C

5" Deep aluminum contour cut box with stencil cut lettering
- Backed with white acrylic
- Sides painted to match face
- Mounted flush to background

Proposed:
W1 - 42 S/F
Max Allowed:
127.5 S/F



Priority1 SIGNS Pompano

Client
PDQ

Project Address
PDQ - Jensen Beach
1951 NW Federal Hwy
Stuart, FL 34994

Customer Approval

Signature

Approval Date

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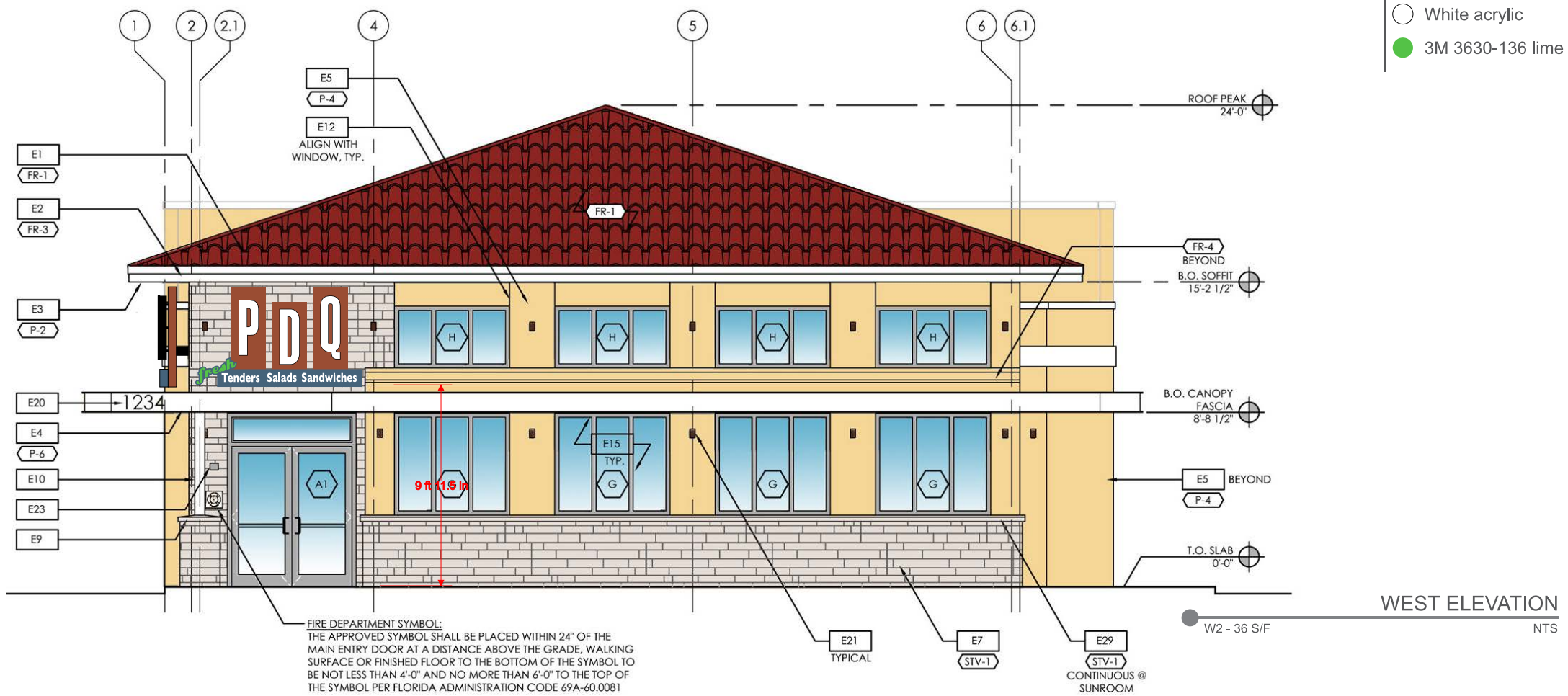
File Name: **sign_package_pdq_fl_jensen.fs**
Date: **06-06-14**
Sheet:

WEST ELEVATION

INTERNALLY ILLUMINATED CHANNEL LETTERS

COLORS
- terra cotta PMS 7593C
- paint black
- paint to match PMS 5405C
- White acrylic
- 3M 3630-136 lime green vinyl (PMS 360C)



WEST ELEVATION
W2 - 36 S/F
NTS

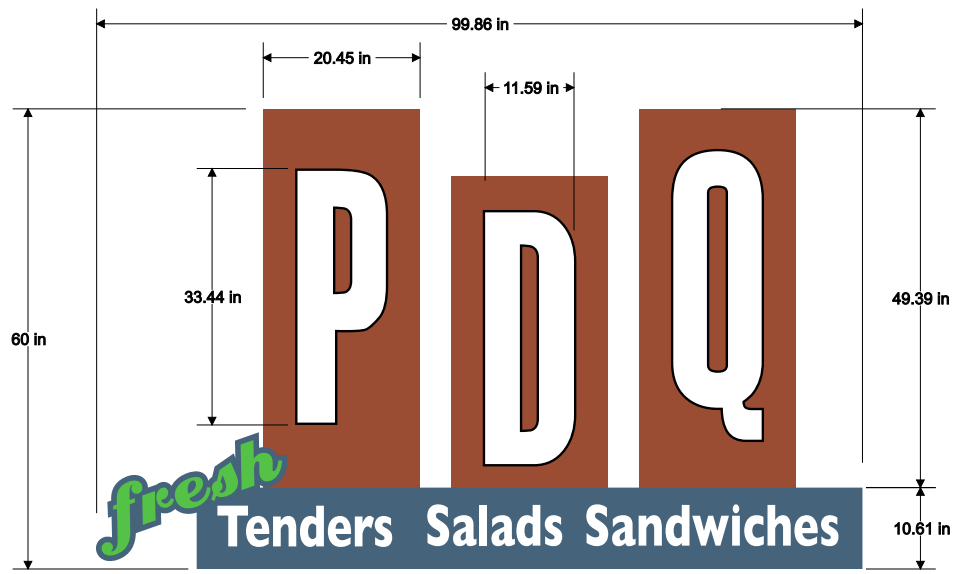
Specifications

5" Deep "PDQ" aluminum channel letters
- Black returns and trimcap
- White Acrylic faces with white LED illumination
- Mounted 1" from background

7" Deep aluminum background boxes
- Painted terracotta pms 7593C

5" Deep aluminum contour cut box with stencil cut lettering
- Backed with white acrylic
- Sides painted to match face
- Mounted flush to background

Proposed:
W2 - 42 S/F
Max Allowed:
63 S/F



Priority1 SIGNS Pompano

Client

Project Address
PDQ - Jensen Beach
1951 NW Federal Hwy
Stuart, FL 34994

Customer Approval

Signature

Approval Date

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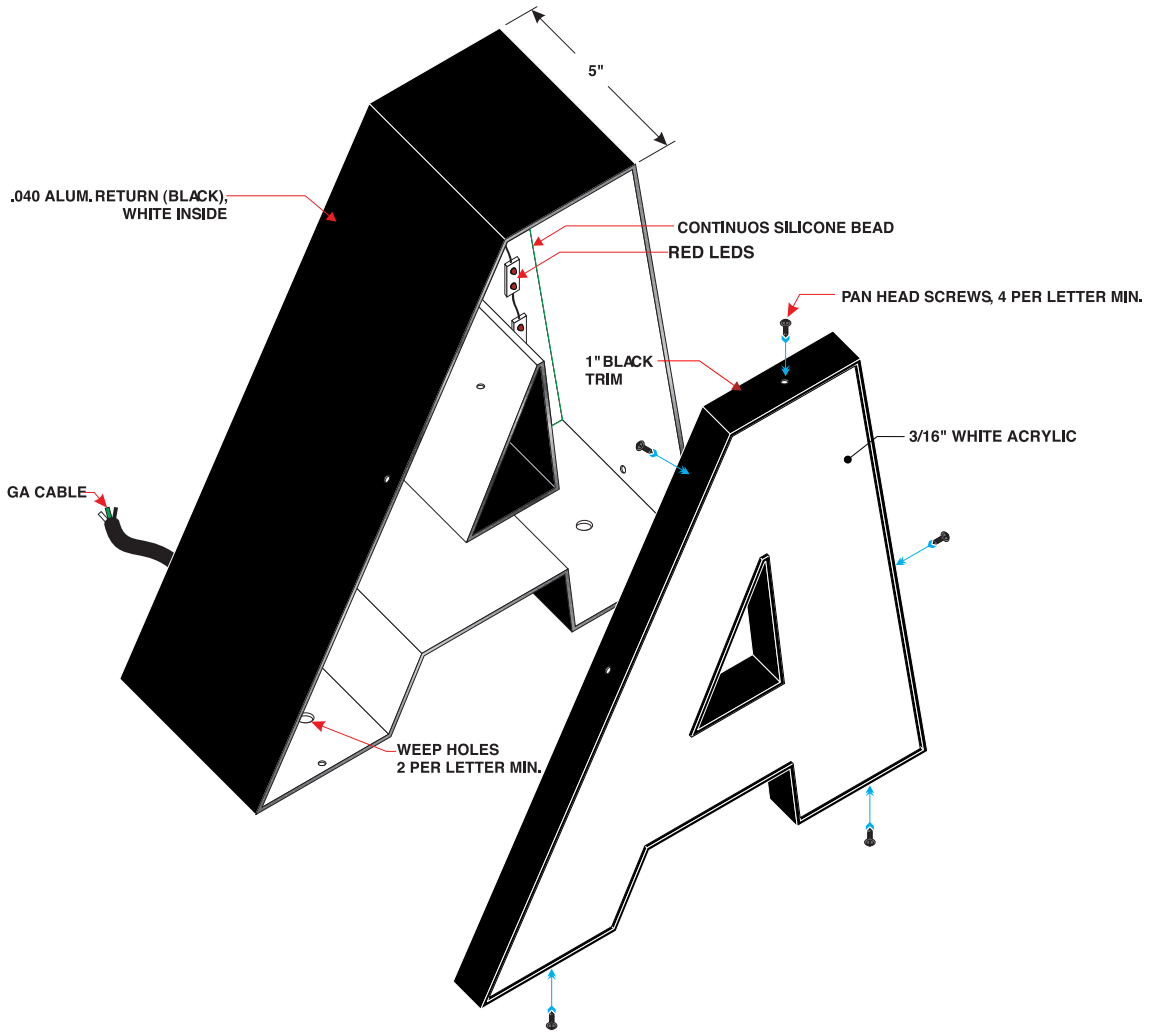
Drawing By: G. Delgadillo
File Name: sign_package_pdq_fl_jensen.fs
Date: 06-06-14
Sheet:

TYPICAL CHANNEL LETTER CONSTRUCTION

COLORS

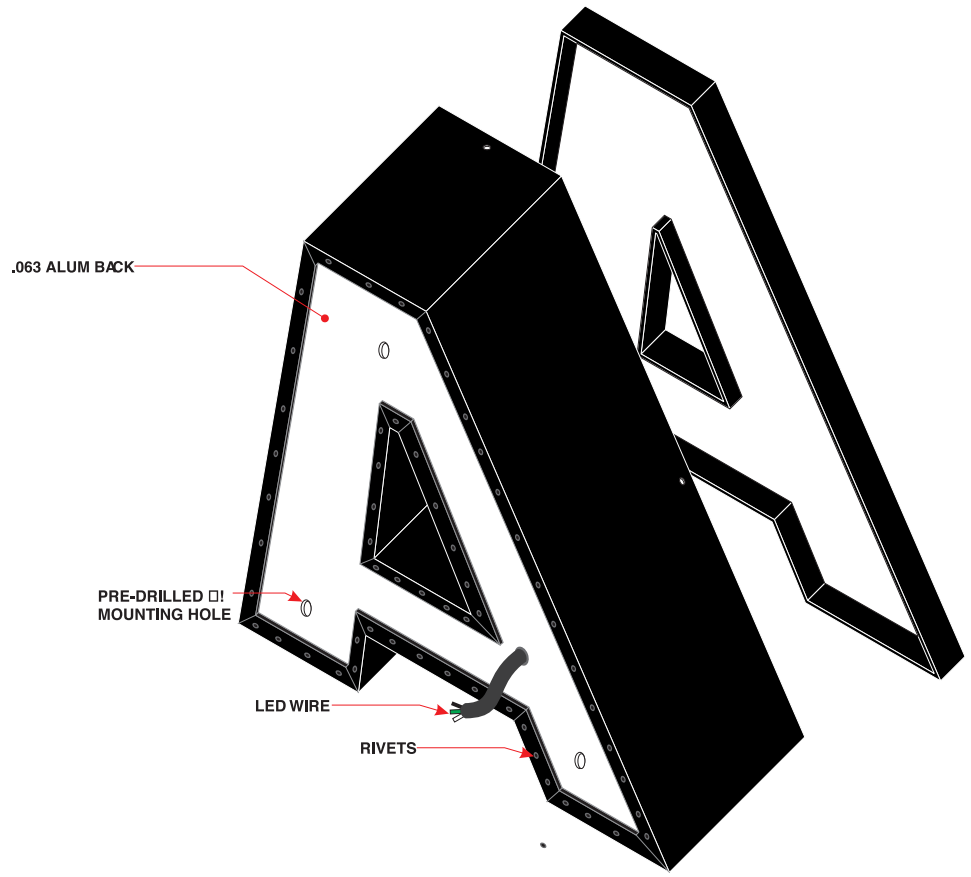
- terra cotta PMS 7593C
- paint black
- paint to match PMS 5405C
- White acrylic
- 3M 3630-136 lime green vinyl (PMS 360C)

TYPICAL SIGNAGE



FRONT OF TYPICAL CHANNEL LETTER

ISO-METRIC VIEW



BACK OF TYPICAL CHANNEL LETTER

ISO-METRIC VIEW

Priority1 SIGNS
Pompano

Client
PDQ

Project Address
PDQ - Jensen Beach
1951 NW Federal Hwy
Stuart, FL 34994

Customer Approval

Signature

Approval Date

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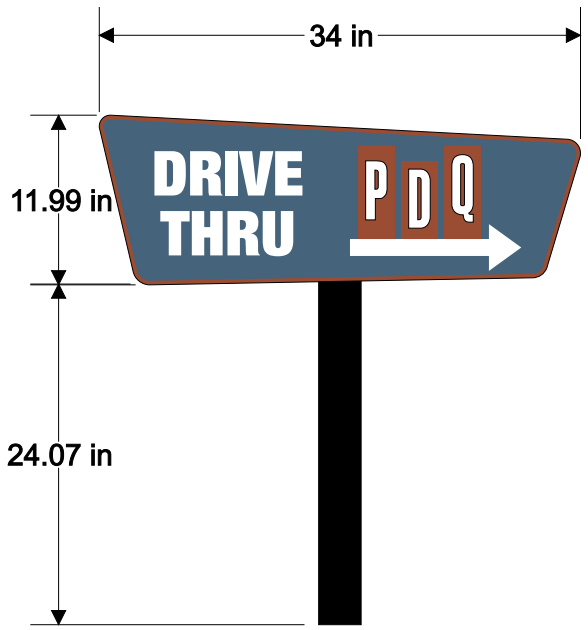

DIRECTIONAL 1
NTS

DIRECTIONAL 2
NTS

Specifications
12" x 34": 2.83 s/f

Double-sided aluminum drive through sign
White acrylic panels with digitally printed graphics and reverse cut lettering
Trim cap and Returns painted terracotta a PMS 7593C
LED illumination

COLORS
- terra cotta PMS 7593C
- paint black
- paint to match PMS 5405C
- White acrylic
- 3M 3630-136 lime green vinyl (PMS 360C)

Priority1 SIGNS Pompano

Client
PDQ

Project Address
PDQ - Jensen Beach
1951 NW Federal Hwy
Stuart, FL 34994

Customer Approval

Signature

Approval Date

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File Name: **sign_package_pdq_fl_jensen.fs**
Date: **06-06-14**
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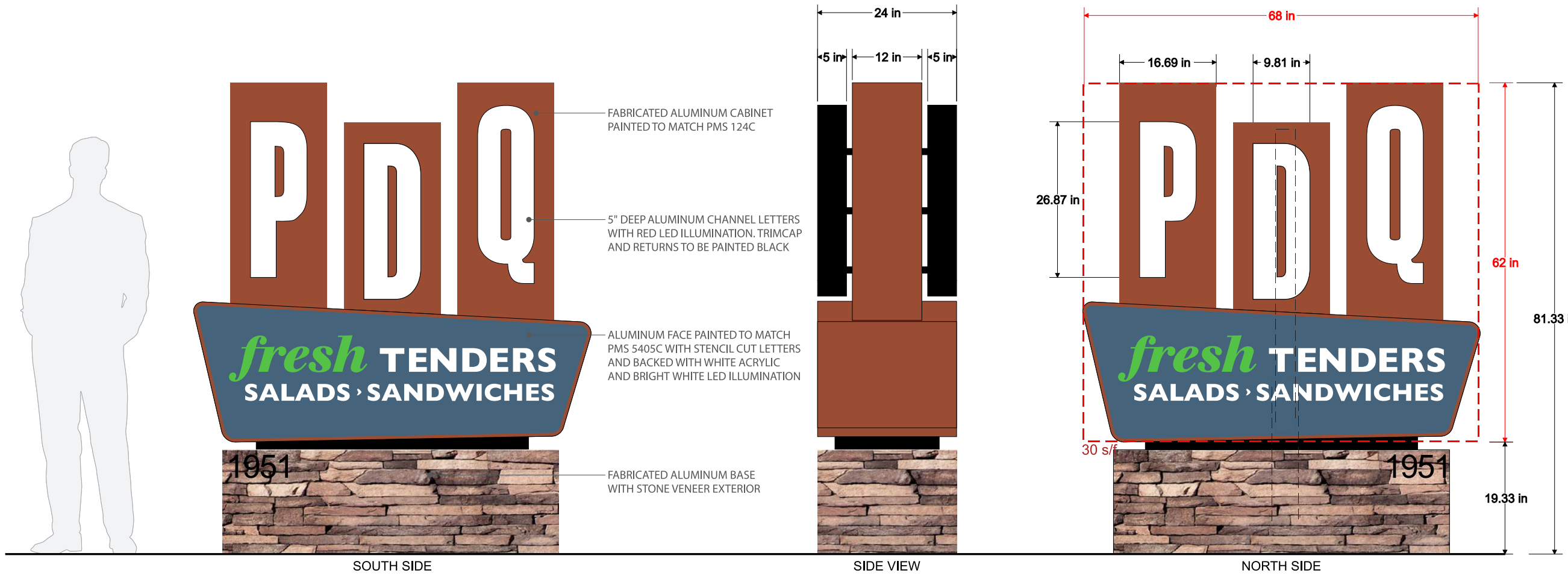
DOUBLE-SIDED MONUMENT SIGN (F1)



Specifications:
Overall size to ground: 82" x 68"
Sign area: 62" x 68": 30 s/f

New double sided free-standing sign with illuminated channel letters.
Tagline to be stencil cut letters backed with white acrylic
Base of sign to be fabricated aluminum with stone veneer exterior
Address numbers to be 1/4" flat cut aluminum painted black

*10' setback from West property line
**Landscaped perimeter required by code - not provided by BR Signs

COLORS
- terra cotta PMS 7593C
- paint black
- paint to match PMS 5405C
- White acrylic
- 3M 3630-136 lime green vinyl (PMS 360C)

Priority1 SIGNS Pompano

Client
PDQ

Project Address
PDQ - Jensen Beach
1951 NW Federal Hwy
Stuart, FL 34994

Customer Approval

Signature

Approval Date

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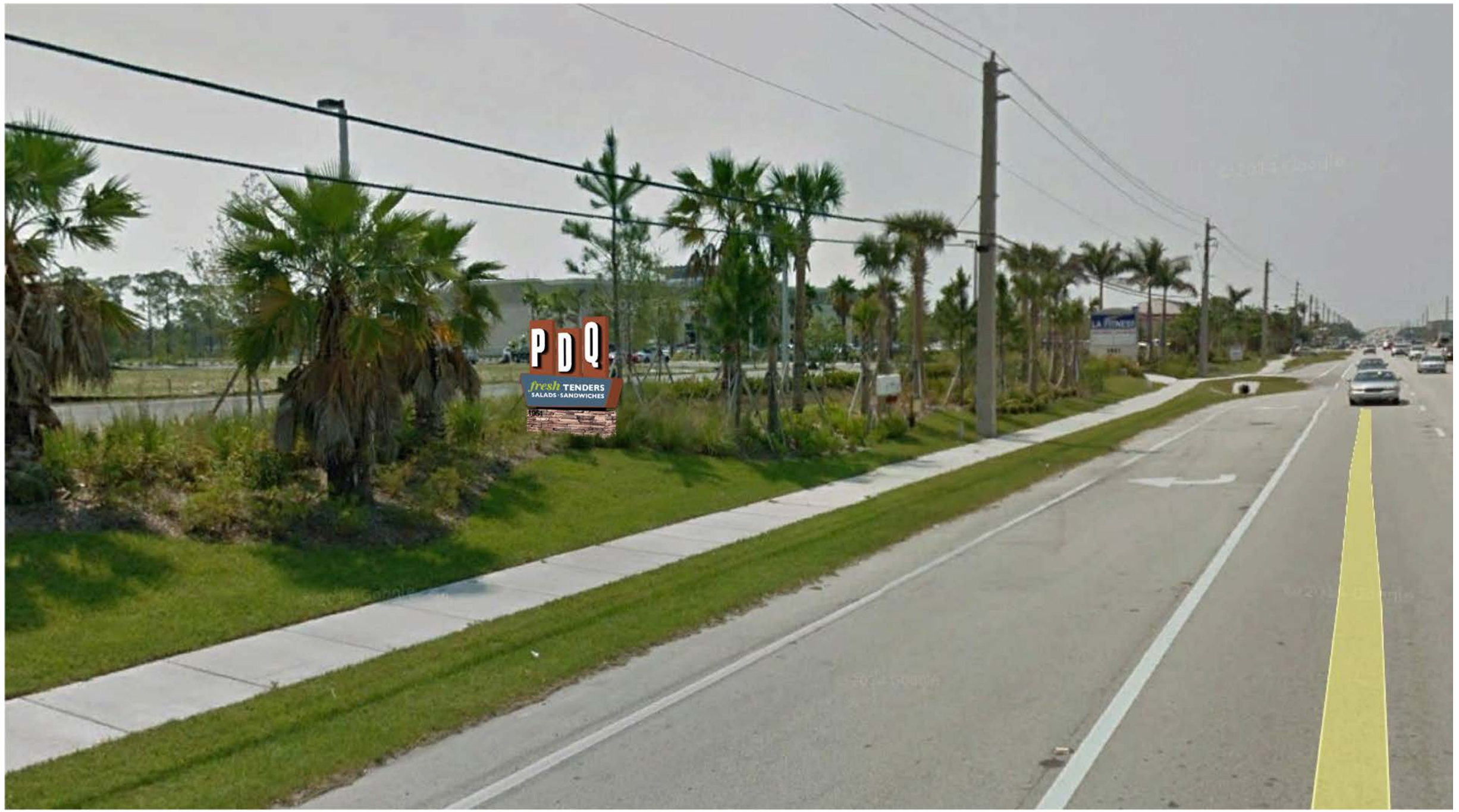
File Name: sign_package_pdq_fl_jensen.fs
Date: 06-06-14
Sheet:

DOUBLE-SIDED MONUMENT SIGN (F1) - OPTION 2



Priority1 SIGNS
Pompano

Client
PDQ

Project Address
PDQ - Jensen Beach
1951 NW Federal Hwy
Stuart, FL 34994

Customer Approval

Signature

Approval Date

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File Name: **sign_package_pdq_fl_jensen.fs**
Date: **06-06-14**
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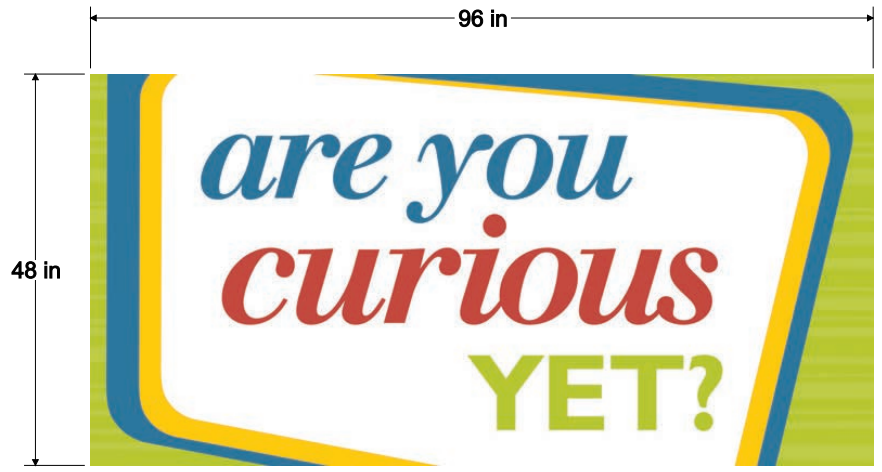
CONSTRUCTIONS SIGN (C1) - BY OTHERS



PHASE 1

PHASE 2

PHASE 3

PHASE 4

Specifications:
Sign area: 48" x 96": 32 s/f

Pre-Opening/Construction signs
White MDO panels with digital print graphics
Mounted to 2- 4x4 wooden posts painted white
Panels to be changed in 30 day phases
*TEMPORARY SIGN PLACED AT LOCATION OF F1 SIGN

COLORS
- paint to match PMS 124C
- paint black
- paint to match PMS 5405C
- 3M 3630-73 red vinyl (PMS 1805C)
- 3M 3630-136 lime green vinyl (PMS 360C)

Priority1 SIGNS Pompano

Client
PDQ

Project Address
PDQ - Jensen Beach
1951 NW Federal Hwy
Stuart, FL 34994

Customer Approval

Signature

Approval Date

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File Name: **sign_package_pdq_fl_jensen.fs**
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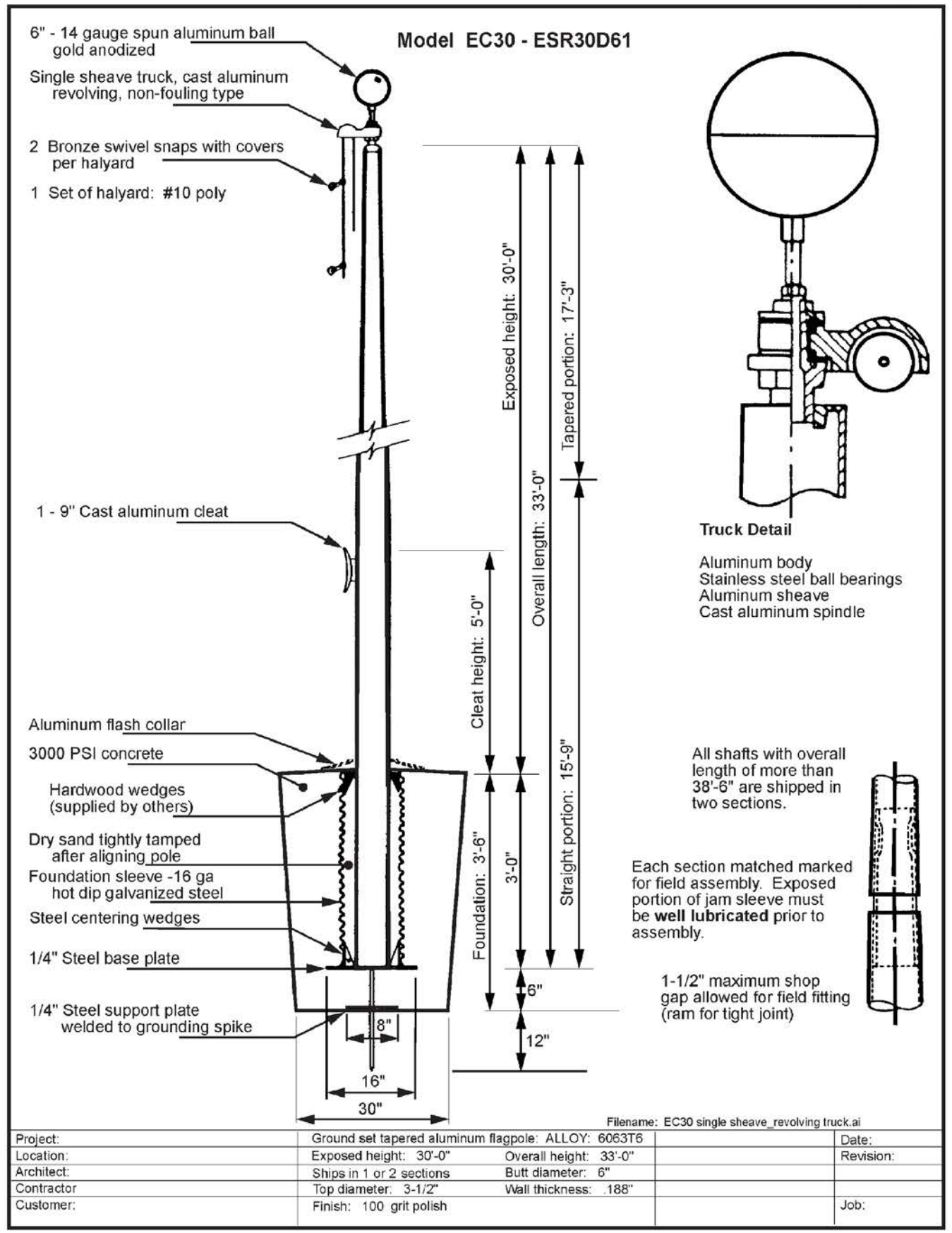
FLAGPOLE (P1)

TO HOLD 5' x 8 ' AMERICAN FLAG



Project:	Ground set tapered aluminum flagpole: ALLOY: 6063T6			Date:
Location:	Exposed height: 30'-0"	Overall height: 33'-0"		Revision:
Architect:	Ships in 1 or 2 sections	Butt diameter: 6"		
Contractor	Top diameter: 3-1/2"	Wall thickness: .188"		
Customer:	Finish: 100 grit polish			Job:

Priority1 SIGNS
Pompano

Client
PDQ

Project Address
PDQ - Jensen Beach
1951 NW Federal Hwy
Stuart, FL 34994

Customer Approval

Signature

Approval Date

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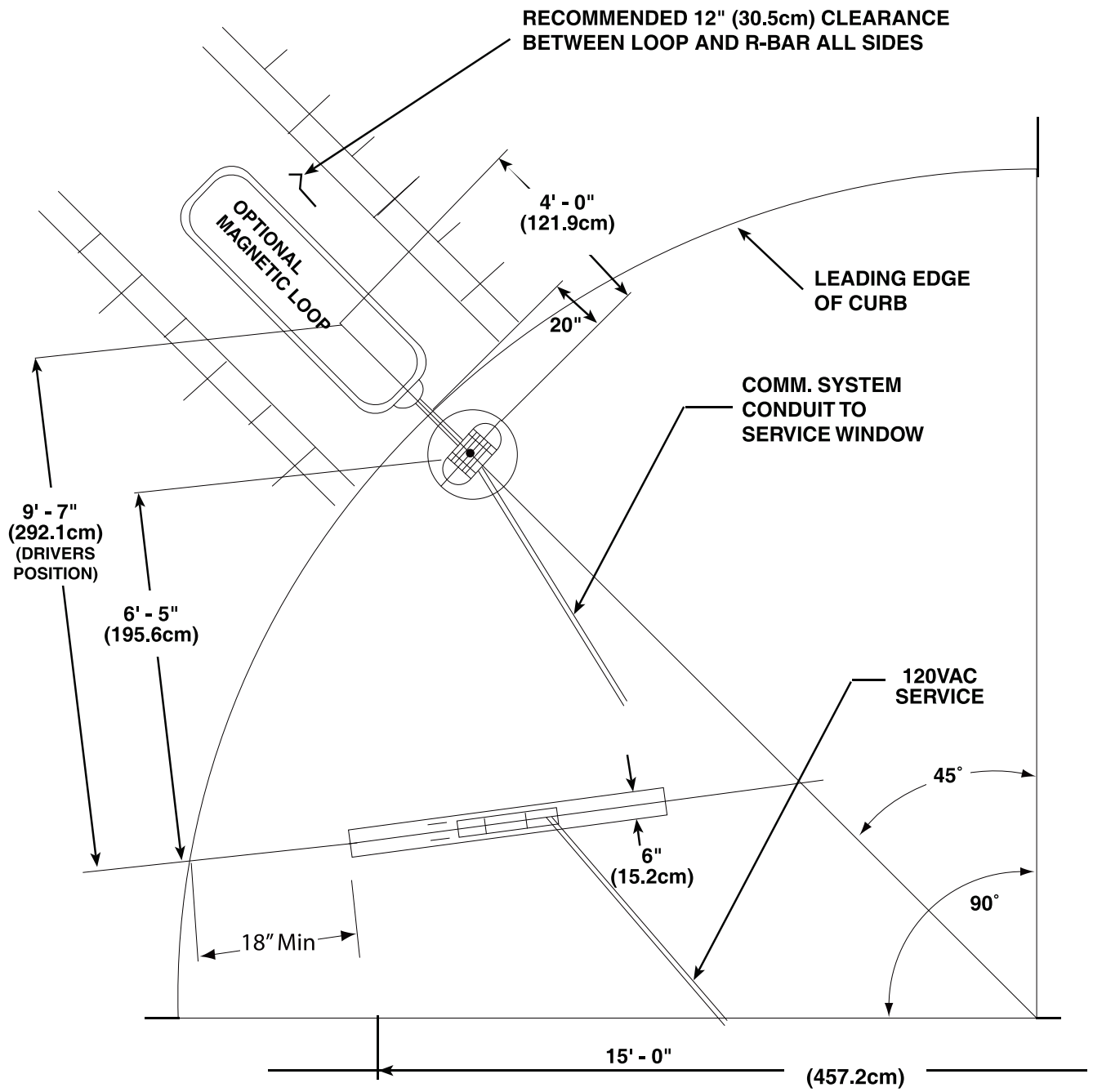
Engineer

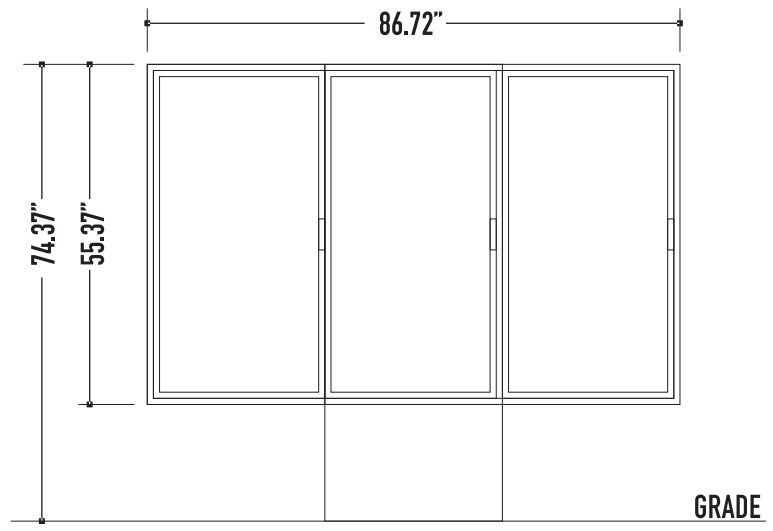
Seal

Drawing By: **G. Delgadillo**
File Name: **sign_package_pdq_fl_jensen.fs**
Date: **06-06-14**
Sheet:

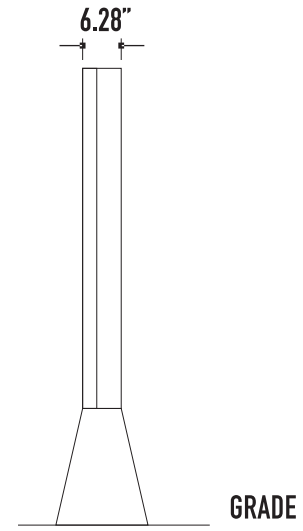
If the menu board is to be set back from the remote speaker / microphone post, **see Diagram B** for recommended positions. Construct mounting post foundation referencing **Diagram E/F**, and in accordance with local codes. Note: The conduit for the high voltage (120VAC) wiring must run into the back hole of the pedestal base (as viewed from the front of the menu board). Secure the template as shown in **Diagram E/F**, Template. **Note: Four (4) hex nuts are embedded in the foundation below the template, and four (4) more are above it.** Be sure that the 3/4" diameter anchor bolts extend 2-3/4" above top of footing. For speaker post foundation construction and installation, refer to the outdoor remote speaker system installation instructions, provided with the outdoor remote speaker system.

DIAGRAM B Menu Board w/Remote Speaker Post



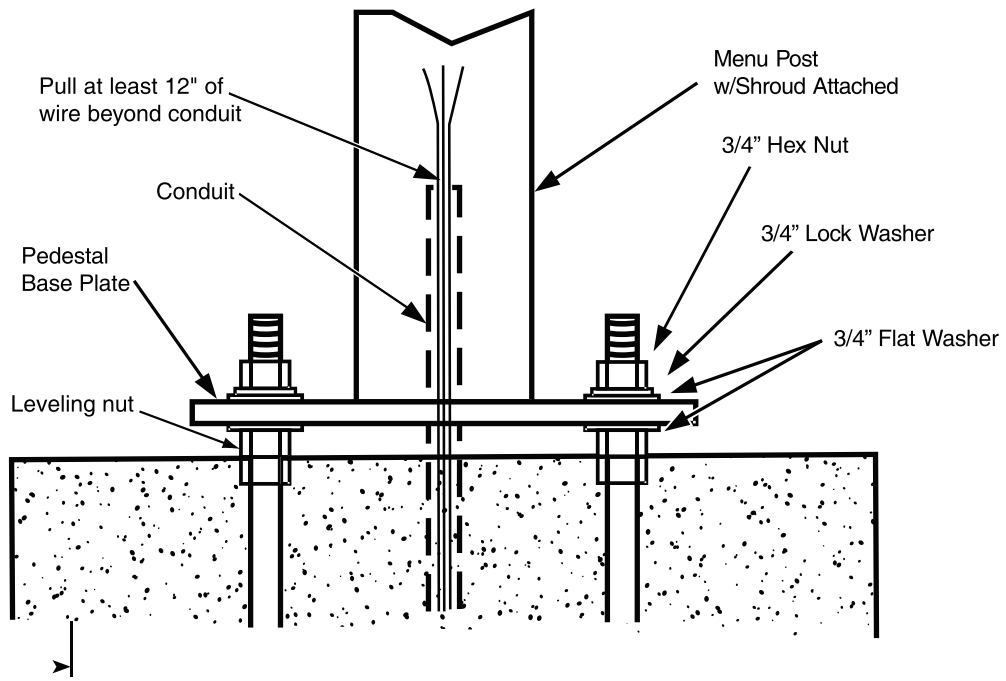


3 DOOR MENU BOARD
SCALE: 3/8"=1'-0"



SIDE VIEW
SCALE: 3/8"=1'-0"

FOUNDATION DETAILS



Priority1 SIGNS
Pompano

Client
PDQ

Project Address
PDQ - Jensen Beach
1951 NW Federal Hwy
Stuart, FL 34994

Customer Approval

Signature

Approval Date

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Revisions

Engineer

Seal

Drawing By: G. Delgadillo
File Name: sign_package_pdq_fl_jensen.fs
Date: 06-06-14
Sheet:

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 11/13/2025 **Prepared by:** Jodi Nentwick

Title of Item:
STUART LANDINGS II MAJOR AMENDMENT TO THE COMMERCIAL PLANNED UNIT DEVELOPMENT FOR LOT NO. 3 LOCATED AT 3991 SE FEDERAL HIGHWAY(RC)(QJ):

ORDINANCE No. 2545-2025; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT FOR LOT NO. 3 OF THE STUART LANDINGS II COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), ALSO BEING ASSOCIATED WITH LOT #1 AND LOT #2 OF THE STUART LANDINGS II CPUD; PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR LOT NO. 3 OF THE STUART LANDINGS II CPUD TO ACCOMMODATE A 470 SQUARE FOOT COFFEE RUSH CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND THE EXISTING 2,845 SQUARE FOOT BURGER KING RESTAURANT AND SINGLE DRIVE-THROUGH FACILITY; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 3991 S.E. FEDERAL HIGHWAY, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT “A”; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:
Background:
The subject parcel is designated by the Commercial Planned Unit Development (CPUD) Zoning District and Commercial Future Land Use. As depicted in the aerial map provided below, the 1.27-acre site is located on the east side of SE Federal Highway, approximately 200 feet south of SE Miami Street.
On December 8, 1997, the City Commission approved an annexation of 55.38 acres (AKA: Parcel #14) within the City of Stuart through Ordinance No. 1531-97, designated the Commercial Future Land Use through Ordinance No. 1532-97, and established the Commercial Planned Unit Development Zoning District, via Ordinance No. 1533-97.

On March 31, 2003, via Ordinance No. 1915-03, the City Commission amended Ordinance No. 1533-97, granting the subdivision of the 55.38-acre parcel to create a separate 33.9-acre CPUD to be known as the Walmart Super Center CPUD.

On August 13, 2007, via Resolution No. 101-07, the City Commission approved an amendment to the PUD Agreement granted under Ordinance No. 1533-97 and Ordinance No. 1915-03, which authorized the approval of a conceptual site plan for the remaining 21.5-acre parcel, and a cross-access easement with the Walmart Super Center to the north.

On August 27, 2007, via Ordinance No. 2117-07, the City Commission granted a Major Amendment to Ordinance No. 1533-97 and Ordinance No. 1915-03, providing for master site plan approval for a 1.27-acre parcel fronting SE Federal Highway for the National City Bank CPUD. This CPUD was never developed and is void.

On July 27, 2015, via Ordinance No. 2313-2015, the City Commission granted a Major Amendment to Ordinance No. 1533-94, providing master site plan approval for 3.91 acres of land to accommodate a 17,837 ft^2 Aldi Grocery Store, 8,750 ft^2 retail building, and a driveway connecting SE Miami Street with the Walmart Super Center.

On September 10, 2018, the City Commission voided Ordinance No. 2117-07 and amended Ordinance No. 2313-2015, combining the 3.16 and 1.27-acre parcels (AKA: National City Bank CPUD), creating the Stuart Landings CPUD, and providing a master site plan to accommodate a 2,845 ft^2 Burger King drive-through convenience restaurant and a 4,700 ft^2 office building for Med-Express, via Ordinance No. 2384-2018.
On January 14, 2025, Jason Gunther of Thomas Engineering Group submitted a Major Amendment request for the 1.27-acre parcel known as the Stuart Landings II CPUD on behalf of the owner, DKC Stuart Landings 2, LLC, and the applicant, Coffee Rush, Inc. This amendment aims to permit the development of the proposed 490 ft^2 Coffee Rush fast-food convenience restaurant with two drive-through lanes, located adjacent to the existing Burger King within the footprint of Building #3 for Stuart Landings II CPUD.

According to the CPUD approval authorized by the City Commission via Ordinance No. 2384-2018, the proposed convenience restaurant is a permitted use within the CPUD; however, the necessary site engineering modifications exceed 5% of the approved master plan, and therefore, the proposed development requires a Major CPUD Amendment, per Land Development Code Section 11.01.10(B).

Funding Source:
N/A

Recommended Action:
Staff recommends that the Local Planning Agency forward a recommendation of approval to the City Commission, subject to the conditions outlined in Ordinance No. 2545-2025.

ATTACHMENTS:
1. LPA Ordinance 2545-2025 - Coffee Rush at Stuart Landings
2. LPA Staff Report - Coffee Rush Stuart Landings CPUD
3. LPA Public Notice Packet
4. Applicant's Application
5. LPA Boundary Survey
6. LPA Site and Civil Plan
7. LPA Floor Plans
8. LPA Building Elevations
9. LPA Landscape Plan Packet
10. LPA Photometric Plan
11. Traffic Impact Statement (02-03-2025)
12. Traffic Approval Letter (02-28-2025)
13. Coffee Rush PSL Queuing Analysis (06-26-2025)
14. Response Letter - Queuing Study (09-26-2025)
15. CAPTEC Engineering Approval Letter (01-29-2025)

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2545-2025

* * * * *

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT FOR LOT NO. 3 OF THE STUART LANDINGS II COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), ALSO BEING ASSOCIATED WITH LOT #1 AND LOT #2 OF THE STUART LANDINGS II CPUD; PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR LOT NO. 3 OF THE STUART LANDINGS II CPUD TO ACCOMMODATE A 470 SQUARE FOOT COFFEE RUSH CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND THE EXISTING 2,845 SQUARE FOOT BURGER KING RESTAURANT AND SINGLE DRIVE THRU FACILITY; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 3991 S.E. FEDERAL HIGHWAY, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, Florida Statutes § 163.3202 requires the City of Stuart to adopt, amend, and enforce land development regulations that are consistent with and serve to implement the City's Comprehensive Plan; and

WHEREAS, pursuant to the Florida Local Government Development Agreement Act, Florida Statutes § 163.3220 *et. seq.,* the City of Stuart has the authority to hold public hearings and enter into development agreements on properties located within the City of Stuart; and

WHEREAS, the City of Stuart Land Development Code Section 11.01.10 requires a Major Amendment to a Planned Unit Development (CPUD) for modifications to a final site plan, due to final engineering that exceeds five percent of the approved plan documents; and

WHEREAS, on December 8, 1997, the City Commission adopted Ordinance No. 1531-97, for the voluntary annexation of a 55.38-acre parcel of land known as Parcel #15 located on the east side of S.E. Federal Highway; and

WHEREAS, on December 8, 1997, the City Commission adopted Ordinance No. 1532-97, and assigned a "Commercial" Future Land Use designation for the 55.38-acre parcel of land known as Parcel #15 located on the east side of S.E. Federal Highway; and

WHEREAS, on December 8, 1997, the City Commission adopted Ordinance No. 1533-97, and assigned the "Commercial Planned Unit Development" Zoning District for the 55.38-acre parcel of land known as Parcel #15 located on the east side of S.E. Federal Highway; and

WHEREAS, on March 31, 2003, the City Commission adopted Ordinance No. 1915-03, and granted a Major CPUD Amendment to Ordinance No. 1533-97, to allow for the subdivision and development of the Wal-Mart Super Center on a 33.9-acre portion of the 55.38-acre parcel of land known as Parcel #15; and

WHEREAS, on August 13, 2007, the City Commission adopted Resolution No. 101-2007 for a Minor CPUD Amendment to Ordinance No. 1533-97, and approved a conceptual site plan and a cross-access easement agreement between the 33.9-acre Wal-Mart CPUD and the future 21.48-acre CPUD site (A/K/A: Stuart Landings I & II / National City Bank); and

WHEREAS, on August 27, 2007, the City Commission granted a Major CPUD Amendment via Ordinance No. 2117-07, for the 1.266-acre site to be known as the National City Bank; and

WHEREAS, on July 27, 2015, the City Commission adopted Ordinance No. 2313-2015, granting a Major CPUD Amendment for a 3.91-acre portion of the 55.38-acre site to accommodate a 17,837 square foot Aldi Grocery Store, an 8,750 square foot retail building, and

a cross-access driveway at the rear of the site, between the 33.9-acre Wal-Mart Super Center CPUD and S.E. Miami Street.

WHEREAS, on September 10, 2018, the City Commission granted a Major CPUD Amendment via Ordinance No. 2384-2018, which voided Ordinance No. 2117-07 and amended Ordinance No. 2313-2015, to expand the 3.16-acre Stuart Landings CPUD (Lots #1 & #2) to include an additional 1.27-acre parcel of land (Lot #3) to allow for a 2,845 square foot Burger King restaurant with drive-through and 4,700 square foot medical office building, for a project to be collectively known as the Stuart Landings I & II CPUD; and

WHEREAS, on September 12, 2022, a Major CPUD Amendment application was submitted by Jason Gunther with Thomas Engineering on behalf of DKC Stuart Landings 2, LLC (Property Owner) and Coffee Rush, Inc. (Applicant) to request modifications to Lot No. 3 of the Stuart Landings I & II CPUD Master Plan to accommodate the 470 square foot Coffee Rush restaurant with walk-up service only and dual drive-through facilities; and

WHEREAS, on November 13, 2025, the Local Planning Agency (LPA) conducted a duly noticed public hearing during a regularly scheduled meeting to review the application for a Major Amendment to the Stuart Landings I & II CPUD and subsequently forwarded a recommendation of **approval/denial** to the City Commission.

WHEREAS, on ***(INSERT MEETING DATE)***, the City Commission held the first duly noticed public hearing during a regularly scheduled meeting to review the application for a Major Amendment to the Stuart Landings I & II CPUD and voted to schedule the petition for the second and final public hearing before the City Commission for a final determination; and

WHEREAS, on ***(INSERT MEETING DATE)***, the City Commission held the second duly noticed public hearing at a regularly scheduled meeting and voted to ***(APPROVE / DENY)*** the Major Amendment to the Stuart Landings I & II CPUD; and

WHEREAS, at the public hearing, and considering the LPA's recommendation, all written and oral comments at the public hearings, the analysis by the Development Department, and the evidence presented by the parties at the hearings, the City Commission finds that the Applicant demonstrated through substantial competent evidence that the proposed development approval in

the application is consistent with the City of Stuart Comprehensive Plan, Land Development Code, and procedural requirements; and

WHEREAS, the Applicant has committed to the City of Stuart that the development will adhere to all development codes, plans, standards, and conditions approved by the City Commission. Furthermore, the approvals granted shall be binding upon its successors in title regarding any commitments made at the time of approval of the Major CPUD Amendment.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA THAT:

SECTION 1: The foregoing recitals are true and adopted as findings of fact and conclusions of law.

SECTION 2: The legal description of the +/-1.27-acre subject parcel (Lot #3) is attached as **"Exhibit A."** A map showing the subject parcel is attached as **"Exhibit B"** and incorporated herein by reference.

SECTION 3: The revised conditions of approval for the Stuart Landings I & II CPUD are attached hereto as **"Exhibit C"** and made a part hereto by reference, and it shall constitute one of the Development Documents as described herein.

SECTION 4: The following documents on file as public records of the City of Stuart, at the office of the Development Department in City Hall, and attached hereto as **Exhibit "D,"** hereinafter the "Development Documents," shall be deemed a part of the development conditions applicable to the Stuart Landings I & II CPUD, and shall replace any earlier approvals:

1. **Construction Plans *(Sheets C-01 through C-13)*:** dated May 17, 2018, and prepared and electronically signed & sealed by Jason M. Gunther (FL Lic. #58629) with the Thomas Engineering Group on September 10, 2025.
2. **Master Site Plan *(Sheet C-05)*:** dated May 17, 2018 (last revised on September 8, 2025) and prepared and electronically signed & sealed by Jason M. Gunther (FL Lic. #58629) with The Thomas Engineering Group on September 10, 2025.
3. **Boundary & Topographic Survey *(Sheet 1 of 1)*:** dated March 20, 2015 (field work revised on 02/03/2025) and prepared and electronically signed and sealed by Kenneth J.

Buchanan, P.S.M. (Lic. #LS7202) with Lidberg Land Surveying, Inc. on July 11, 2025.

4. **Tree Disposition, Landscape, and Irrigation Plan *(Sheets L1-01, L2-02-L2-03, L3.01-L3.03)*:** dated September 10, 2025, and prepared and electronically signed & sealed by Marc S. Bortak, RLA, CPIC, CID (Lic #LA6667430) with Bortak Design on September 10, 2025.
5. **Traffic Impact Analysis *(Sheets 1 through 8)*:** dated January 24, 2025, and prepared and electronically signed & sealed by Shaun G. MacKenzie with MacKenzie Engineering & Planning, Inc.
6. **Photometric Plan *(Sheet LT-1)*:** dated August 19, 2025, and prepared and electronically signed & sealed by Gregory A. Reynolds with Aloha Pacifica, LLC.
7. **Floor Plan *(Sheet A1.1)*:** dated September 2, 2025, and prepared and electronically signed & sealed by Michael K. Sheeley (Lic. #AR0010564) with MK Architecture, LLC.
8. **Building Elevations *(Sheet A4.1)*:** dated September 2, 2025, and prepared and electronically signed & sealed by Michael K. Sheeley (Lic. #AR0010564) with MK Architecture, LLC.

SECTION 5: Except as otherwise provided herein, no development permits, site permits, or building permits shall be issued by the City of Stuart except in compliance with the aforesaid Development Documents. Failure by the Applicant or successors to complete the development, or to comply with the Development Documents or with any term or condition of development outlined in this Ordinance shall be deemed a zoning violation and no further permits or other development approvals or orders shall be issued by the City until the violation has been resolved, or the matter may become the subject of a code enforcement action brought by the City. This section shall not impair the due process or other legal rights of the Applicant or its successors to seek administrative or judicial redress.

SECTION 6: Following the adoption of this ordinance, and in addition to any other action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission, the Applicant or its successor may appear and may contest the allegation of breach or explain the reason or reasons for

the violation. Upon the finding of a material breach of the Development Documents and therefore, the Ordinance(s) adopting the same, the City Commission may impose or do any or all of the following:

a. Initiate the process to amend or repeal this or any other Ordinance pertaining to the development.

b. Direct the City Development Director to initiate the process to rezone the PUD property or any portion of the PUD property.

c. Impose an administrative penalty of up to $1,000.00 for each violation, and up to $5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this PUD ordinance by the Applicant or its successor shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 6: All Ordinances or parts of Ordinances in conflict with this Ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this Ordinance conflicts with any contractual provision between the City of Stuart and the Applicant, property owner, developer, or successor of the site, this Ordinance shall prevail.

SECTION 7: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are declared severable.

SECTION 8: This enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City and shall become effective upon the adoption by the City Commission and execution by the mayor.

Commissioner _____ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

	YES	NO	ABSENT	ABSTAIN
CAMPBELL RICH, MAYOR				
CHRISTOPHER COLLINS, VICE MAYOR				
EULA R. CLARKE, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				
SEAN REED, COMMISSIONER				

ADOPTED this _____day of _____, 2025.

ATTEST:

_____
MARY R. KINDEL
CITY CLERK

_____
CAMPBELL RICH
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ.
CITY ATTORNEY

"EXHIBIT A" – LEGAL DESCRIPTION

PARCEL 1:

LOT 3, OF STUART LANDINGS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 34, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED IN OFFICIAL RECORD BOOK 2823, PAGE 1079, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACTS 158 AND 159, ACCORDING TO THE PLAT OF PORT SEWELL, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF (PALM BEACH) NOW MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PLAT OF WAL-MART AT PORT SEWELL AS RECORDED IN PLAT BOOK 15, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY CONTROL SURVEY SECTION 89010-2552. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1693, PAGE 1280 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID PLAT BOOK 15, PAGE 100, NORTH 60°29'03" EAST, A DISTANCE OF 215.25 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 66°16'53" EAST, A DISTANCE OF 60.06 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1693, PAGE 1280 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE DEPARTING SAID NORTH LINE OF PLAT BOOK 15, PAGE 100 ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1693,

PAGE 1280 AND ITS NORTHERLY PROLONGATION, NORTH 29°29’29” WEST, A DISTANCE OF 693.12 FEET TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST MIAMI AVENUE BEING AN 80 FOOT WIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 631, PAGE 1627, SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 66°16’19” EAST, A DISTANCE OF 50.26 FEET TO A POINT ON A LINE PARALLEL WITH, AND 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF OFFICIAL RECORD BOOK 1693, PAGE 1280 AND ITS NORTHERLY PROLONGATION; AFOREMENTIONED NORTH LINE OF PLAT BOOK 15, PAGE 100; THENCE ALONG SAID NORTH LINE, SOUTH 66°16’53” WEST, A DISTANCE OF 50.25 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

PARCEL 3:

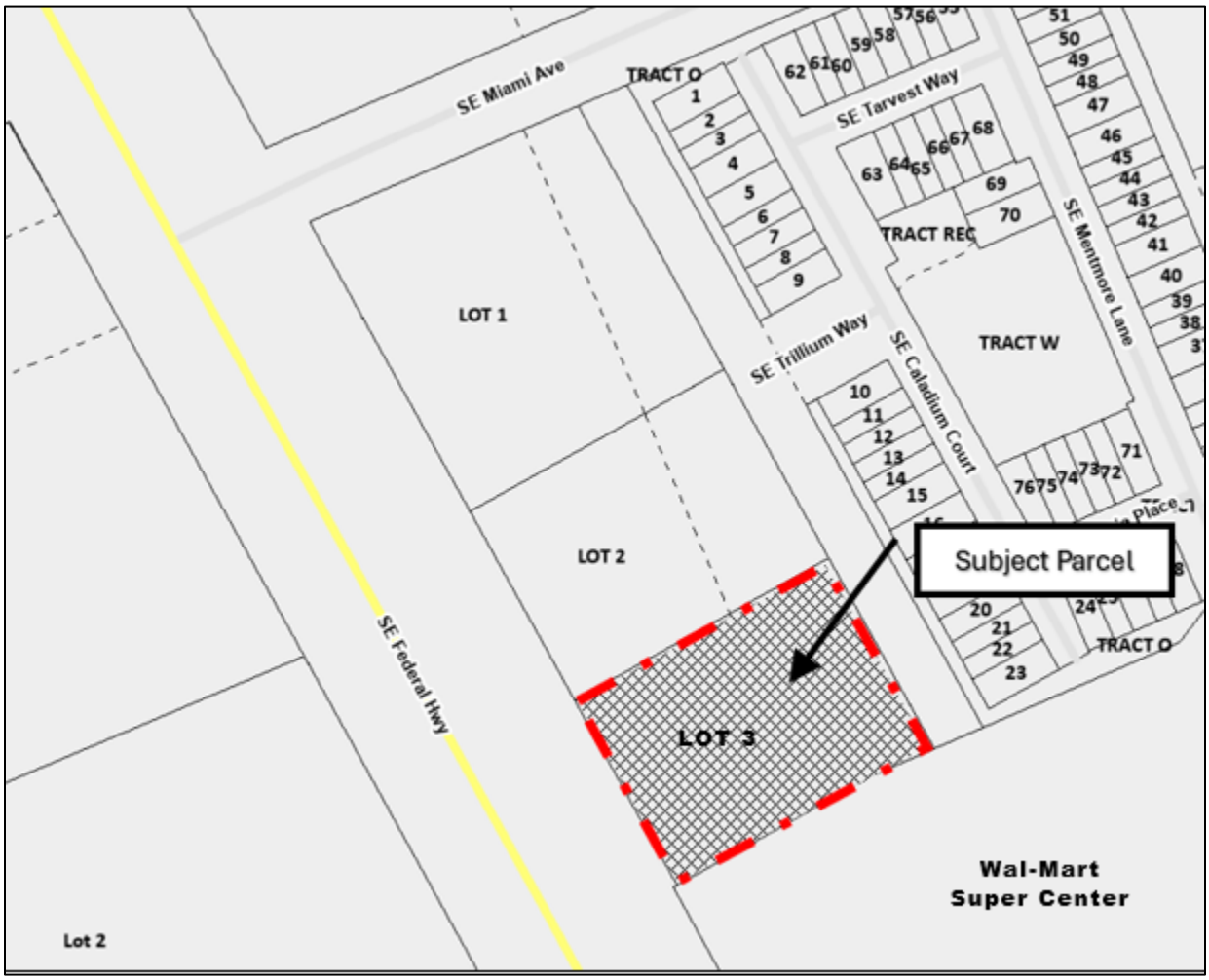
EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED IN ACCESS AGREEMENT, RECORDED IN BOOK 1948, PAGE 594, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Parcel Area: 1.27-Acres

Parcel I.D. No.: 38-38-41-027-000-000-00030-0

Parcel Address: 3991 SE Federal Highway, Stuart, FL 34997

"EXHIBIT B" – LOCATION MAP



"EXHIBIT C" – CONDITIONS OF APPROVAL

All conditions adopted under Ordinance No. 2313-2015 shall remain in effect unless revised or superseded by the conditions outlined below:

1. Any modifications to the Master CPUD Site Plan or the Final Site Plan for Stuart Landings II that exceeds 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City's Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
2. CPUD standards regarding circulation, parking, utilities, drainage, open space, and all other applicable standards shall apply as described in the LDR except as modified in this and any future ordinance.

Landscaping

3. All landscape areas shall be provided with an irrigation system of sufficient capacity to maintain the landscaping in a healthy growing condition.
4. The City's landscape inspector shall have the opportunity to inspect all trees and/or landscape material with the landscape architect prior to installation. The developer shall bear the pass-thru fee for landscape consulting fees not to exceed $1,500.00.
5. A Landscape maintenance plan, executed in accordance with the Land Development Regulations, shall be submitted to the Development Department and approved prior to the issuance of a certificate of occupancy.

Required Open Space and Native Preserve Area

6. Not less than 25% of the CPUD shall be open space as defined in the City Land Development Regulations. Required open space may include native vegetation areas and landscape buffers between the CPUD and adjacent property; however, other required landscaping shall not count towards the open space requirement.
7. Excluding wetlands defined by the South Florida Water Management District, not less than 9% of the total development site shall remain as an undeveloped and recreated native

vegetation area. The required native vegetation area may include open space areas and the landscape buffer between the site and adjacent property; however, other required landscaping shall not count towards the native vegetation requirement. The location of the native vegetation shall comply with the project's landscaping plans, Sheets L1-01, L2-02-L2-03, L3.01-L3.03, prepared by Bortak Design, dated September 10, 2025.

8. The Stuart Landings I and II CPUD project's storm water facilities, specifically the Native Planting schemes at the detention/retention areas, will be designed using Low Impact Development "(LID) Techniques as described in the University of Florida IFSA Extension publication LID Practices: "Integration Wetlands and Enhancing Storm water Basins."

Prior to Issuance of Site Permits

9. Site permits will not be issued until complete building permit applications for either the Burger King or the Med Express is submitted. Clearing of the entire site shall require the construction of all common areas, including parking and sidewalks. If at any time the entire site is cleared and one of the building permits have not been approved, the applicant shall maintain said lot with sod until the other permit is issued. (AMENDED)
10. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
11. All regulatory agency permits, including but not limited to the South Florida Water Management District and the Army Corps of Engineers, shall be obtained by the applicant and copies provided to the City before the issuance of a building permit.
12. All development activities shall comply with the City's Concurrency Management System before the issuance of building permits.

Development and Construction

13. "Hat racking" of trees is prohibited on the property.
14. Any backflow prevention devices and above-ground utilities shall be delineated on the landscape plans during final site plan review and shall be out of view or screened from the public right-of-way.

15. Erosion and dust control measures to be implemented during construction shall be provided on the civil plans and submitted during site permit review. Water trucks shall be provided by the applicant as necessary during construction to reduce dust generated on-site.
16. Lighting poles in the parking areas shall not exceed 25' in height. Site lighting shall comply with Photometric Plan, Sheet LT-1, prepared by Aloha Pacifica, LLC on August 19, 2025.
17. All utility improvements constructed by the developer within the Florida Department of Transportation right-of-way shall be constructed in a manner and form acceptable to the Florida Department of Transportation. The developer shall grant any such utility easements necessary for this site as may be required by the Florida Department of Transportation.
18. Building addresses and/or numbers shall be in plain view and shown on each building plan submitted at the time of building permit application.
19. Any sidewalk damaged during construction shall be repaired or replaced before the issuance of a Certificate of Occupancy.
20. Temporary or freestanding storage units are prohibited on the property once construction is complete.
21. In the event of any conflict in the provisions of Exhibit 'C' Development Conditions and attached exhibits, Exhibit 'C' shall prevail.
22. No trailers, pre-fabricated, or modular structures shall be permitted except on a temporary basis to assist in the development of the site. Such trailers or structures shall be removed within thirty days of a directive issued by the City Development Director. Failure to remove such a trailer or structure accordingly shall be considered a violation of the City Code.de.
23. Subject to the provisions of the LDR, the Developer shall comply with all requirements of the City Comprehensive Plan and of the Land Development Code, including but not limited to, Planned Unit Development regulations applicable to the property at time of permitting.

Development Timetable

24. The Timetable of development for Stuart Landings II is as follows:

TIMETABLE OF DEVELOPMENT	
The site and building permit application is deemed sufficient for review under city codes and standards.	**December 30, 2027**
Final Certificate of Occupancy for all site and building improvements.	**December 30, 2028**

Allowable Uses

25. The following uses shall be permitted within the CPUD, considering Land Development Code Section 6.01.13. Off-street parking schedule of the City's Land Development Code - as the standard for required off-street parking.
    a. Grocery Store
    b. Professional office, including medical
    c. Retail
    d. Restaurant

Prohibited

26. No temporary or modular buildings are permitted on the property except for permitted temporary construction/leasing trailers.
27. Billboards are prohibited on the property.
28. Banners and any other sign or advertising device not in accordance with the City's Land Development Regulations are prohibited, except as may be permitted by this CPUD.
29. No vehicles shall be displayed or stored within the public right-of-way at any time.

Signage

30. The two (2) existing monument signs fronting S.E. Federal Highway shall be limited to a maximum height of fifteen feet (15'-0**")**. All signage shall be unified throughout the Stuart Landings I & II CPUD.

Platting

31. The CPUD property may be subdivided via plat and conveyed to separate owners without further amendment to this Ordinance. DKC Stuart Landings 2, LLC shall be responsible for the maintenance of the following site features:
    a. Preserve/water management areas; and
    a. Common landscape islands and all sidewalks; and
    b. Asphalt parking, including all drive aisles; and
    c. Site lighting; and
    d. The entrance apron from US 1 and the entire cross-access road connecting S.E. Miami Street with the Walmart Center.

"EXHIBIT D" – DEVELOPMENT DOCUMENTS

The following "Development Documents" are on file as public records of the City of Stuart, at the office of the Development Department in City Hall, and shall be deemed a part of the conditions applicable to the Stuart Landings I & II CPUD, and shall replace any earlier approvals:

1. **Construction Plans *(Sheets C-01 through C-13)*:** dated May 17, 2018, and prepared and electronically signed & sealed by Jason M. Gunther (FL Lic. #58629) with the Thomas Engineering Group on September 10, 2025.
2. **Master Site Plan *(Sheet C-05)*:** dated May 17, 2018 (last revised on September 8, 2025) and prepared and electronically signed & sealed by Jason M. Gunther (FL Lic. #58629) with The Thomas Engineering Group on September 10, 2025.
3. **Boundary & Topographic Survey *(Sheet 1 of 1)*:** dated March 20, 2015 (field work revised on 02/03/2025) and prepared and electronically signed and sealed by Kenneth J. Buchanan, P.S.M. (Lic. #LS7202) with Lidberg Land Surveying, Inc. on July 11, 2025.
4. **Tree Disposition, Landscape, and Irrigation Plan *(Sheets L1-01, L2-02-L2-03, L3.01-L3.03)*:** dated September 10, 2025, and prepared and electronically signed & sealed by Marc S. Bortak, RLA, CPIC, CID (Lic #LA6667430) with Bortak Design on September 10, 2025.
5. **Traffic Impact Analysis *(Sheets 1 through 8)*:** dated January 24, 2025, and prepared and electronically signed & sealed by Shaun G. MacKenzie with MacKenzie Engineering & Planning, Inc.
6. **Photometric Plan *(Sheet LT-1)*:** dated August 19, 2025, and prepared and electronically signed & sealed by Gregory A. Reynolds with Aloha Pacifica, LLC.
7. **Floor Plan *(Sheet A1.1)*:** dated September 2, 2025, and prepared and electronically signed & sealed by Michael K. Sheeley (Lic. #AR0010564) with MK Architecture, LLC.
8. **Building Elevations *(Sheet A4.1)*:** dated September 2, 2025, and prepared and electronically signed & sealed by Michael K. Sheeley (Lic. #AR0010564) with MK Architecture, LLC.

City of Stuart

TO: Local Planning Agency (*LPA*)

FROM: Jodi Kugler, Development Director

MEETING DATE: Thursday, November 13, 2025

SUBJECT: Coffee Rush – Major Amendment to the Stuart Landings I & II CPUD (*Project: MJPD-25-2*)

AGENDA REQUEST:

This Major Amendment request seeks to establish a Coffee Rush fast-food convenience restaurant with two drive-through lanes within the vacant building footprint for Building #3 at Stuart Landings II CPUD.

GENERAL INFORMATION:

Property Owner:	Jeffrey Williams, DKC Stuart Landings 2, LLC 431 Fairway Drive, Suite 201 Deerfield Beach, FL 33441
Applicant:	Ron Yost, *President* Coffee Rush, Inc. 2315 Falcon Drive West Linn, OR 97068
Agent of Record:	Jason Gunther, P.E. Thomas Engineering Group 840 SE Osceola Street Stuart, FL 34994
Location:	3991 SE Federal Highway, Stuart, FL 34997
Parcel ID:	38-38-41-027-000-00030-0
Parcel Size:	+/- 1.27 Acres (55,160 ft^2)
Future Land Use:	Commercial
Zoning District:	CPUD (Commercial Planned Unit Development)
Existing Use:	*Building #4:* 2,845 ft^2 Burger King with drive-through facility *Building #3:* Vacant
Proposed Use:	Building #4: 2,845 ft^2 Burger King and drive-through facility *Building #3:* 490 ft^2 Coffee Rush with two drive-through facilities

BACKGROUND:

The subject parcel is designated by the Commercial Planned Unit Development (CPUD) Zoning District and Commercial Future Land Use. As depicted in the aerial map provided below, the 1.27-acre site is located on the east side of SE Federal Highway, approximately 200 feet south of SE Miami Street.

On December 8, 1997, the City Commission approved an annexation of 55.38 acres (AKA: Parcel #14) within the City of Stuart through Ordinance No. 1531-97, designated the Commercial Future Land Use through Ordinance No. 1532-97, and established the Commercial Planned Unit Development Zoning District, via Ordinance No. 1533-97.

On March 31, 2003, via Ordinance No. 1915-03, the City Commission amended Ordinance No. 1533-97, granting the subdivision of the 55.38-acre parcel to create a separate 33.9-acre CPUD to be known as the Walmart Super Center CPUD.

On August 13, 2007, via Resolution No. 101-07, the City Commission approved an amendment to the PUD Agreement granted under Ordinance No. 1533-97 and Ordinance No. 1915-03, which authorized the approval of a conceptual site plan for the remaining 21.5-acre parcel, and a cross-access easement with the Walmart Super Center to the north.

On August 27, 2007, via Ordinance No. 2117-07, the City Commission granted a Major Amendment to Ordinance No. 1533-97 and Ordinance No. 1915-03, providing for master site plan approval for a 1.27-acre parcel fronting SE Federal Highway for the National City Bank CPUD. This CPUD was never developed and is void.

On July 27, 2015, via Ordinance No. 2313-2015, the City Commission granted a Major Amendment to Ordinance No. 1533-94, providing master site plan approval for 3.91 acres of land to accommodate a 17,837 ft^2 Aldi Grocery Store, 8,750 ft^2 retail building, and a driveway connecting SE Miami Street with the Walmart Super Center.

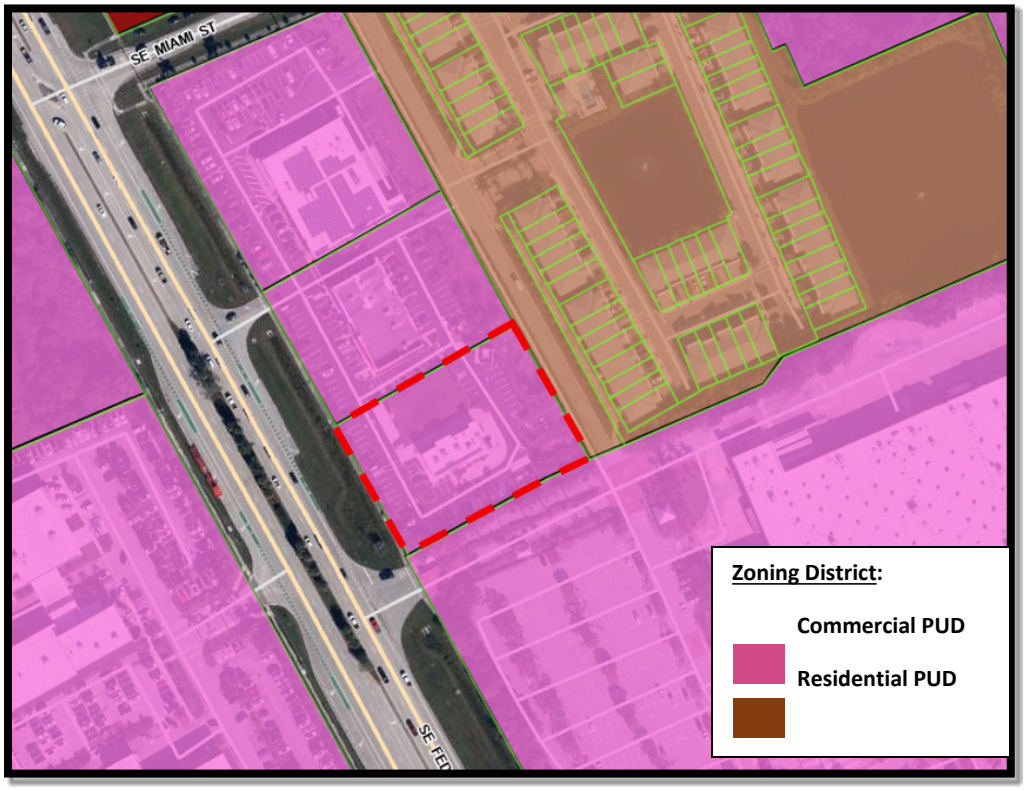
On September 10, 2018, the City Commission voided Ordinance No. 2117-07 and amended Ordinance No. 2313-2015, combining the 3.16 and 1.27-acre parcels (AKA: National City Bank CPUD), creating the Stuart Landings CPUD, and providing a master site plan to accommodate a 2,845 ft^2 Burger King drive-through convenience restaurant and a 4,700 ft^2 office building for Med-Express, via Ordinance No. 2384-2018.

On January 14, 2025, Jason Gunther of Thomas Engineering Group submitted a Major Amendment request for the 1.27-acre parcel known as the Stuart Landings II CPUD on behalf of the owner, DKC Stuart Landings 2, LLC, and the applicant, Coffee Rush, Inc. This amendment aims to permit the development of the proposed 490 ft^2 Coffee Rush fast-food convenience restaurant with two drive-through lanes, located adjacent to the existing Burger King within the footprint of Building #3 for Stuart Landings II CPUD.

According to the CPUD approval authorized by the City Commission via Ordinance No. 2384-2018, the proposed convenience restaurant is a permitted use within the CPUD; however, the necessary site engineering modifications exceed 5% of the approved master plan, and therefore, the proposed development requires a Major CPUD Amendment, per Land Development Code Section 11.01.10(B).

AERIAL LOCATION MAP

ZONING DISTRICT MAP



FUTURE LAND USE MAP

****

PLANNED UNIT DEVELOPMENT AMENDMENT
STANDARDS OF REVIEW
LAND DEVELOPMENT CODE SECTION 11.01.10

According to the City of Stuart Land Development Code (LDC) Section 11.01.09(A), Major PUD Amendments are required to be processed as a new Rezoning Map Change, as provided under LDC Section 11.01.09. According to the LDC Section 11.01.09(G), the Local Planning Agency (LPA) and City Commission must receive input from all interested parties regarding whether the application meets the requirements of this Code and the Comprehensive Plan.

The LPA and City Commission are required to review the development documents, staff reports, comments from all responding departments, consultants, and agencies, along with the recommendation from the City of Stuart Development Department. In making a final determination on the proposed amendment, the Board shall consider the following standards of review:

a. The existing land use pattern.

Staff Findings: The subject parcel is designated under the Commercial Planned Unit Development Zoning District and the Commercial Future Land Use category. The proposed amendment to the existing

commercial development is consistent with the existing land use pattern for the surrounding area. The existing uses, zoning, and future land use designations for the adjacent properties are summarized in the table below:

ADJACENT USE, ZONING & FUTURE LAND USE:

Location		Zoning District	Future Land Use	Existing Use
Subject Property		CPUD: Commercial Planned Unit Development	Commercial	Burger King
Adjacent Parcels	**North**	CPUD: Commercial Planned Unit Development	Commercial	Mattress Firm, Aspen Dental, and Aldi Grocery
	South	CPUD: Commercial Planned Unit Development	Commercial	Burger King & Wal-Mart Supercenter
	East	RPUD: Residential Planned Unit Development	Multi-Family Residential	Trillium Townhomes
	West	CPUD: Commercial Planned Unit Development	Commercial	SE US1 Right-of-Way, Maserati, Infiniti, and Audi

Objective 1.A7 – Future Land Use Categories:

Commercial: *Land uses and activities predominately connected with the sale, rental, and distribution of products or performance of professional and non-professional services. Includes retail sales, service establishments, business, professional and other offices, shopping centers, financial institutions, restaurants, entertainment, hotels, motels, and other temporary lodging. A limited amount of Multi-Family Residential and indoor industrial uses is allowed. Mixed-use projects are allowed. Also, public facilities and electric distribution substations are allowed.*

The parcels situated to the south and west are designated by the Commercial Planned Unit Development *(CPUD)* zoning district and Commercial Future Land Use, including the Walmart CPUD and the Advantage Ford Dealership CPUD. The parcels situated north of the Stuart Landings I & II CPUD are designated by the Business General *(B-2)* zoning district and Commercial Future Land Use, and include the Wallace Hyundai, Mazda, and Genesis automotive dealerships. The development situated to the east of the Stuart Landings I & II CPUD is designated by the Residential Planned Unit Development *(RPUD)* zoning district and Multi-Family Residential Future Land Use, which is known as the Trillium Townhomes, a residential community.

b. The possible creation of an isolated land use classification unrelated to adjacent and nearby classifications.

Staff Findings: The requested Major CPUD Adjustment will retain an underlying zoning designation of Commercial Planned Unit Development, which is consistent with the adjacent development's situated to the south and west, as well as the parcels designated by the Business General zoning district to the north.

c. The population density pattern of the area and the potential for increased load on public facilities, such as schools, utilities, and streets.

Staff Findings: The subject site is situated along SE Federal Highway, which is classified as a major arterial roadway and is owned and maintained by the Florida Department of Transportation (FDOT). This portion of the Federal Highway corridor includes commercial and industrial developments situated south of SE Indian Street, as well as three (3) recently approved multi-family developments including the Trillium RPUD (76-units) located on SE Miami Street, the Stuart-Springtree RPUD (270-units) located on SE Commerce Avenue, and the Harbor Grove RPUD (324-units) located approximately 3,600 feet south of the subject site on SE Federal Highway.

Utility Level of Service:

The subject site is located within Martin County's Urban Service Boundary (USB). Existing infrastructure is available for this development through the Martin County Utilities Department. Prior to submitting a permit with the City of Stuart Building/Permitting Department, the applicant will be required to have all utility plans reviewed and approved by the Martin County Utilities Department. All plans submitted to the City of Stuart Building/Permitting Department must include a stamp of approval from the Martin County Utilities Department.

Roadway Network Level of Service:

The City of Stuart transportation consultant has reviewed the submitted Traffic Impact Study, prepared by MacKenzie Engineering & Planning Inc., dated January 24, 2025. It is anticipated that the new proposed trip generation potential will result in a decrease from the previously approved amount. The proposed amendment to the CPUD will reduce the number of daily trips by 71 trips, with no changes to the A.M. peak hour trips (0 entering / 0 exiting), and a decrease in the number of P.M. peak hour trips by nine trips, with five fewer vehicles entering & five fewer vehicles exiting the site. Therefore, impacts on off-site intersections and roadways are not anticipated.

Description	Intensity (square feet)		
	Approved	Proposed	Change
Existing Aldi	31,275	17,837	-
Existing Retail A		8,750	-
Subtotal Retail	31,275	26,587	- 4,688
Existing Burger King Fast-Food Restaurant w/ Drive-Through	2,845	2,845	-
Future Fast-Food Restaurant w/ Drive-Through (No Indoor Seating)	-	388	388
Subtotal Fast-Food Restaurant w/ Drive-Through	2,845	3,233	+ 388

The new proposed intensities reduce trips during all time periods; therefore, Coffee Rush will continue to meet the conditions within the Concurrency Approval. The driveway trips decreased in the PM peak hour by four (4) trips and ten (10) daily trips; however, the driveway trips are increased during the AM peak hour by 28 visits.

A dedicated right-turn lane exists at the project's primary driveway off SE Federal Highway. Left and right-turn lanes exist on US 1 at Miami Avenue. Dedicated turn lanes at the driveway & Miami Avenue intersection are not needed or recommended because Miami Avenue is a low-speed and low-volume local roadway.

d. The possible overloading of the city's sewage collection, treatment, and disposal facilities.

Staff Findings: The Martin County Utilities and Solid Waste Department currently provide water, wastewater, and potable water services to the existing development. Before submitting a site permit and/or building permit with the City of Stuart Building Department, the applicant must obtain approval for the utility plans from the Martin County Utilities & Solid Waste Department.

e. The possible overloading of the city's drainage system.

Staff Findings: The preliminary drainage and civil engineering plans have been reviewed by the City of Stuart Engineer Consultant and the Public Works Department and were determined to comply with the minimum standards and requirements for stormwater management.

Martin County Utilities and Solid Waste Department has confirmed that adequate capacity for water, wastewater, and potable water is available to serve the infill development. Prior to submitting a site permit and/or building permit with the City of Stuart Building Department, the applicant must receive approval for the utility plans from the Martin County Utilities & Solid Waste Department.

f. The existing classification boundaries in relation to existing conditions on the subject property.

Staff Findings: According to the conditions of approval provided under Ordinance No. 2313-2015, Phase I of the Stuart Landings CPUD was required to pay $34,140 into the City of Stuart Tree Replacement Fund for the removal of the on-site vegetation. Additionally, Phase I was required to pay $230,323.50 into the City of Stuart Environmental Trust Fund to mitigate impacts made to the on-site native upland preserve areas within Phase I. The $34,140 Tree Replacement fee and $230,323.50 native preserve area impact fee were paid to the City of Stuart by the property owner.

According to the conditions of approval provided under Ordinance No. 2384-2018, Phase II of the Stuart Landings CPUD was required to pay $12,960 into the City of Stuart Tree Replacement Fund for the removal of the on-site vegetation. Furthermore, an amount of $99,212.61 was required to be paid into the City's Environmental Trust Fund to mitigate the impacts made to on-site native upland preserve areas within Phase II. The $12,960 Tree Replacement fee and $99,212.61 native preserve area impact fee were paid to the City of Stuart by the property owner.

g. The existence of changed or changing conditions that makes the passage of the proposed amendment necessary or appropriate.

Staff Findings: The proposed Coffee Rush development requires a Major CPUD Amendment to modify the Master Plan granted by the City Commission, via Ordinance No. 2384-2018, per Land Development

Code Section 11.01.10. The 2018 approval granted by the City Commission consisted of a 4,700-square-foot medical office building for MedExpress and a 2,845 square foot fast food restaurant for Burger King.

h. The impact of the proposed amendment upon living conditions in the adjacent neighborhood.

Staff Findings: The type and intensity of the major amendment to the existing CPUD would not create an adverse impact on the adjacent neighborhoods.

i. The impact of the amendment upon the flow of light and air to adjacent areas.

Staff Findings: The impact of the proposed rezoning would not create an adverse impact upon the glow of light and air to adjacent areas due to the conditions to be adhered to within the approved CPUD.

j. The impact of the proposed amendment upon property values in the adjacent area.

Staff Findings: A Major Amendment to the CPUD is expected to increase property values in the surrounding area by introducing commercial uses, which generally result in higher property tax assessments for developed parcels.

k. The impact of the proposed amendment upon improvement or development of adjacent property in accordance with existing regulations; and

Staff Findings: The proposed amendment is not anticipated to negatively impact the improvement or development of adjacent properties in accordance with existing regulations.

The amendment is compatible with the surrounding land use pattern and will not create conditions that restrict access, utilities, or infrastructure necessary for the development of nearby properties. Overall, the proposed amendment will not impede development potential or diminish property values in the surrounding area and is consistent with the intent of the CPUD to promote orderly and beneficial growth.

l. The existence of other adequate sites in the city for the proposed land use classifications already permitting such use.

Staff Findings: The goal of the proposed amendment is to allow for uses that are in demand.

PROPOSED LAND DEVELOPMENT CODE DEVIATIONS

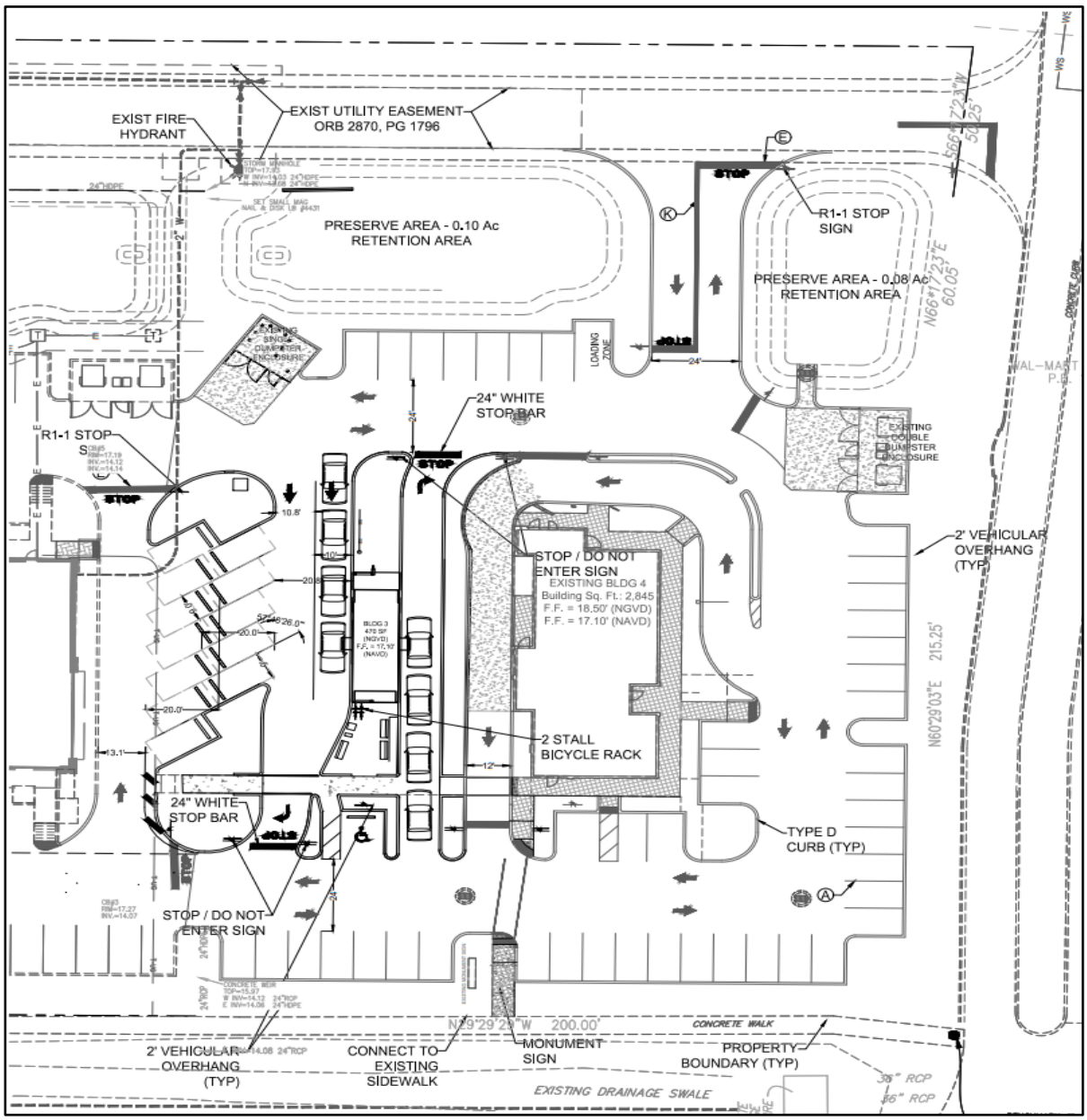
The applicant is requesting approval from the City Commission to deviate from the following Land Development Code requirements:

Code Section	Requirement	Deviation
LDC Section 6.01.07 – *Standards for Drive-Through Facilities*	Six (6) queuing spaces with a minimum dimension of 10 feet in width by 20 feet in length, as measured from the order box to the end of the queuing Lane, and four (4) queuing spaces provided, as measured from the pick-up window to the order box, providing a total of ten (10) queuing spaces. This applies to building 4 (Burger King).	Four (4) queuing spaces within each drive-through lane (total of eight queuing spaces), as measured from the order window to the end of the queuing lane. Each queuing space will measure 10 feet in width by 20 feet in length. This applies to Building #3 (Coffee Rush)

CPUD MASTER PLAN:

The final Master Site Plan for Lot 3 of the Stuart Landings CPUD shows two convenience fast-food restaurants with drive-through facilities, vehicle access, parking, a designated loading zone, refuse collection areas, stormwater retention areas, native preservation zones, monument signage, and pedestrian pathways.

CPUD MASTER PLAN – RENDERING



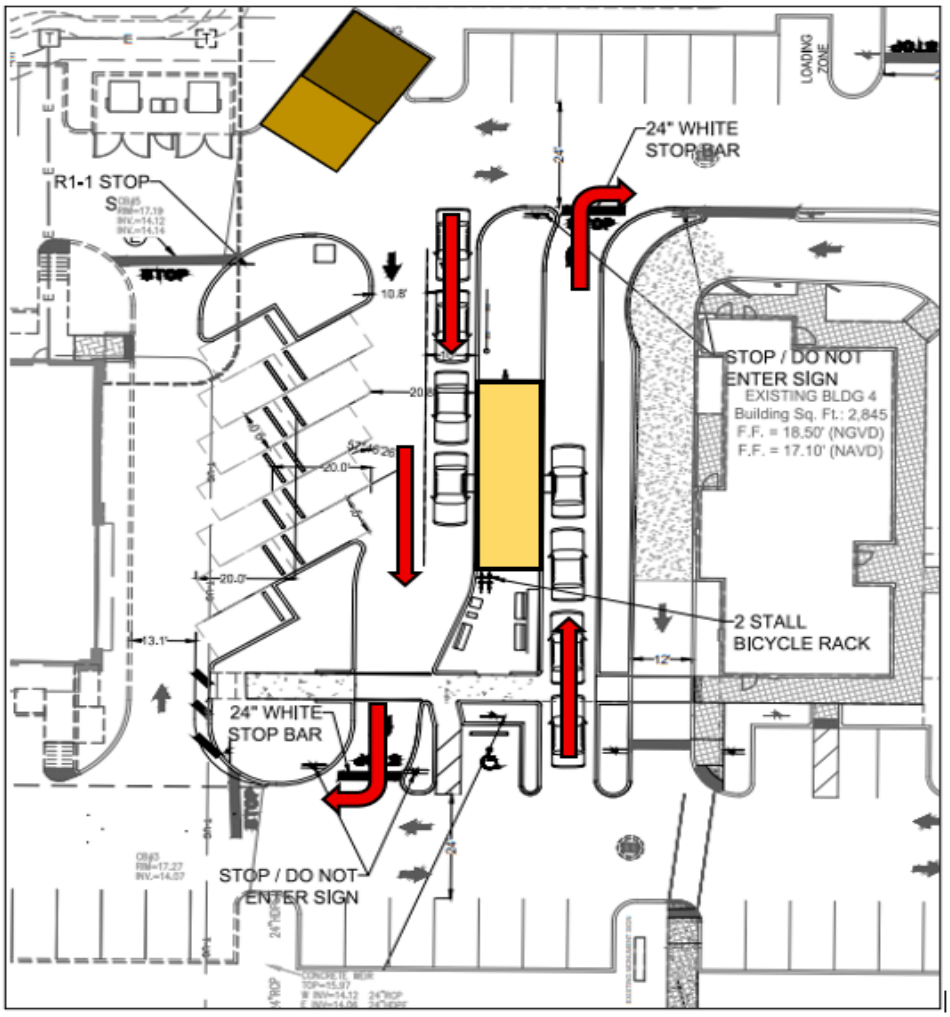


TABLE 6 – COMMERCIAL AREA, IMPERVIOUS, SETBACK, & HEIGHT REQUIREMENTS

STANDARD	B-2: BUSINESS GENERAL
Minimum Lot Area:	10,000 ft^2
Minimum Lot Width:	100 feet
Maximum Impervious Surface:	65%
Minimum Front Yard Setback:	30 feet
Minimum Side Yard Setback:	5 feet
Minimum Rear Yard Setback:	20 feet
Maximum Building Height:	45 feet
Maximum Stories:	4

The maximum permissible impervious surface coverage for the Business General Zoning District is 65%. The Major Amendment to Lot #3 of the Stuart Landings CPUD will allow a maximum impervious surface coverage of 70% (134,536 sq ft) and 30% (58,451 sq ft) of pervious/open space on the 4.43-acre site.

According to Land Development Code Section 2.07.00(E)(3)(b), not less than 25% of the CPUD shall be open space, which may include native vegetation areas and landscape buffers between the site and adjacent property; however, other required landscaping, such as interior parking areas, shall not count towards the open space requirement. If less than 25% of the CPUD is comprised of native vegetation area, then all existing native vegetation area shall be maintained as part of the required open space.

PROPOSED SITE DATA CALCULATIONS			
SITE AREA	**SQUARE FOOTAGE**	**ACRES**	**PERCENTAGE %**
Lot #1 (Aldi)	81,887	1.88	42%
Lot #2 (Retail)	55,943	1.28	29%
Lot #3 (Burger King & Coffee Rush)	55,157	1.27	29%
Total:	**192,987**	**4.43**	**100%**
IMPERVIOUS AREA	**SQUARE FEET**	**ACRES**	**PERCENTAGE %**
Existing Building #1 (Aldi)	17,837	0.41	9%
Existing Building #2 (Retail)	8,750	0.20	5%
Existing Building #3 (Coffee Rush)	1,450	0.03	2%
Proposed Building #3 (Coffee Rush)	490	0.01	0%
Existing Building #4 (Burger King)	2,845	0.07	1%
Pavement Area	104,614	2.40	54%
Total:	**134,536**	**3.09**	**70%**
PERVIOUS AREA (OPEN SPACE)	**SQUARE FEET**	**ACRES**	**PERCENTAGE %**
Lot #1 & Lot #2 (Aldi & Retail)	40,711	0.93	30%
Lot #3 – Existing (Burger King & Coffee Rush)	*17,359*	*0.40*	*31%*
Lot #3 – Proposed *(Burger King & Coffee Rush)*	17,7653	0.41	32%
Total:	**58,364**	**1.34**	**30%**

Lot #3 of the Stuart Landings I & II CPUD will provide fifty-seven (57) parking spaces, including eight (8) ADA parking spaces, for the Burger King and Coffee Rush convenience restaurants. Both users will share a designated loading space situated near the preserve area located behind the site. Bicycle racks will also be provided adjacent to Coffee Rush.

ON-SITE PARKING CALCULATIONS (LOT#3 ONLY)			
USE	**DESCRIPTION**	**REQUIRED**	**PROVIDED**
Aldi	One space per 200 ft^2 (GFA)	89	89
Retail	One space per 200 ft^2 (GFA)	44	44
Coffee Rush	One space per 100 ft^2 (GFA), plus one space per employee	9	21
Burger King	One space per 100 ft^2 (GFA), plus one space per employee	36	36
	Total Spaces	178	190
ADA Spaces		8	8
Coffee Rush Bicycle Racks (2 spaces per rack)		1	1
Loading Spaces (Shared)		1	1

VEHICULAR & PEDESTRIAN ACCESS:

A dedicated right-turn lane exists at the project's primary driveway off SE Federal Highway. Left and right-turn lanes exist on US 1 at Miami Avenue. Dedicated turn lanes at the driveway & Miami Avenue intersection are not needed or recommended because Miami Avenue is a low-speed and low-volume local roadway.

LEVEL OF SERVICE (LOS) ANALYSIS

The Level of Services (LOS) indicates that there will be no adverse effects on the established Level of Services (LOS) standards for water, wastewater, solid waste, public safety, stormwater, and traffic.

TRAFFIC:

The City of Stuart transportation consultant has reviewed the submitted Traffic Impact Study, prepared by MacKenzie Engineering & Planning Inc., dated January 24, 2025. It is anticipated that the new proposed trip generation potential will result in a decrease from the previously approved amount.

The proposed amendment to the CPUD will reduce the number of daily trips by 71 trips, with no changes to the A.M. peak hour trips (0 entering / 0 exiting), and a decrease in the number of P.M. peak hour trips by nine trips, with five fewer vehicles entering & five fewer vehicles exiting the site. Therefore, impacts on off-site intersections and roadways are not anticipated.

The new proposed intensities reduce trips during all time periods; therefore, Coffee Rush will continue to meet the conditions within the Concurrency Approval. The driveway trips decreased in the PM peak hour by four (4) trips and ten (10) daily trips; however, the driveway trips are increased during the AM peak hour by 28 visits.

A dedicated right-turn lane exists at the project's primary driveway off SE Federal Highway. Left and right-turn lanes exist on US 1 at Miami Avenue. Dedicated turn lanes at the driveway & Miami Avenue intersection are not needed or recommended because Miami Avenue is a low-speed and low-volume local roadway.

Description	Intensity (square feet)		
	Approved	Proposed	Change
Existing Aldi	31,275	17,837	-
Existing Retail A		8,750	-
Subtotal Retail	31,275	26,587	- 4,688
Existing Burger King Fast-Food Restaurant w/ Drive-Through	2,845	2,845	-
Future Fast-Food Restaurant w/ Drive-Through (No Indoor Seating)	-	388	388
Subtotal Fast-Food Restaurant w/ Drive-Through	2,845	3,233	+ 388

PUBLIC SAFETY:
The City of Stuart Police Department and City of Stuart Fire Department will provide emergency services for development.

WATER & WASTEWATER:
The site is currently provided with water and wastewater services. Martin County Utilities and Solid Waste Department has confirmed that sufficient capacity is available for the proposed development. The owner will be responsible for constructing all necessary onsite infrastructure. Service will be contingent upon the execution of a service agreement with the Martin County Utilities & Solid Waste Department and the payment of the appropriate fees.

SOLID WASTE:
Negative impacts on the capacity of solid waste services are not anticipated from the proposed development. The City of Stuart will continue to provide solid waste and recycling services to the site.

DRAINAGE:
On-site Runoff: The on-site runoff will be managed through the on-site preserve retention area located at the rear of the site before existing to the master stormwater system.

Offsite Discharge: The system discharge will be designed for the 25-year/3-day storm, and building elevations will exceed the 100-year/3-day storm requirements, as per the South Florida Water Management District (SFWMD) permit. The development will need to obtain site permits from the City of Stuart and the SFWMD.

CONSISTENCY WITH THE CITY OF STUART COMPREHENSIVE PLAN

The proposed development is consistent with the following Goals, Objectives, and Policies of the City of Stuart Comprehensive Plan:

Policy 2.A7.15: *All commercial developments shall be designed to provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle pathways within the City and the County, and to provide safe passage from public right-of-way to the building or project, between projects, and between alternative modes of transportation.*

Policy 11.A1.5: *The city will encourage new commercial and industrial development.*

PUBLIC HEARING NOTIFICATION:

On October 20, 2025, the applicant notified 36 property owners located within 300 feet of the subject parcel. One (1) public notification sign detailing the Local Planning Agency (LPA).

STAFF RECOMMENDATION:

The staff has reviewed the proposed IPUD Rezone Map Amendment and determined that it conforms to the Standards of Review outlined in Land Development Code Section 11.01.09 and finds the request consistent with the Comprehensive Plan Goals, Objectives, and Policies; therefore, the Development Department recommends approval of Ordinance 2545-2025 for Coffee Rush at Stuart Landings I & II CPUD.

City of Stuart
Development Department
121 SW Flagler Avenue
Stuart, FL 34994
Ph. 772-288-5300
Fax 772-288-5388

AFFIDAVIT ATTESTING TO NOTIFICATION

Jason Gunther, being duly sworn, depose(s) and say(s):

That (I am / we are) the owner(s) or petitioner(s) of the following described properties, which constitute the location for which notification is required:

Parcel I.D. Number: 38-38-41-027-000-00030-0

That a copy of the notice was sent by regular U.S. Mail on sent out by Thomas Engineering October 20th, 2025, to the property owners located within 300 feet of the subject parcel; and

That a list of the property owners and their addresses is on file with the City of Stuart; and

That a photograph demonstrating the placement of the notification signs be incorporated into this Affidavit.

That notice was dispatched, and the property was duly posted fifteen (15) days prior to the scheduled public hearing for these items.

SIGNED (*PROPERTY OWNER / AUTHORIZED AGENT*)

SIGNED (*PROPERTY OWNER / AUTHORIZED AGENT*)

STATE OF FLORIDA, COUNTY OF MARTIN
Sworn and subscribed before me by means of X physical presence or ____ online notarization, this 27th day of October, 2025,

By

Jason Gunther.
Personally Known OR Produced Identification

XXXX
Type of Identification Produced:

Notary Public, State of FL
(Notary Seal)

My Commission expires: April 9,2029

DAWN MARIE MCCLAIN
MY COMMISSION # HH 662552
EXPIRES: April 9, 2029

NOTICE OF PUBLIC HEARING
REQUEST FOR A MAJOR AMENDMENT TO LOT NO. 3
OF THE STUART LANDINGS I & II CPUD
Parcel I.D.: 38-38-41-027-000-00030-0
A Major Amendment to the Stuart Landings I & II CPUD Master Plan for Lot No. 3 to accommodate a 470-square foot restaurant with two drive-throughs and walk-up service.
STUART LOCAL PLANNING AGENCY (LPA)
Thursday, November 13, 2025, AT 5:30 PM
STUART CITY COMMISSION
1st Reading – To Be Determined, 2025, AT 4:00 PM
2nd Reading – To Be Determined, 2025, AT 5:30 PM
STUART CITY HALL 121 SW FLAGLER AVE 772-288-5326 8:30 AM-4:00 PM
VISIT WWW.CITYOFSTUART.US FOR MORE INFORMATION

NOTICE OF PUBLIC HEARING
REQUEST FOR A MAJOR AMENDMENT TO LOT NO. 3
OF THE STUART LANDINGS I & II CPUD
Parcel I.D.: 18-38-41-027-000-00010-0
A Major Amendment to the Stuart Landings I & II CPUD Master Plan for Lot No. 3 to accommodate a 420-square foot restaurant with two drive-throughs and walk-up service.
STUART LOCAL PLANNING AGENCY (LPA)
Thursday, November 13, 2025, AT 5:30 PM
STUART CITY COMMISSION
1st Reading – To Be Determined, 2025, AT 5:00 PM
2nd Reading – To Be Determined, 2025, AT 5:30 PM

Notice to Surrounding Property Owners

Public Hearing Before:	Local Planning Agency
Property Owner:	Jeffrey Williams – DKC Stuart Landings 2, LLC
Applicant:	Ron Yost – Coffee Rush, Inc
Representative Agent:	Jason Gunther – Thomas Engineering Group, LLC
Parcel I.D. Number:	38-38-41-027-000-00030-0
Parcel Address:	3991 SE Federal Highway, Stuart, Florida
Proposed Request:	The applicant is requesting a Major Amendment to the Stuart Landings I & II CPUD for modifications to the Master Plan for Lot #3 to accommodate a 470-square foot restaurant with walk-up service only and dual drive-through facilities, situated north of the existing Burger King fast-food restaurant.

Dear Property Owner:

Please be advised that the City of Stuart will conduct a public hearing before the Local Planning Agency (LPA) on **Thursday, November 13, 2025, beginning at 5:30 PM,** to consider the above request.

The public hearing will take place in the City of Stuart Commission Chambers, located at 121 S. W. Flagler Avenue in Stuart.

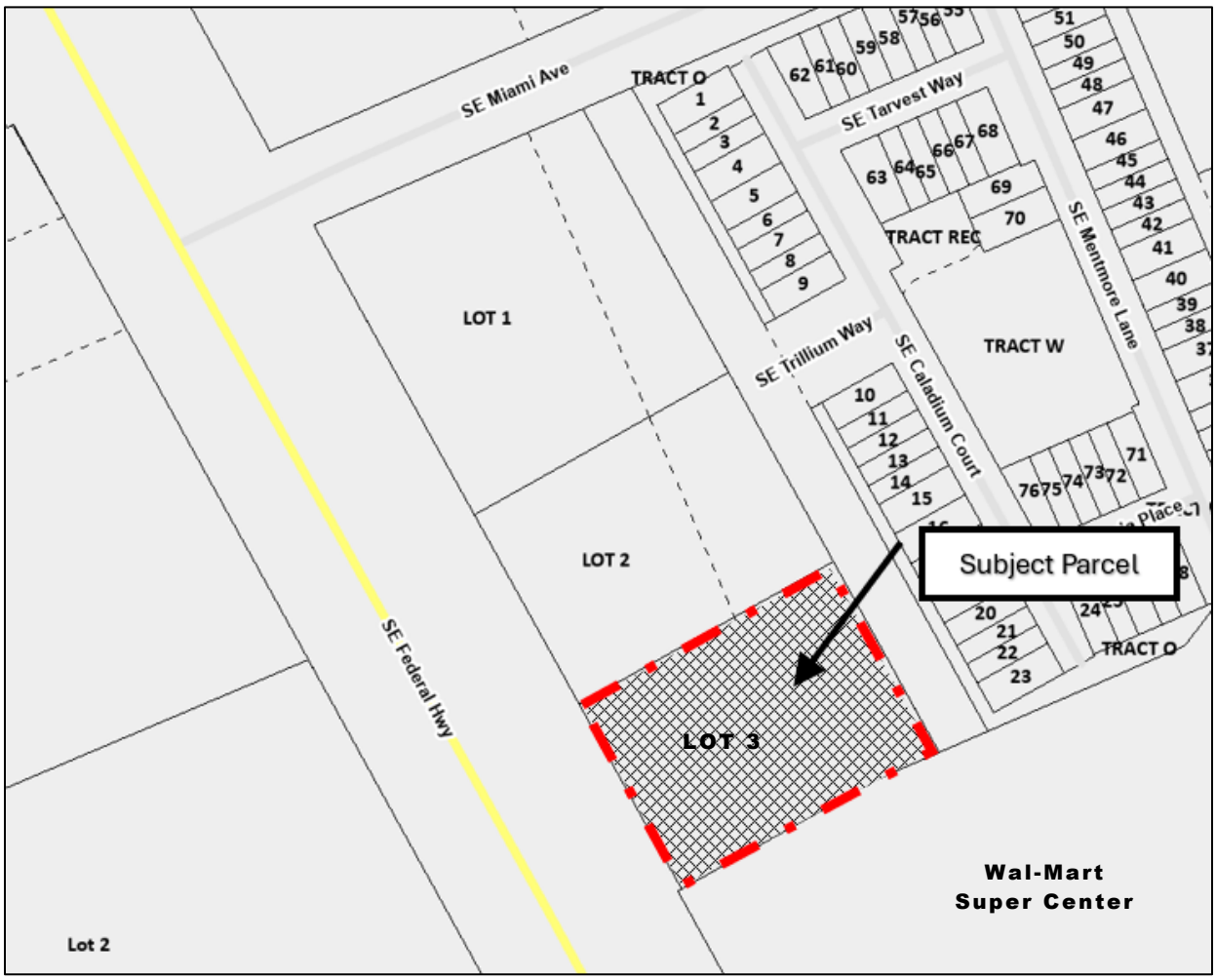
All interested parties and citizens may appear and be heard as to any matters pertinent to the request. A copy of the application and development documents is available for inspection at the Office of the Development Department located at 121 S.W. Flagler Avenue in Stuart. If you have any questions regarding this notice, contact Jodi Kugler, Development Director at (772) 288-5328 or by email at jnentwick@stuartfl.gov.

Sincerely,

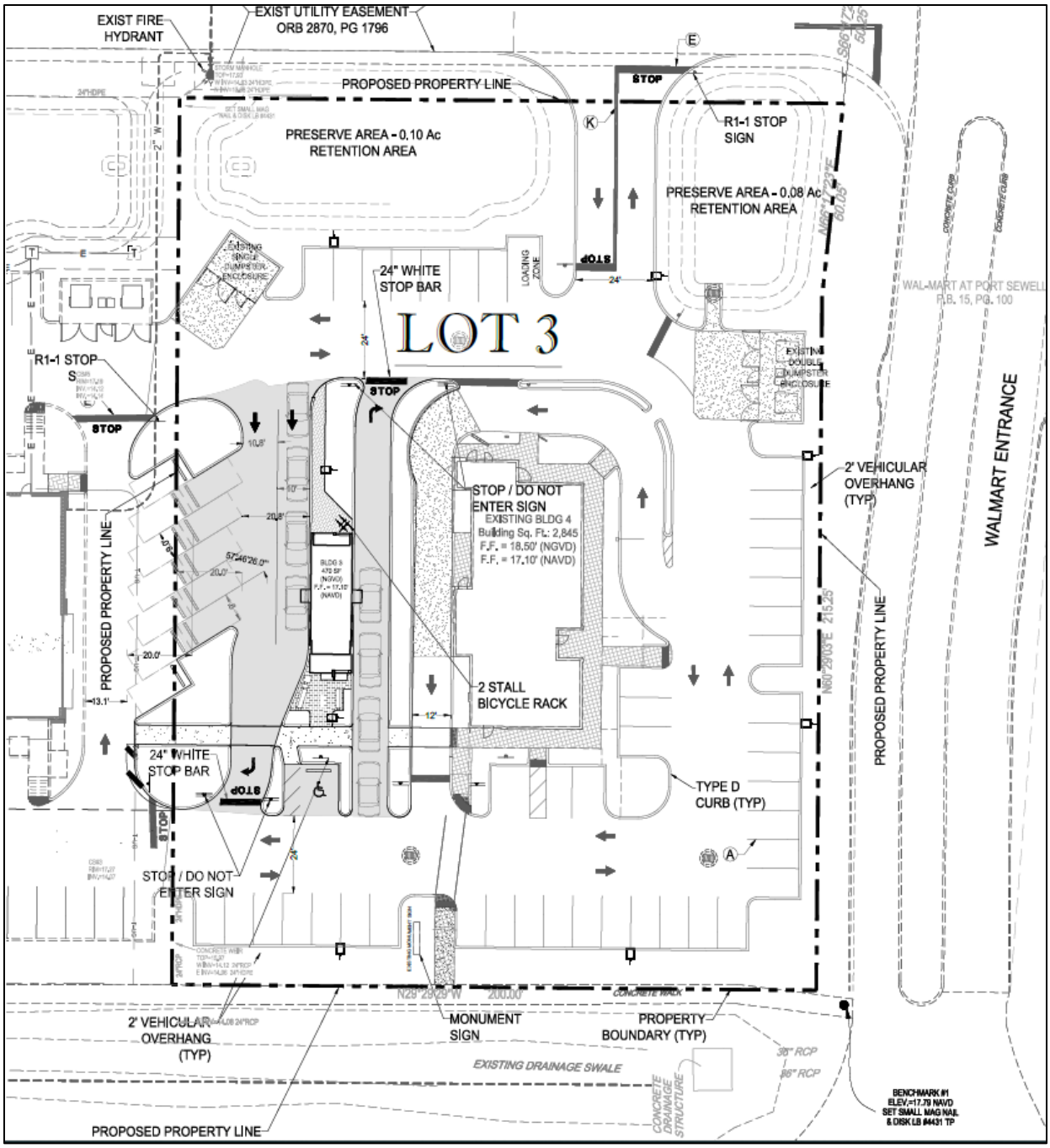
Jodi Kugler

Jodi Kugler
Development Director

Location Map



Proposed Site layout



City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994
development@ci.stuart.fl.us
(772) 288-5326

Received by: KM
Reviewed by: KM

RECEIVED
JAN 14 2025
By: KM

Planned Unit Development (PUD) Amendment Application

Project ID# P25010005
(Staff Entry)

Pre-App Conference Date: 12-13-23	Application Date:

SITE INFORMATION

Project Name: Coffee Rush - Stuart Landings Phase II	Parcel ID#: 38-38-41-027-000-00030-0
Site Address: 3991 SE Federal Highway , Stuart, FL	
Subdivision:	Lot(s): 3
Site Acreage: 1.26	Flood Zone/Base Flood Elevation: X
Existing Zoning District / CRA Subdistrict (if applicable): Stuart	
Proposed Zoning District / CRA Subdistrict (if applicable):	
Current Comprehensive Plan Future Land Use Designation:	
Proposed Comprehensive Plan Future Land Use Designation:	
Existing Land Use: Vacant Commercial	Proposed Land Use: Commercial
Proposed Square Footage (if applicable): 388	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: Jeffrey Williams / DKC Stuart Landings 2 LLC	Phone Number / Email Address: 954-354-8296
Property Owner's Mailing Address: 431 Fairway Drive, Suite 201 - Deerfield Beach, Fl 33411	
Applicant (if not Owner): Coffee Rush Inc	Phone Number / Email Address: 503.970.4964 / ronyost@coffeerush.net
Applicant's Mailing Address: 2315 Falcon Drive, West Linn, OR 97068	
Agent/Contact Person: Jason Gunther	Phone Number / Email Address: 772-888-3138 / jgunther@thomaseg.com
Agent's Mailing Address: 840 SE Osceola Street, Stuart, FL 34994	
Architect:	Engineer: Jason Gunther / Thomas Engineering Group LLC
Planner:	Landscape Architect:

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

RECEIVED
JAN 14 2025
By: .....

Before me, the undersigned authority, personally appeared Jeffrey Williams

Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a Minor Amendment to PUD in the City of Stuart, FL.
3. That he/she has appointed Jason Gunther to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: DKC Stuart Landings 2 LLC

Signature of Owner

Jeffrey Williams, Executive Vice President
By: Name/Title

431 Fairway Drive, Sutie 201,
Street Address

Deerfield Beach, FL 33441
City, State, Zip Code

P.O. Box

City, State, Zip Code

954-354-8296
Telephone Number

Fax Number

jwilliams@kanoversouth.com
Email Address:

STATE OF FLORIDA, COUNTY OF Broward

Sworn and subscribed before me by means of [X] physical presence or [ ] online notarization, this

13th day of January, 2025 By Jeffrey Williams.

Personally Known OR Produced Identification
Type of Identification Produced:

Devika R Francis
Notary Public

My Commission expires:
08/23/2028

DEVIKA RAMKELAWAN-FRANCIS
MY COMMISSION # HH 538125
EXPIRES: August 23, 2028

Financial Responsibility Form

(Please Print or Type)

The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: Ron Yost	City/State/Zip Code: 97068
Title: President	Telephone Number: 503.970.4964
Company: Coffee Rush, Inc.	Facsimile Number:
Company Address: 2315 Falcon Drive	Email Address (optional): ronyost@coffeerush.net

I hereby certify that all information contained herein is true and correct.

1. Signed this 6th day of January, 2025.

RECEIVED
JAN 14 2025
By: .....

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

Application Requirements

RECEIVED
JAN 14 2025
By: .....

Fees:

- ○ Major PUD Amendment - $3,195.00; or
- ◉ Minor PUD Amendment: $2,130.00; or
- ○ PUD Agreement Amendment (text change only): $1,065.00

(This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)

A Major Planned Unit Development Amendment is one which shall include any one of the following;

- A change of two (2) percent or more in the area of any land use designations shown on the site plan;
- Any change in the list of proposed uses;
- An increase in residential density of five (5) percent or more;
- An increase in nonresidential Building square footage of ten (10) percent or more;
- A change in the boundary of the PUD district;
- A change in the site plan or approval regarding any area(s) set aside and designated for future development;
- Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood;
- An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review.

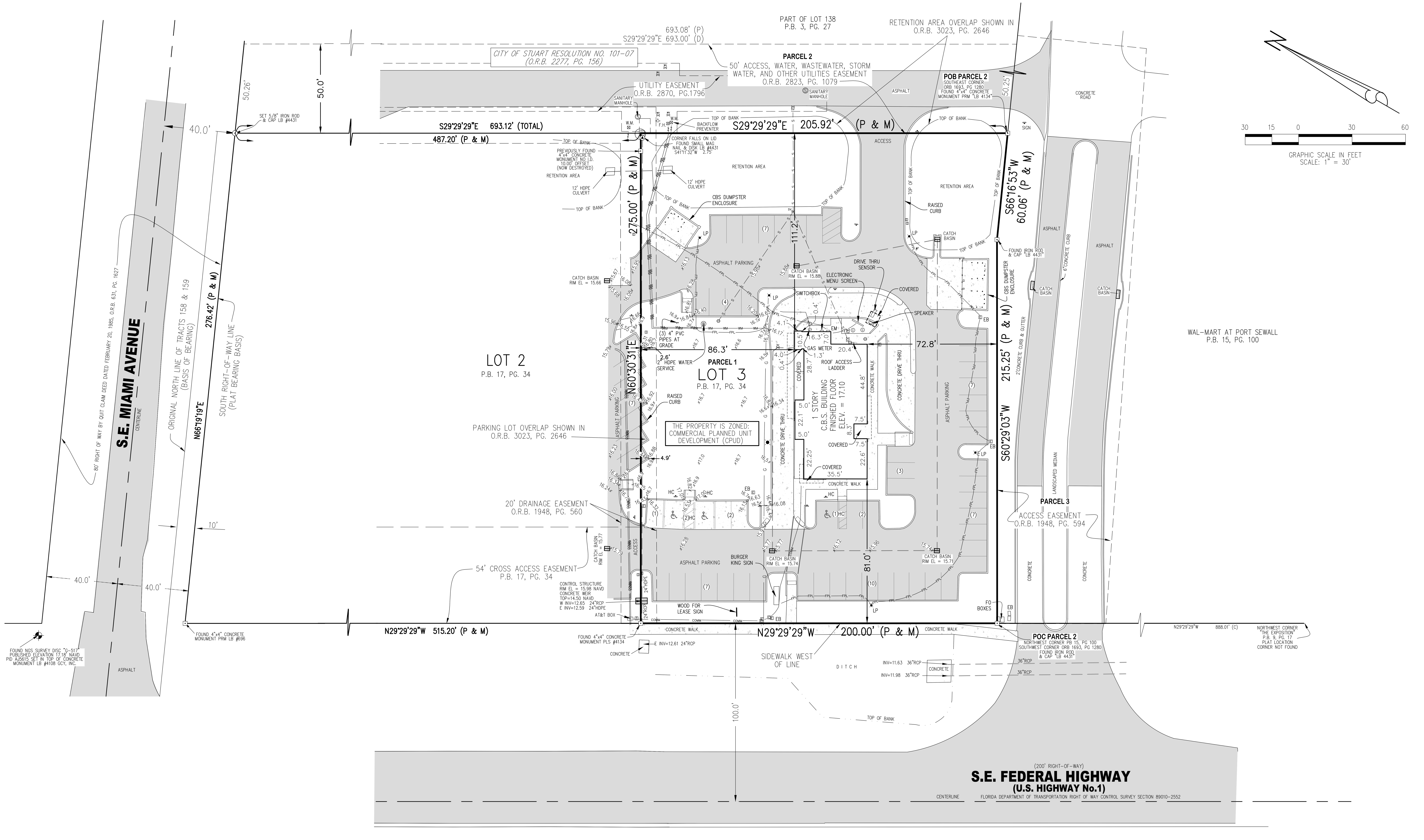
(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)

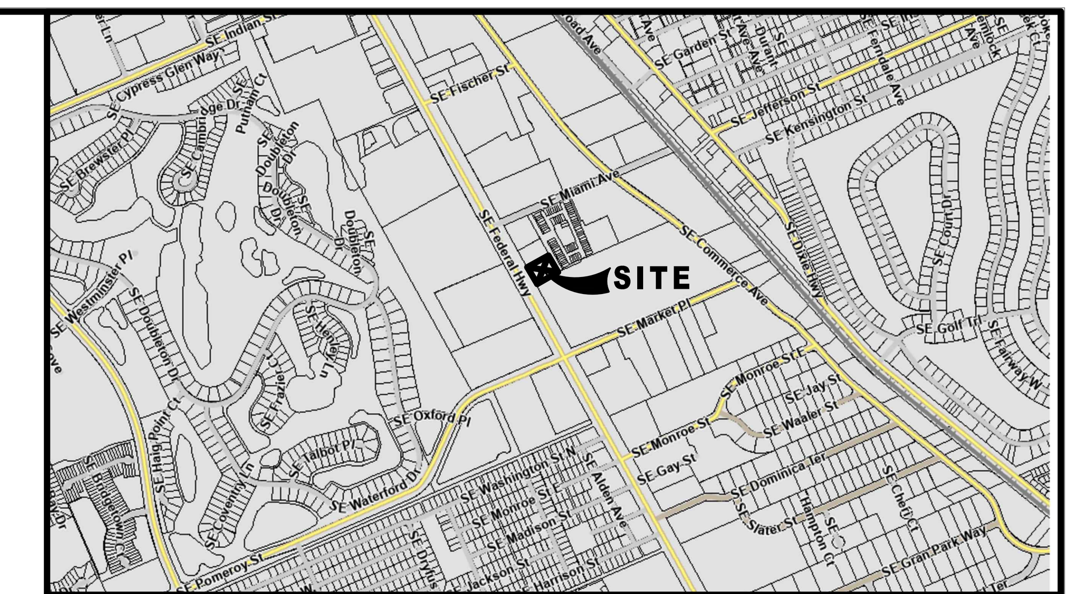
Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) *(The data requirements for a site plan and a concept plan are available at the Development Department)*

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Justification: Written justification supporting the application and demonstrating how the application remains:
(a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses; and
(b) complies with the relevant development standards of the City of Stuart Land Development Code.

(over)





VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION

PARCEL 1:

LOT 3, OF STUART LANDINGS, ACCORDING THE PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 34, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED IN OFFICIAL RECORD BOOK 2823, PAGE 1079, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACTS 158 AND 159, ACCORDING TO THE PLAT OF PORT SEWELL, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF (PALM BEACH) NOW MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE PLAT OF WAL-MART AT PORT SEWALL AS RECORDED IN PLAT BOOK 15, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY CONTROL SURVEY SECTION 89010-2552. SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1693, PAGE 1280 OF SAID PUBLIC RECORDS OF MARTIN COUNTY FLORIDA; THENCE ALONG THE NORTH LINE OF SAID PLAT BOOK 15, PAGE 100, NORTH 60°29'03" EAST, A DISTANCE OF 215.25 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 66°16'53" EAST, A DISTANCE OF 60.06 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1693, PAGE 1280 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE DEPARTING SAID NORTH LINE OF PLAT BOOK 15, PAGE 100 ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1693, PAGE 1280 AND ITS NORTHERLY PROLONGATION, NORTH 29°29'29" WEST, A DISTANCE OF 693.12 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF SOUTHEAST MIAMI AVENUE BEING AN 80 FOOT RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORD BOOK 631, PAGE 1627, SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 66°19'19" EAST, A DISTANCE OF 50.26 FEET TO A POINT ON A LINE PARALLEL WITH, AND 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF OFFICIAL RECORD BOOK 1693, PAGE 1280 AND ITS NORTHERLY PROLONGATION; THENCE ALONG SAID PARALLEL LINE, SOUTH 29°29'29" EAST, A DISTANCE OF 693.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF PLAT BOOK 15, PAGE 100; THENCE ALONG SAID NORTH LINE, SOUTH 66°16'53" WEST, A DISTANCE OF 50.25 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED IN ACCESS AGREEMENT, RECORDED IN BOOK 1948, PAGE 594, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CERTIFICATION:

(1) THIS SURVEY WAS ACTUALLY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (LOT 3, STUART LANDINGS), WHICH LEGAL DESCRIPTION IS CORRECT, COMPLETE AND ACCURATE.

(2) THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ALL RESPECTS AND ACCURATELY SHOWS THE SQUARE FOOTAGE AND LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, THE NUMBER AND LAYOUT OF ALL PARKING SPACES, LOADING DOCKS AND OTHER FACILITIES AND THE LOCATION OF ALL WATER BODIES, LOT LINES AND MONUMENTS; THE SIZE, DIMENSIONS AND LOCATIONS OF ALL OF THE BOUNDARIES OF THE PROPERTY, BUILDINGS AND OTHER IMPROVEMENTS, RECORDED AND VISIBLE.

(3) THIS SURVEY ACCURATELY DEPICTS AND REFLECTS ALL MATTERS SET FORTH IN THAT CERTAIN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 110073840; THERE ARE NO VISIBLE ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS OR RIGHTS OF WAY BY ANY OF THE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON THE PROPERTY AND NO ENCROACHMENTS ON THE PROPERTY BY BUILDINGS, STRUCTURES OR IMPROVEMENTS SITUATED ON ADJOINING PREMISES. ABOVE GROUND VISIBLE IMPROVEMENTS AND BELOW GROUND UTILITIES (FLAGGED BY DIG SAFE FIRST) WHICH CROSS OR MAY ENCROACH INTO EASEMENTS ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

(4) THERE ARE NO OVERLAPS, GAPS, GORES OR HIATUS IN THE PARCEL COMPRISING THE PROPERTY.

(5) ACCESS TO AND FROM THE PROPERTY FOR INGRESS AND EGRESS IS VIA ACCESS EASEMENTS RECORDED IN O.R.B. 1948, PG. 594 AND O.R.B. 2823, PG. 1079 WHICH CONNECT TO S.E. MIAMI AVENUE AND S.E. FEDERAL HIGHWAY. AND VIA THAT CROSS ACCESS EASEMENT RECORDED IN P.B. 17, PAGE 34 WHICH CONNECTS TO S.E. FEDERAL HIGHWAY.

(6) WATER SERVICE, STORM SEWER, SANITARY SEWER FACILITIES, TELEPHONE AND ELECTRIC SERVICES ARE AVAILABLE TO THE PROPERTY IN THE LOCATIONS INDICATED HEREON.

(7) THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
PREPARED FOR: DKC STUART LANDINGS 2, LLC
COFFEE RUSH, INC.

(8) © COPYRIGHT 2025 BY LIDBERG LAND SURVEYING, INC.
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL, OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

Kenneth J Buchanan
Digitally signed by Kenneth J Buchanan DN: c=US, o=LIDBERG LAND SURVEYING, dnQualifier=A01410D00000018DD1FA86F000063635, cn=Kenneth J Buchanan Date: 2025.07.11 10:06:51 -04'00'

KENNETH J. BUCHANAN LICENSE NUMBER LS7202 STATE OF FLORIDA Professional Surveyor and Mapper

DATE OF SURVEY: FEBRUARY 3, 2025

BY: ______________________
KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7202

SURVEY REPORT

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THIS SURVEY IS AN EXISTING CONDITION SURVEY OF THE PROPERTY AND TOPOGRAPHIC SURVEY OF THE OPEN AREA TO THE WEST OF THE EXISTING BUSINESS FOR THE PROPOSED COFFEE RUSH BUILDING WITHIN THE STUART LANDING II CPUD.
2. SURVEY BASED ON THE PLAT OF STUART LANDINGS, AND WAL-MART AT PORT SEWELL.
3. LEGAL DESCRIPTION PER TITLE.
4. FIELD MEASURED BEARINGS SHOWN HEREON DESIGNATED AS (M) ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM - NORTH AMERICAN DATUM OF 1983/ 2007 ADJUSTMENT; THE SOUTH RIGHT OF WAY LINE OF S.E. MIAMI STREET BEARS NORTH 66°19'19" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
5. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD), PER FLOOD INSURANCE RATE MAP NO. 12085C0161H DATED FEBRUARY 19, 2020. NO SEARCH FOR ANY MAP AMENDMENTS OR REVISIONS HAS BEEN MADE BY THIS OFFICE.
6. TOTAL AREA = 55,160 SQUARE FEET / 1.266 ACRES, MORE OR LESS.
7. EASEMENTS AND/OR RESTRICTIONS SHOWN ON THIS SURVEY PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO.: 110073840, DATED AUGUST 28, 2023 AT 8:00 AM.
8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1' IN 7,500'.
9. ELEVATIONS SHOWN ARE BASED ON NGS "G-517" SURVEY DISK IN N.A.V.D. OF 1988. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH. NOTE, TO CONVERT FROM NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) ADD 1.47 FEET.
10. A ZONING REPORT OR OTHER APPROPRIATE DOCUMENTATION WILL NEED TO BE PROVIDED IN ORDER TO SHOW ANY SETBACK LINES WHICH MAY AFFECT THE PROPERTY.
11. DATA SHOWN HEREON WAS COLLECTED WITH THE AID OF A TOPCON GPS RECEIVER AND TOPCON TOTAL STATION. THE GPS RECEIVER USING THE LENGEMANN OF FLORIDA, INC. L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK. THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983/ 2007 ADJUSTMENT (SPCS '83 - 2007). SAID NETWORK IS CERTIFIED TO MEET OR EXCEED THE FEDERAL GEODETIC CONTROL COMMITTEE GUIDELINES FOR "GEOMETRIC CONTROL STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITION TECHNIQUES" AS WELL AS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 WITH HORIZONTAL ACCURACIES OF LESS THAN 0.05' AND VERTICAL ACCURACIES OF LESS THAN 0.10'.
12. THE SURVEY IS BASED ON THE RECORDED PLATS AND THE EXISTING MONUMENTS FOUND TO SUPPORT THE PHYSICAL LOCATION OF THE RECORDED PLATS AND DEEDS ON THE GROUND.

PARKING SPACE COUNT
REGULAR PARKING SPACES: 50
HANDICAP PARKING SPACES: 3

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO.: 110073840

AFFECTS PROPERTY AS SHOWN	AFFECTS PROPERTY, NOT PLOTTABLE	DOES NOT AFFECT PROPERTY	EXCEPTION	DOCUMENT
		●	EX. 9)	PLAT BOOK 3, PAGE 7 **(NOTE – NO LONGER AFFECTS BY RE-PLAT IN P.B. 17, PG. 34)**
●			EX. 10)	PLAT BOOK 17, PAGE 34
	●		EX. 11)	BOOK 450, PG. 945; BOOK 550, PG. 2332; BOOK 624, PG. 1191; BOOK 665, PG. 397; BOOK 1106, PG. 1383; BOOK 1948, PG. 547; BOOK 2055, PG. 1980; BOOK 3023, PG. 2646
SEE NOTE			EX. 12)	DEED BOOK 9, PG. 566 **(NOTE – MAY AFFECT, UNABLE TO LOCATE)**
	●		EX. 13)	BOOK 631, PG. 1635;
●				BOOK 1948, PG. 560; BOOK 1948, PG. 594
	●		EX. 14)	BOOK 980, PG. 1213
●				BOOK 2277, PG. 156; BOOK 2823, PG. 1079
	●		EX. 15)	BOOK 1277, PG. 1738; BOOK 1277, PG. 1747; BOOK 1277, PG. 1753; BOOK 1321, PG. 722; BOOK 3022, PG. 1
		●		BOOK 2809, PG. 2721
	●		EX. 16)	BOOK 2312, PG. 836; BOOK 3030, PG. 460
		●		BOOK 2841, PG. 2527
	●		EX. 17)	BOOK 2935, PG. 1198, BOOK 3033, PG. 1120
		●	EX. 18)	BOOK 2841, PG. 2527
		●	EX. 19)	BOOK 2850, PG. 1608, BOOK 2870, PG. 1783; BOOK 2870, PG. 1790
		●	EX. 20)	BOOK 2870, PG. 1802 **(NOTE – LIFT STATION EASEMENT – LOT 1, STUART LANDING – BOOK 2870, PG. 1790)**
	●		EX. 21)	BOOK 3012, PG. 1982; BOOK 3023, PG. 2646

ABBREVIATIONS:

(C) = CALCULATED FROM FIELD DATA
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.B. = COMMISSIONERS' MINUTES BOOK
CMH = CONFLICT MANHOLE
CONC. = CONCRETE
(D) = DEED
D.B. = DEED BOOK
EB = ELECTRIC BOX
EL = ELEVATION
EM = ELECTRIC METER
F.H. = FIRE HYDRANT
FND. = FOUND
FO = FIBER OPTIC
F.P.L. = FLORIDA POWER & LIGHT
HC = HANDICAP
HDPE = HIGH DENSITY POLYETHYLENE
ICV = IRRIGATION CONTROL VALVE
I.D. = IDENTIFICATION
I.P. = IRON PIPE
INV. = INVERT
I.R. = IRON ROD
LB = LICENSE BUSINESS
LP = LIGHT POLE
LS = LICENSE SURVEY
(M) = MEASURED
MH = MANHOLE
M.H.W. = MEAN HIGH WATER
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
P.B. = PLAT BOOK
PC = POINT OF CURVATURE
PID = PERSISTENT IDENTIFIER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCING
PCP = PERMANENT CONTROL POINT
PLS = PROFESSIONAL LAND SURVEYOR
P.R.M. = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R.O.W. = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(S) = SURVEY
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TB = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WM = WATER METER
WV = WATER VALVE

UNDERGROUND LEGEND:

COMM = COMMUNICATION
FPL = ELECTRIC
G = GAS
S = SANITARY SEWER
STORM
WM = WATER

LEGEND:

X.XX = SPOT ELEVATION
= BOLLARD
= CATCH BASIN
= CATCH BASIN (INLET)
= CLEAN OUT
= CABLE RISER
= CONCRETE UTILITY POLE
= ELECTRIC BOX
= FIRE HYDRANT
= GREASE MANHOLE
= GUY WIRE
= IRRIGATION CONTROL VALVE
= LIGHT POLE
= LANDSCAPE LIGHT
= MAIL BOX
= SIGN
= SANITARY MANHOLE
= SEWER VALVE
= STORM MANHOLE
= TELEPHONE RISER
= TREE
= WATER METER
= WATER VALVE
= WOOD UTILITY POLE
= WATER SERVICE
= YARD DRAIN
(4) = PARKING SPACE COUNT
(2)HC = HANDICAP PARKING SPACE COUNT

DATE:	REVISIONS:	BY:
07/11/25	ADDRESS COMMENTS BY CITY OF STUART	D.B.
05/13/25	TOPOGRAPHIC SURVEY 15-014A-104C F.B. 839/70 D.B.; ADDRESS COMMENTS BY CITY OF STUART	D.B.
02/03/25	UPDATE SURVEY 15-014A-104C SEE NOTES D.B.	R.R.
09/25/23	UPDATE SURVEY 15-014A-104B F.B. 832/33-34 & 835/18 A.B./K.F.	A.C.B.
05/10/18	UPDATE SURVEY 15-014A-104A F.B. 731/12 K.F.	L.J.C.
12/08/16	UPDATE SURVEY 15-014A-104 F.B. 707/50 A.M.	L.J.C.
04/25/15	TREE LOCATIONS AND NUMBERS 15-014A-113	L.J.C.
04/22/15	REVIEW AMENDED TITLE COMMITMENT 15-014A-112	L.J.C.

LIDBERG LAND SURVEYING, INC.
LB4431 3780 Burns Road, Suite 6 Palm Beach Gardens, Florida 33410 TEL. 561-746-8454

BOUNDARY SURVEY
LOT 3, STUART LANDINGS
3991 S.E. FEDERAL HWY, STUART, FL
PREPARED FOR:
DKC STUART LANDINGS 2, LLC

CAD.	K:\AUTOCAD2000\383841\17-34\15-014A\DWG\15-014A-104B.dwg				
REF.	K:\UST \ 383841 \ 03-07 \ 15-014-101 \ 15-014-101.DGN EAST MD2 PLAN				
FLD.	J.S./K.F.	FB.	PG.	JOB	15-014A-112
OFF.	E.C./L.J.C.	678 674	75 18,19	DATE	03/30/15
CKD.	D.C.L.	SHEET 1	OF 1	DWG.	D15-014A

CONSTRUCTION DRAWINGS FOR:

COFFEE RUSH
STUART LANDINGS

CITY OF STUART
MARTIN COUNTY, FL
SECTION 38, TOWNSHIP 38 S, RANGE 41 E

FOR

DKC Stuart Landings 2, LLC

VICINITY \ AERIAL MAP

SCALE: 1"=1000'

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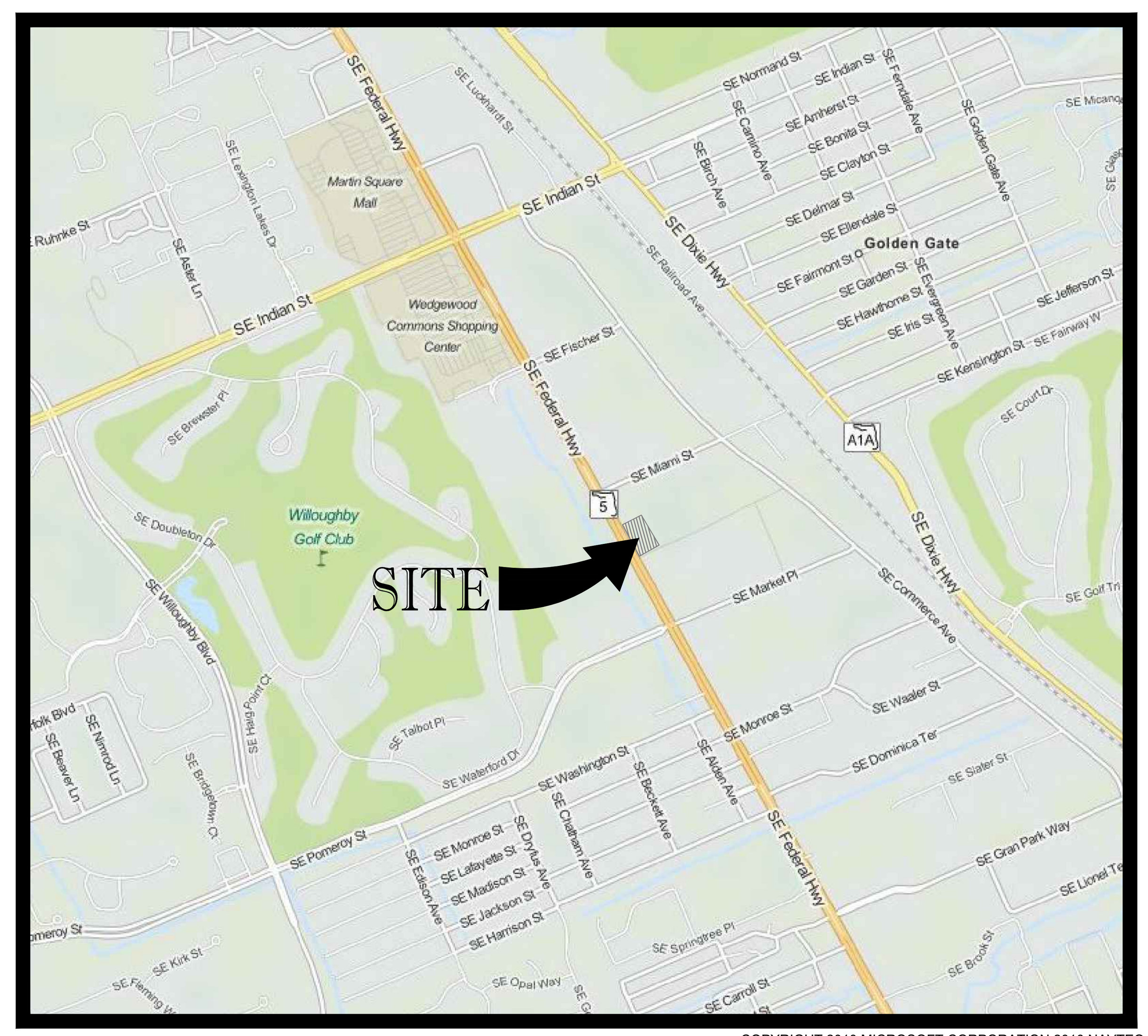
LOCATION MAP

SCALE: 1" = 1500'



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PROJECT TEAM

APPLICANT:
KONOVER SOUTH
431 FAIRWAY DRIVE, SUITE 201
DEERFIELD BEACH, FL 33441
945.354.8282
CONTACT: AGUSTIN AMARO

ENGINEER:
THOMAS ENGINEERING GROUP
840 SE OSCEOLA ST
STUART, FL 34994
772.888.3138
CONTACT: BRANDON ULMER

LANDSCAPE ARCHITECT:
LAND ARCHITECTS INC.
1015 SHADDELEE LN E
FORT MYERS, FL 33919
239.334.9144 EXT 101
CONTACT: WILLIAM E. PRYSI

SURVEYOR:
LIDBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD, SUITE 200
JUPITER, FL 33458
561.746.8454

PROPERTY DESCRIPTION

LOT 3, ACCORDING TO THE PLAT OF STUART LANDINGS, RECORDED IN PLAT BOOK 17, PAGE 34, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

PREPARED BY

THOMAS ENGINEERING GROUP
840 SE OSCEOLA ST
STUART, FL. 34994
PH: (772) 888 - 3138
www.ThomasEngineeringGroup.com

ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD1988)

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR.
SUITE 250
FT. LAUDERDALE, FL 33334
P: 954-202-7000
4950 W. KENNEDY BLVD.
SUITE 600
TAMPA, FL 33609
P: 813-379-4100
840 SE OSCEOLA ST
STUART, FL 34994
P: 772-888-3138

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2015 THOMAS ENGINEERING GROUP, LLC.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PROJECT No.:	FJ230022
DRAWN BY:	MJL
CHECKED BY:	JMG
DATE:	5/17/18
CAD I.D.:	FJ230022-COVER

PROJECT:

COFFEE RUSH STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART
FLORIDA

THOMAS ENGINEERING GROUP
840 SE OSCEOLA ST
STUART, FL, 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
PROFESSIONAL ENGINEER
Jason M Gunther
Digitally signed by Jason M Gunther
DN: c=US, o=Thomas Engineering Group LLC, dnQualifier=A01410D000001931D305328001148C6, cn=Jason M Gunther
Date: 2025.09.10 06:19:24 -04'00'
September 9, 2025
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-01

Printed on Tuesday, September 09, 2025, 11:19 AM by Jason Gunther
R:\COFFEE RUSH, INC\FJ230022 - COFFEE RUSH AT STUART LANDINGS\DWG\FJ230022-COVER------>LAYOUT: C-01 COVER SHEET

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

ALTA/ACSM LAND TITLE SURVEY - BY LIDBERG LAND SURVEY, INC DATED 2-11-15.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. SEC. 12101 ET SEQ. AND 42 U.S.C. SEC. 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. ALTA/ACSM LAND TITLE SURVEY, INC . PREPARED BY - BY LIDBERG LAND SURVEY DATED 2-11-15 SHALL BE CONSIDERED A PART OF THESE PLANS.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING GROUP BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING GROUP IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

17. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

19. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING GROUP, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING GROUP WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING GROUP AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

20. THOMAS ENGINEERING GROUP WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS,
COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING GROUP HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING GROUP WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING GROUP WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

21. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING GROUP, NOR THE PRESENCE OF THOMAS ENGINEERING GROUP OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS,
SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING GROUP AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING GROUP SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

24. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

25. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.

26. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A RECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

27. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED, DESCRIBED, AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.

28. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

29. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND CITY OF STUART FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

30. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

31. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY CITY OF STUART AND MARTIN COUNTY WHERE APPLICABLE PRIOR TO IMPLEMENTATION.

32. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

33. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM CITY OF STUART.

34. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

SANITARY SEWER NOTES:

A. GENERAL:
1. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

B. MATERIALS:
1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE DR-25)
2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLYLINED INSIDE AND SHALL HAVE A COAL TAR EPOXY COATING, MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-86 OR LATEST REVISION, MINIMUM WALL THICKNESS CLASS 52 (4"-12") & CLASS 51 (14"-20") (UNLESS OTHERWISE SPECIFIED).
3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION:
1. PIPE AND FITTINGS:
a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S 'RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION.
c. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF CITY OF STUART. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

3. SERVICE:
a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.
b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN.
c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"(MIN) ABOVE GRADE.
e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.
f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

D. TESTING:
1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN ATWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.
5. SANITARY SEWER SHALL BE TELEVISED AND LAMPED AT DEVELOPER'S EXPENSE, PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY.
6. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

A. GENERAL:
1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO MARTIN COUNTY UTILITY AUTHORITY.
2. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER
3. USE "DETECTO' TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).
4. A THREE (3) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, ETC.). FIVE (5) FOOT OF SEPARATION IS REQUIRED BETWEEN WATER MAINS AND TREES.

B. MATERIALS:
1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE, WATER MAIN & EPOXY LINED & COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-91 OR LATEST REVISION. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-89 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY)
3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-93 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.
4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-87 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-6100, CONFORMING TO ANSI/AWWA C509-87.
b. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL..
c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL PER MARTIN COUNTY.
6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL PER MARTIN COUNTY UTILITY AUTHORITY.
7. RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/A21.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.
8. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.
9. FIRE HYDRANTS SHALL HAVE A 5 1/4 " MAIN VALVE OPENING. PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TEE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE KENNEDY GUARDIAN K-81-4 OR APPROVED EQUAL. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.

C. SERVICE CONNECTION:
1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.
3. METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "0" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.
4. SERVICE PIPING SHALL BE TYPE 'K' DRAWN COPPER.

D. INSTALLATION:
1. GENERAL:
CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:
a. METHOD A PER MARTIN COUNTY UTILITY DEPARTMENT STANDARDS, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
b. METHOD B PER MARTIN COUNTY UTILITY DEPARTMENT STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
c. METHOD C APPROVED BY MARTIN COUNTY UTILITY DEPARTMENT , WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.

2.BEDDING:

BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR All PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF MARTIN COUNTY UTILITY AUTHORITY. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

3. PVC PIPE:
a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER
c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.

4. DUCTILE PIPE:
a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION.
b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
c. "NON-DETECTOR" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP

5. VALVES:
a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING, SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS FOR THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES. d.THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.

6.SERVICE:
a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND 36" UNDER PAVEMENT.
b. SERVICES UP TO 2" SHALL BE TYPE "K" COPPER PER MARTIN COUNTY.
c. METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2' BEYOND THE EDGE. SLEEVE DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE, PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

E. TESTING
1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED.HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION, THE PRESSURE TEST SHALL NOT VARY MORE THAN ±5 P.S.I. DURING THE TEST.
2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE MARTIN COUNTY UTILITY AUTHORITY AND THE ENGINEER OF RECORD.
3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05; 150 PSI MINIMUM STARTING TEST PRESSURE, WITH BACTERIOLOGICAL SAMPLES APPROVED BY THE MARTIN COUNTY PUBLIC HEALTH DEPARTMENT.
4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS.IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1500' MAXIMUM FOR LINES GREATER THAN 1500' IN LENGTH.PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE POINTS MUST BE APPROVED BY MARTIN COUNTY PUBLIC HEALTH DEPARTMENT.
5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{S\ D\ P^{0.5}}{133200}$$

IN WHICH:
L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S EQUALS LENGTH OF PIPE (LINEAR FEET),
D EQUALS NOMINAL DIAMETER OF PIPE (INCHES) AND
P EQUALS THE MINIMUM TEST PRESSURE (POUNDS PER SQUARE INCH).

SEPARATION OF WATER AND SEWER MAINS

A. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

WHERE SANITARY SEWERS, STORM SEWERS, OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE

(DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

ALL CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.

B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

C. ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE ENGINEER.

STORM DRAINAGE:

A. GENERAL:
1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
2. DISTANCES AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

B. MATERIALS:
1. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
2. ALL YARD DRAIN BASINS ARE TO BE HIGH DENSITY POLYETHYLENE PRODUCT AND SHALL MEET ASTM LATEST MINIMUM STANDARDS.
3. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPECIFICATION C-478 AND 64T UNLESS OTHERWISE NOTED IN THE PLANS. BLOCK CATCH BASINS WILL BE ALLOWED ONLY WITH APPROVAL OF THE ENGINEER. THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 8 INCHES AND THE MINIMUM REINFORCING SHALL BE NO. 4 BARS AT 12 INCHES EACH WAY UNLESS OTHERWISE INDICATED. CONCRETE SHALL BE MINIMUM OF fc=3750 PSI AT 28 DAYS.

C. INSTALLATION
1. PIPE SHALL BE PLACED ON A MINIMUM OF 8" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY CITY OF STUART ENGINEERING DEPARTMENT AND THE ENGINEER OF RECORD AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

PAVING:

A. GENERAL:
1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
3. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.

B. MATERIALS:
1. LIMEROCK BASE: (ASPHALT,VEHICULAR PAVERS AREAS) LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 6" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100).
2. WEARING SURFACE (ASPHALT SURFACE ONLY) INSTALLATION OF THE $1\frac{1}{2}$" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED WITH 2 LIFTS OF $\frac{3}{4}$" S-III ASPHALTIC CONCRETE WITH TACK COAT BETWEEN LIFTS. (VIRGIN ASPHALT TO BE USED FOR FINAL LIFT.)
3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.

C. INSTALLATION:
1. SUB-BASE 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
2. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-I & S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.

D. TESTING
1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND CITY OF STUART, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO MARTIN COUNTY, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

PAVEMENT MARKING & SIGNAGE:

A. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND MARTIN COUNTY ENGINEERING STANDARDS.

POLLUTION PREVENTION:

1. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

PROJECT RECORD DOCUMENTS:

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS,SHOWING THE LOCATIONS AND APPLICABLE GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN OR INVERT AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.

C. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS IN A FORMAT APPROVED BY THE CITY OF STUART AND THE MARTIN COUNTY UTILITY AUTHORITY.

D. "AS-BUILT" INFORMATION OF GRAVITY SEWERS MUST CONTAIN LOCATION OF SERVICE LATERALS. STATIONING OF BOTH THE WYE, CLEAN-OUTS, AND THE SERVICE END MUST ALSO BE INCLUDED.

E. "AS-BUILT" INFORMATION OF WATER DISTRIBUTION SYSTEMS MUST CONTAIN LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, SERVICES AND APPURTENANCES. TOP OF PIPE ELEVATIONS ALONG THE WATER MAIN ARE REQUIRED AT INTERVALS OF 100 FEET (MAXIMUM).

F. ALL "AS-BUILT" INFORMATION ON ELEVATIONS SHALL BE CERTIFIED BY A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

G. "AS-BUILTS" OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
1. TOP OF PIPE ELEVATIONS EVERY 100 LF.
2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.
3. ALL TIE INS TO EXISTING LINES SHALL BE "AS-BUILT".
4. THE ENDS OF ALL WATER SERVICES AT THE BUILDINGS OR HOMES SHALL BE "AS-BUILT" OR WHERE THE WATER SERVICE TERMINATES.

H. "AS-BUILTS" OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.
2. THE STUB ENDS OF ALL SEWER LATERALS SHALL BE LOCATED, AND IF THERE ARE ANY CLEANOUTS INSTALLED ON THE SEWER LATERALS, THEN THE INVERT ELEVATION OF THESE CLEANOUTS NEED TO BE OBTAINED.
3. LIFT STATION "AS-BUILTS" SHALL CONSIST OF:
A. TOP OF WET WELL ELEVATION
B. INVERT ELEVATION OF THE INCOMING LINE
C. BOTTOM OF THE WET WELL
C. "AS-BUILTS" OF THE COMPOUND AREA.

I. FORCE MAIN "AS-BUILTS" SHALL BE PREPARED THE SAME AS THE WATER LINE "AS-BUILTS".

J. "AS-BUILTS" OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.
2. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF "AS-BUILT".
3. DRAINAGE WELL STRUCTURE "AS-BUILTS" SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE BAFFLE WALLS, RIM ELEVATIONS AND INVERTS OF PIPING.

K. ALL ROCK "AS-BUILTS" FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:
1. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.
2. ROCK "AS-BUILTS" SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
4. ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.
5. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK "AS-BUILTS" WILL BE REQUIRED AS INDICTED ABOVE, AS WELL AS "AS-BUILTS" ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
6. "AS-BUILTS" SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

L. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, "AS-BUILTS", ON FULL SIZE, 24" X 36" REPRODUCIBLE MATERIAL. WHERE WATER AND SEWER INFORMATION ARE ON THE SAME PAGE THE WATER LINE SHALL BE "AS-BUILT" BY STATION AND OFFSET UTILIZING THE SANITARY SEWER SYSTEM AS THE BASE LINE. IF IT IS NOT PRACTICAL TO UTILIZE THE SEWER SYSTEM AS A BASE LINE THEN THE SURVEYOR SHALL CONTACT THE ENGINEER OF RECORD SO THAT A SUBSTITUTE BASELINE MAY BE CHOSEN. ALL RECORD DRAWING, "AS-BUILT", INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. ONE (1) SET OF REPRODUCIBLE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED ALONG WITH EIGHT (8) SETS OF BLACKLINE DRAWINGS. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR. ADDITIONALLY, AN ELECTRONIC COPY OF THESE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, VERSION 2007 OR LATER.

PROJECT CLOSEOUT:

A. CLEANING UP:
1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

B. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AND MAPPER AT THE CONTRACTOR'S EXPENSE.

C. ALL PAVED & UNPAVED SURFACES DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD1988)

THOMAS ENGINEERING GROUP
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PROJECT No.: FJ230022
DRAWN BY: MJL
CHECKED BY: JMG
DATE: 5/17/18
CAD I.D.: NOTES

PROJECT:

COFFEE RUSH STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART FLORIDA

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JASON M. GUNTHER
PROFESSIONAL ENGINEER
September 9, 2025
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

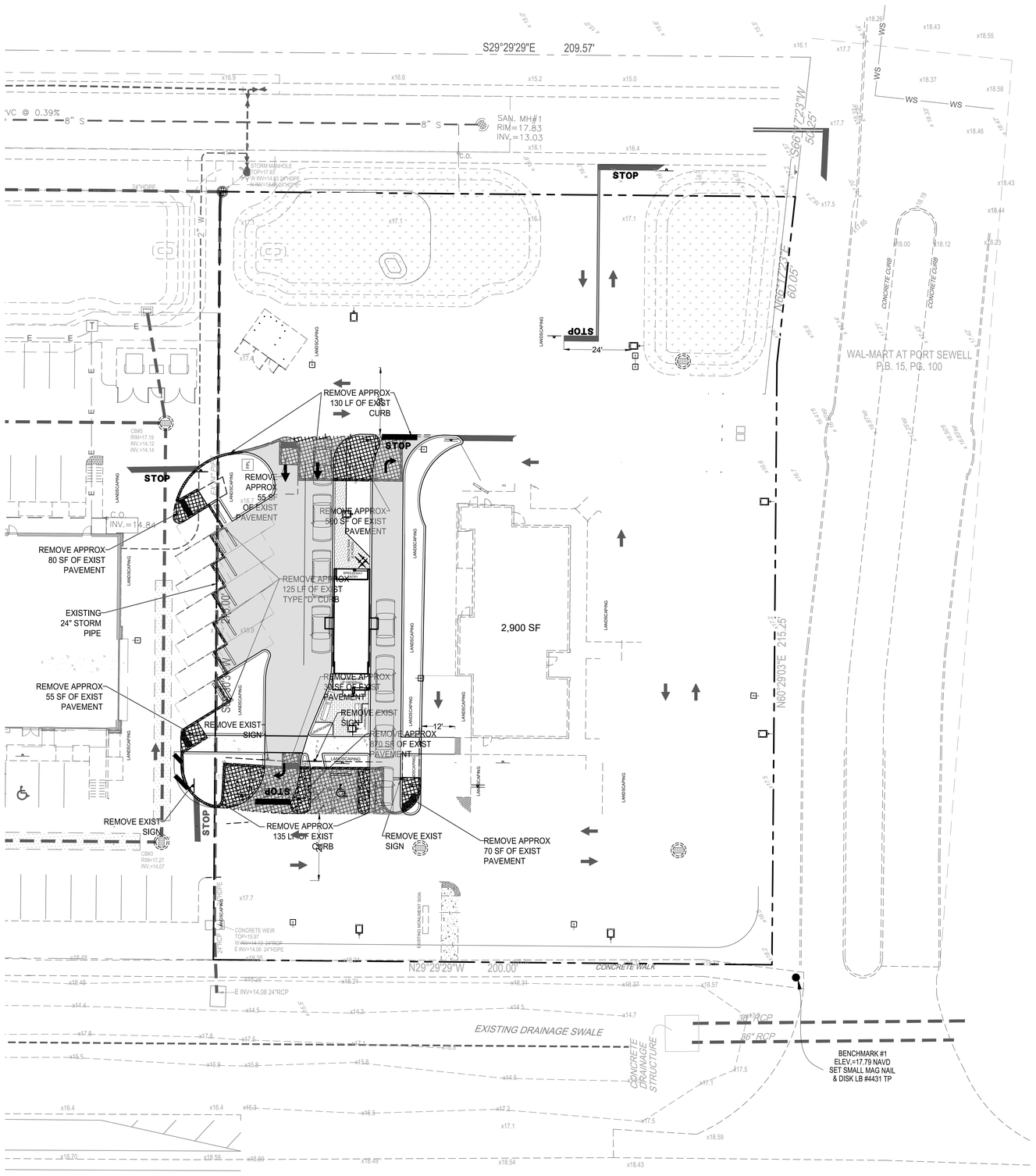
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

C-02

Printed on Tuesday, September 09, 2025, 11:19 AM by Jason Gunther
R:\COFFEE RUSH, INC\FJ230022 - COFFEE RUSH AT STUART LANDINGS\DWG\NOTES-----LAYOUT: C-02 GENERAL NOTES



MINIMUM CONSTRUCTION INSPCETIONS:

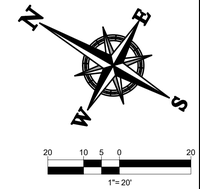
1. PRE-CONSTRUCTION MEETING TO BE COORDINATED BY THOMAS ENGINEERING PRIOR TO ANY CONSTRUCTION, ALL INSPECTIONS SHALL BE SCHEDULED THROUGH THOMAS ENGINEERING 48 HOURS IN ADVANCE.

ONSITE INSPECTIONS:
1. ALL UNDERGROUND STRUCTURES SHALL BE INSPECTED BY THOMAS ENGINEERING, MUD WORK AND ALL PIPE CONNECTIONS SHALL BE FULLY INSPECTED.
2. TOP OF EXFILTRATION TRENCH TO BE INSPECTED FOR CORRECT DIMENSIONS.
3. ALL SUBGRADE SHALL BE STRING LINED FOR CORRECT DEPTH.
4. ALL PAVEMENT BASE SHALL BE BOARDED TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
5. ALL SIDEWALK FORM BOARDS SHALL BE INSPECTED PRIOR TO CONCRETE BEING POURED
6. FINAL INSPECTION SHALL NOT BE SCHEDULED UNTIL FINAL AS-BUILTS AND ALL TESTING DATA HAS BEEN RECEIVED.

OFFSITE INSPECTIONS:
1. ALL WORK WITHIN FDOT RIGHT OF WAY FOR DRAINAGE AND ENTRANCE SHALL FOLLOW MINIMUM FDOT REQUIREMENTS, A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH FDOT PRIOR TO ANY CONSTRUCTION IN THE RIGHT OF WAY.
2. ALL WORK WITH MIAMI AVE SHALL BE COORDINATED WITH PUBLIC WORKS PRIOR TO STARTING CONSTRUCTION, A SEPARATE PRE-CONSTRUCTION MEETING WILL BE REQUIRED PRIOR TO ANY WORK WITH MIAMI AVE, CONTRACTOR SHALL PROVIDE SCHEDULE OF WORK WITH RIGHT OF WAY.

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXISTING GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
14. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
15. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%
17. MAINTENANCE OF TRAFFIC(MOT) SHALL BE PER FDOT INDEX 613.



PAVING, GRADING & DRAINAGE LEGEND

EXISTING	TYPICAL NOTE TEXT	PROPOSED
SL	SANITARY SEWER LATERAL	SS
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	GAS
OH	OVERHEAD WIRE	
T	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
S	SANITARY SEWER MAIN	
	HYDRANT	
S	SANITARY MANHOLE	
	CATCH BASIN	
	WATER VALVE	
	BACKFLOW PREVENTER	
	WATER METER	
	CLEAN OUT	
x.xx	GRADE SPOT SHOT	xx.xx
	FDOT SIDEWALK RAMP TYPE	CR-G

ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD1988)

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PROJECT No.:	FJ230022
DRAWN BY:	MJL
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DATE:	5/17/18
CAD I.D.:	DEMO PLAN

PROJECT:

COFFEE RUSH STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART
FLORIDA

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September 9, 2025
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SHEET TITLE:

DEMO PLAN

SHEET NUMBER:

C-03

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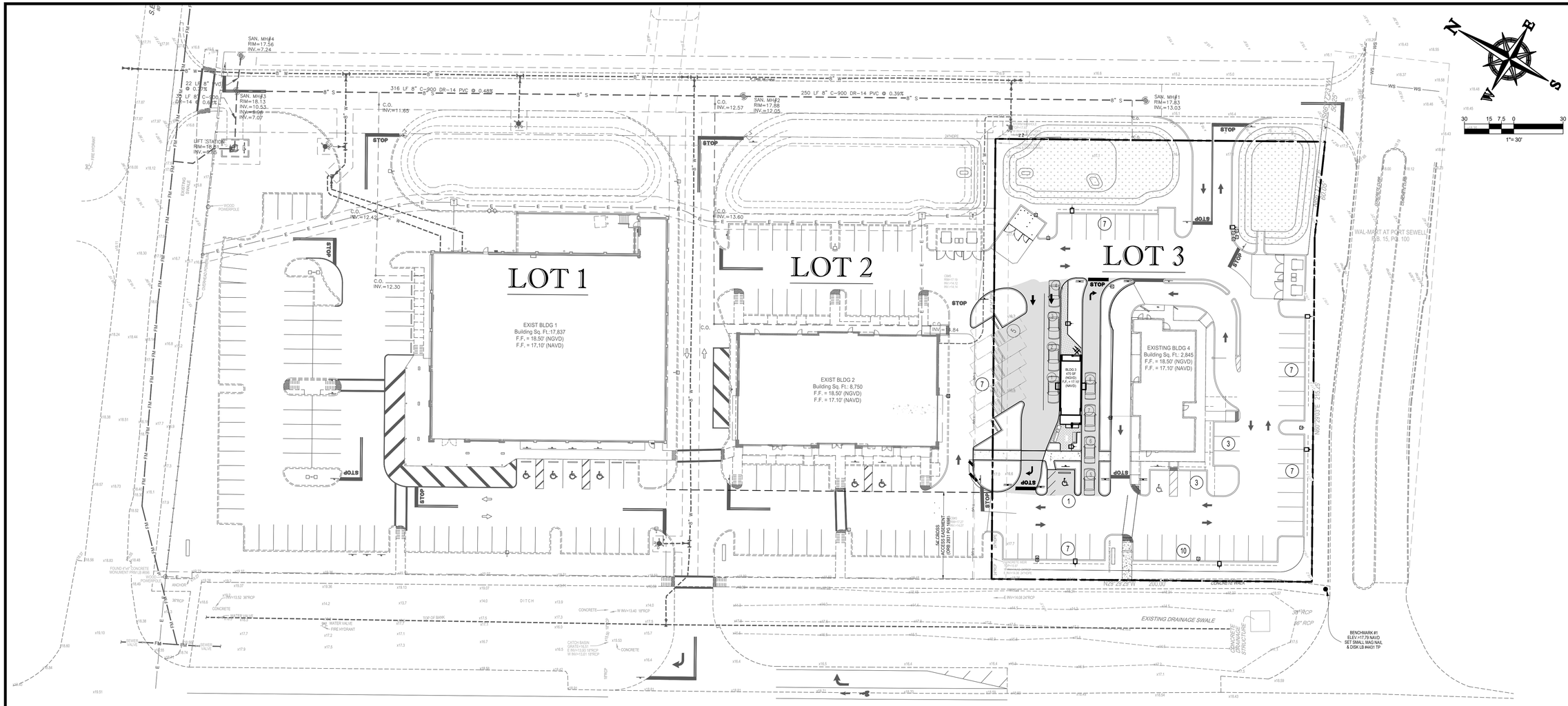
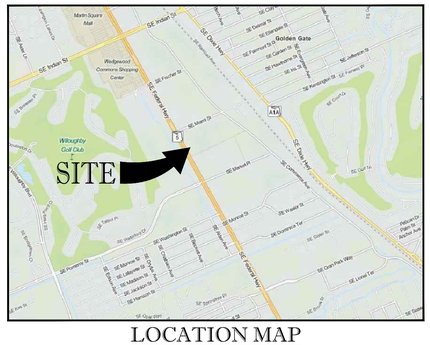


GENERAL NOTES:

1. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL NO.T-P-13
2. THERMOPLASTIC SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE SECTION 711- MINIMUM THICKNESS 90MILS (ALKYD ONLY) EXTRUDED ONLY.
3. THESE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATESTEDITION).HOWEVER,WHERECONFLICTSEXIST,TYPICALT-P-13 SHALL TAKE PRECEDENCE OVER F.D.O.T. STANDARD SPECIFICATIONS.
4. THERMOPLASTIC SHALL NOT BE INSTALLED ON ROADWAY UNTIL FIVE CALENDAR DAYS AFTER THE FINAL LIFT OF ASPHALT HAS BEEN COMPLETED.
5. ALL STOP BARS SHALL BE PLACED 4' BEHIND CROSSWALKS
6. ALL STOP BARS AND CROSSWALK STRIPING SHALL BE THERMOPLASTIC
7. ALL RADII ARE 5' UNLESS OTHERWISE NOTED



LOCATION MAP
1"=2000'

ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD1988)

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
840 SE OSCEOLA ST STUART, FL 34994 P: 772-888-3138
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230022
DRAWN BY:	MJL
CHECKED BY:	JMG
DATE:	5/17/18
CAD I.D.:	SITE PLAN

PROJECT:

COFFEE RUSH
STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART
FLORIDA

THOMAS ENGINEERING GROUP
840 SE OSCEOLA ST
STUART, FL. 34994
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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
September 9, 2025
FLORIDA LICENSE No.58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS, CERT. OF AUTH. No. 27528

SHEET TITLE:

OVERALL SITE PLAN

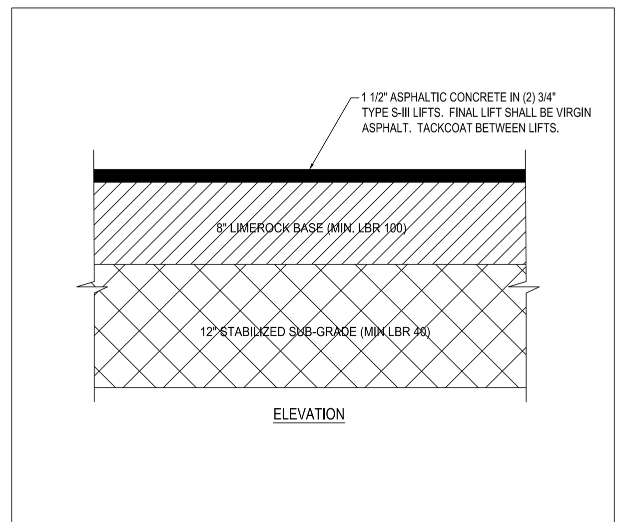
SHEET NUMBER:

C-04

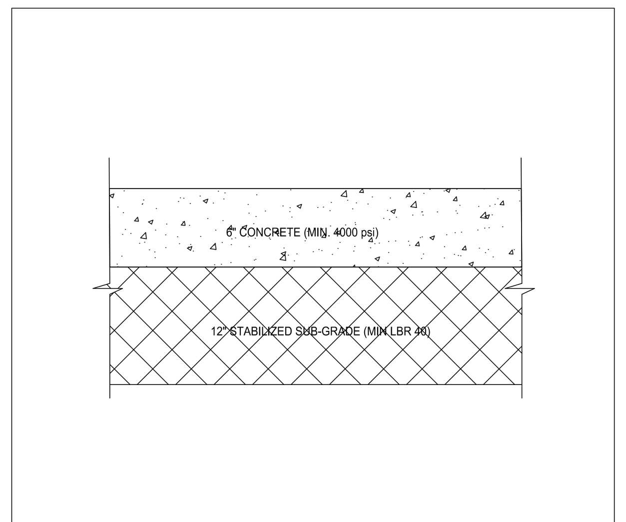
Printed on Tuesday, September 09, 2025, 11:20 AM by Jason Gunther
P:\2023\FJ230022 - COFFEE RUSH STUART LANDINGS\PLANS\PLAN\FJ230022 - C-03 OVERALL SITE PLAN

PROPERTY DESCRIPTION

LOT 3, ACCORDING TO THE PLAT OF STUART LANDINGS, RECORDED IN PLAT BOOK 17, PAGE 34, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA



1 ASPHALTIC CONCRETE PAVEMENT DETAIL
SCALE: NONE

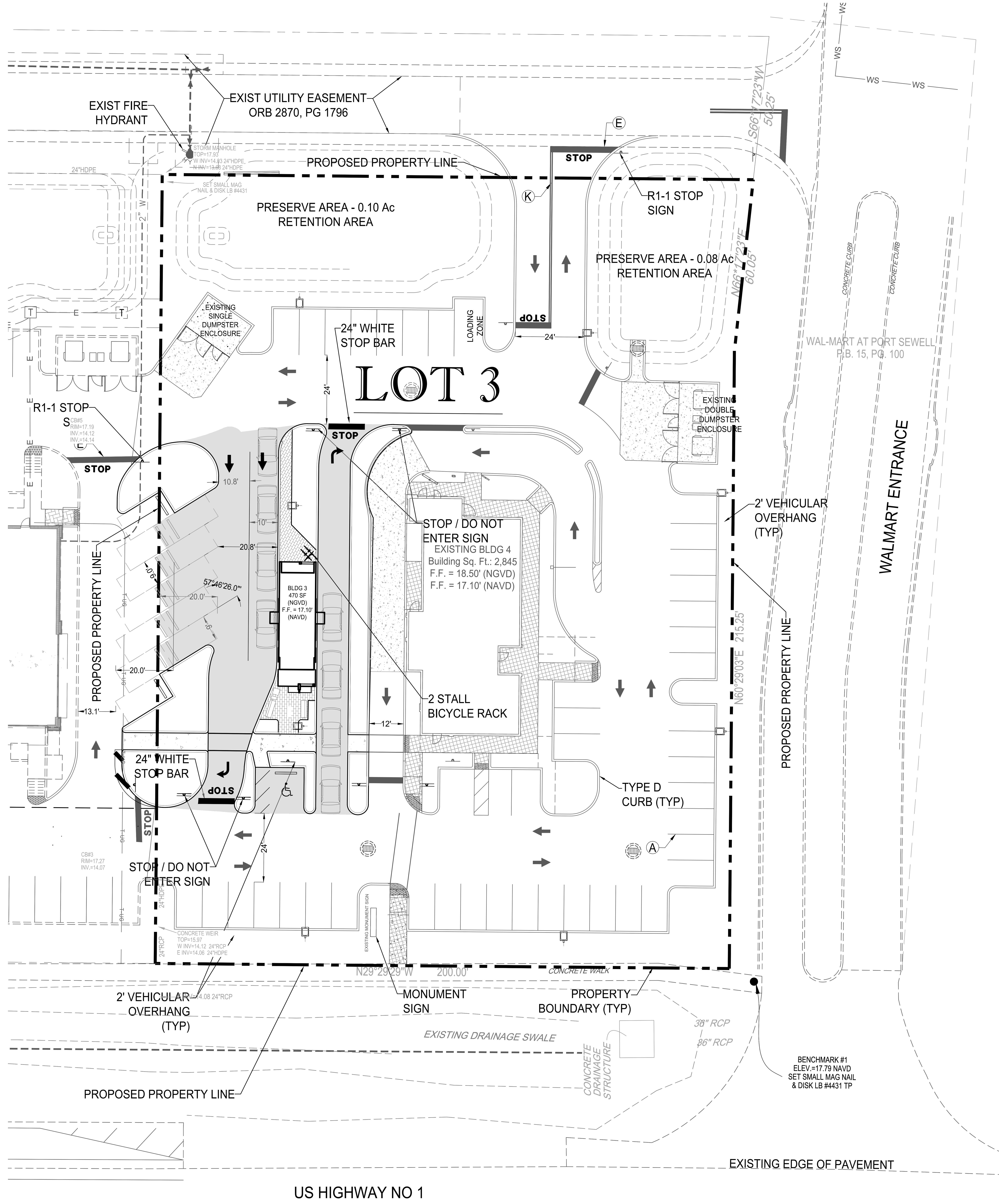


2 CONCRETE PAVEMENT
SCALE: NONE

	SF	ACRE	%
Gross Site Areas	192,987	4.43	100.00%
Lot 1	81,887	1.88	42%
Lot 2	55,943	1.28	29%
Lot 3	55,157	1.27	29%
Roofed Building Areas	55,157	1.27	6%
Existing	2,845	0.07	5%
Proposed	470	0.01	1%
Cross Access Drive	32,576	0.75	100%
Impervious	19,429	0.45	60%
Pervious	13,147	0.30	40%
Impervious area	134,623	3.09	70%
Existing Bldg 1 (Aldi)	17,837	0.41	9%
Existing Bldg 2 (Retail Shops)	8,750	0.20	5%
Existing Bldg 3	1,450	0.03	2%
Proposed Bldg 3 (Coffee Rush)	470	0.01	0%
Existing Bldg 4 (BK)	2,845	0.07	1%
Pavement Area	104,721	2.40	54%
Pervious Area (Open Space)	58,364	1.34	30%
Open space area (Lot 1 and 2)	40,711	0.93	30%
Prior Approved Open space area (Lot 3)	17,359	0.40	31%
Proposed Open space area (Lot 3)	17,653	0.41	32%
per LDC Section 6.01.13			

Parking Information	Required	Provided	
Total Parking Required (1 Stall / 200 SF)(Bldg 1)	89	89	Stalls
Total Parking Required (1 Stall / 200 SF)(Bldg 2)	44	44	Stalls
Proposed Total Parking Required (1 Stall / 100 SF)(Bldg 3)	5		Stalls
Total Parking Required (1 Stall / staff)(Bldg 3)	4	22	Stalls
Total Parking Required (1 Stall / 100 SF)(Bldg 4)	29	29	Stalls
Total Parking Required (1 Stall/staff)(Bldg 4)	7	7	Stalls
Total Parking	178	191	Stalls
ADA Spaces	8	8	Stalls

Building Data	**Required**	**Provided**
Front Setback (US 1 HWY)	30'	89.7'
Side Setback (SE Miami St.)	5'	136.2'
Rear Setback (Cross Access Drive)	20'	43.8'
Side Setback	5'	33.7'
Building Coverage	40% Max.	32%
Maximum Building Height	45'	25' 8"
Maximum Number of Stories	4	1
Loading Zone Required	1	1



STACKING REQUIRED:	6 FROM ORDERBOX, 4 FROM PICKUP WINDOW TO ORDER BOX
STACKING PROVIDED:	5 QUEUING SPACES PER LANE, 10 SPACES TOTAL

MITIGATION COMPLETED

~~PRESERVE REQUIRED:~~	~~55,157 x 0.25 = 13,789 Ac = 0.32 Ac~~
~~PRESERVE PROVIDED:~~	~~0.18 Ac~~
~~MITIGATION REQUIRED:~~	~~0.32 Ac - 0.18 Ac = 0.14 Ac~~

20 10 5 0 20
1"= 20'

LOCATION MAP
1"=2000'

OWNER:	DKC Stuart Landings LLC
TAX MAP ID:	38-38-41-027-000-00030-0
CURRENT USE:	1000 VACANT COMMERCIAL
PROPOSED USE:	RESTAURANT, CONVENIENCE
ZONING DESIGNATION:	COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)
FUTURE LAND USE DESIGNATION:	COMMERCIAL

REVISION TABLE:

1. ADJUSTED DRIVE THRU QUEUING TO 4 STALLS PER LANE.
2. ADDED 2 STALL BIKE RACK.
3. AMENDED PARKING TABLE TO INCLUDE LOT 3 EMPLOYEES.
4. AMENDED PARKING TABLE TO INCLUDE ADA SPACES.
5. UPDATE PARKING TABLE FOR UPDATED LOT 3 SF.
6. UPDATED FLOOR PLAN.
7. UPDATE OPEN SPACE TO MATCH LANDSCAPE PLAN.
8. ADD WAIVER TABLE FOR DRIVE-THRU QUEUE.

HATCH LEGEND

PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALK
PROPOSED PAVERS SIDEWALK

GENERAL NOTES:

1. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD FOR STREETS AND HIGHWAYS TYPICAL NO.T-P-13
2. THERMOPLASTIC SHALL CONFORM TO THE REQUIREMENTS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE SECTION 711- MINIMUM THICKNESS 90MILS (ALKYD ONLY) EXTRUDED ONLY.
3. THESE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). HOWEVER, WHERE CONFLICTS EXIST,TYPICALT-P-13 SHALL TAKE PRECEDENCE OVER FDOT STANDARD SPECIFICATIONS.
4. ALL STOP BARS SHALL BE PLACED 4' BEHIND CROSSWALKS
5. ALL STOP BARS AND CROSSWALK STRIPING SHALL BE THERMOPLASTIC
6. ALL RADII ARE 5' UNLESS OTHERWISE NOTED

LAND DEVELOPMENT CODE WAIVER TABLE

SECTION 6.01.07 - STANDARDS FOR DRIVE-THROUGH FACILITIES

CODE REQUIREMENT: SIX (6) QUEUING SPACES WITH A MINIMUM DIMENSION OF 10 FEET IN WIDTH BY 20 FEET IN LENGTH,

AS MEASURED FROM THE ORDER BOX TO THE END OF THE QUEUING LANE, AND FOUR (4) QUEUING SPACES PROVIDED, AS MEASURED FROM THE PICK-UP WINDOW TO THE ORDER BOX, PROVIDING A TOTAL OF TEN (10) QUEUING SPACES. THIS APPLIES TO BUILDING 4 (BURGER KING).

PROPOSED DEVIATION APPLIED TO BUILDING 3 (COFFEE RUSH) :

4 QUEUING SPACES WITHIN EACH DRIVE-THROUGH LANE (TOTAL OF EIGHT QUEUING SPACES), AS MEASURED FROM THE ORDER WINDOW TO THE END OF THE QUEUING LANE. EACH QUEUING SPACE WILL MEASURE 10 FEET IN WIDTH BY 20 FEET IN LENGTH.

ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD1988)

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	03/03/25	CITY OF STUART COMMENTS	JMG
2	06/10/25	CITY OF STUART COMMENTS	JMG
3	08/12/25	CITY OF STUART COMMENTS	JMG
4	09/08/25	CITY OF STUART COMMENTS	JMG

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COFFEE RUSH STUART LANDINGS

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CITY OF STUART FLORIDA

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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
September 9, 2025
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-05

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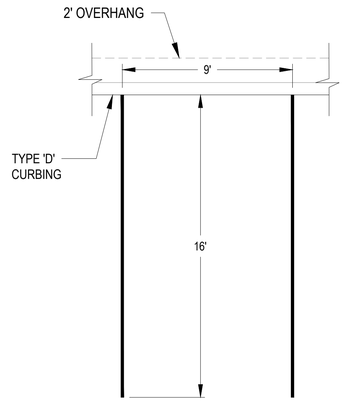
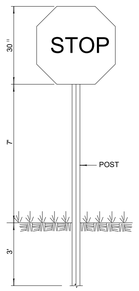
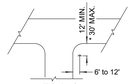
R:\COFFEE RUSH, INC\FJ230022 - COFFEE RUSH AT STUART LANDINGS\DWG\SITE PLAN----->LAYOUT: C-04 SITE PLAN



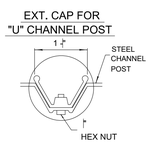
8 PARKING STALL DETAIL

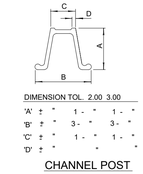
SCALE: NONE





TYPICAL STOP SIGN PLACEMENT
(UNCURBED SECTION)

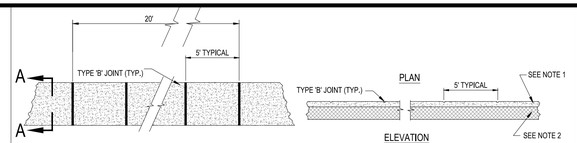


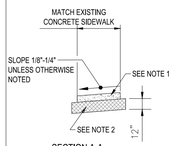


CHANNEL POST

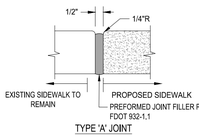
2 STOP SIGN DETAILS

SCALE: NONE

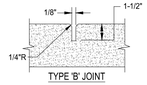




SECTION A-A



TYPE 'A' JOINT



TYPE 'B' JOINT

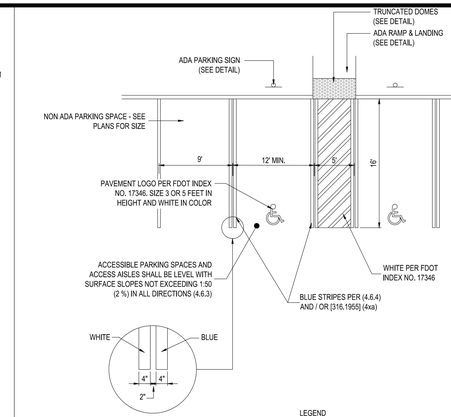
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180, (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS, UNLESS OTHERWISE NOTED.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

3 SIDEWALK DETAILS

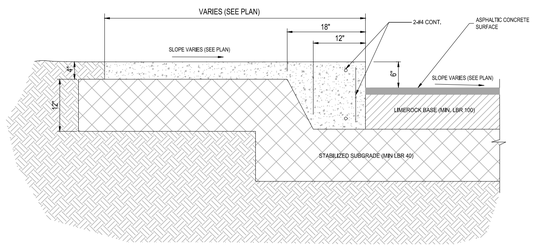
SCALE: NONE



LEGEND
(4.6.3) FLORIDA ACCESSIBILITY
[316.1955] FLORIDA STATUES

4 ACCESSIBLE PARKING SPACE - ADA COMPLIANT

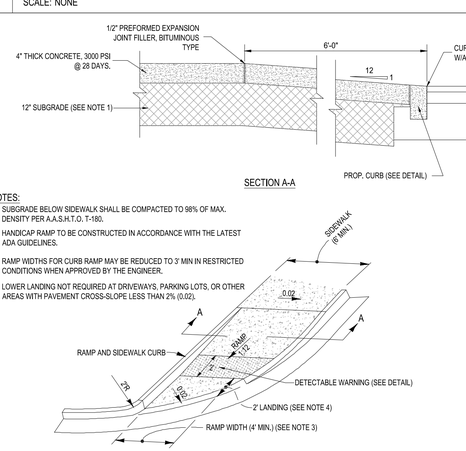
SCALE: NONE



NOTES:
1. 6" SIDEWALK SHALL BE INSTALLED ON ENLARGED WALKWAYS SUBJECT TO VEHICLE TRAFFIC.
2. LIMEROCK BASE TO BE COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180 (TYP)

5 THICKENED EDGE SIDEWALK DETAIL

SCALE: NONE

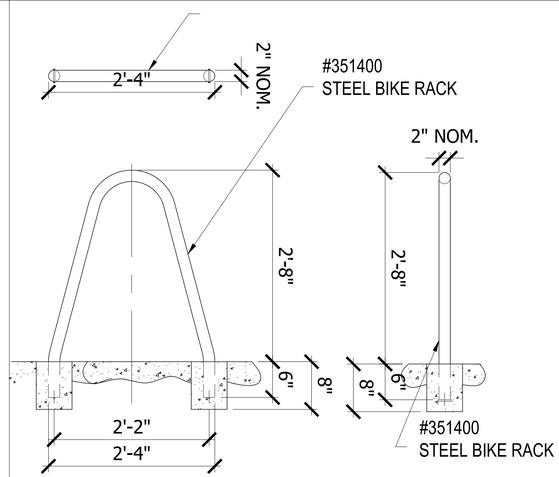


ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB WITHIN FDOT ROWS AND 36 INCHES (914.4 mm) FROM THE BACK OF CURB AT ALL OTHER LOCATIONS.

6 ADA RAMP DETECTABLE WARNING DETAIL

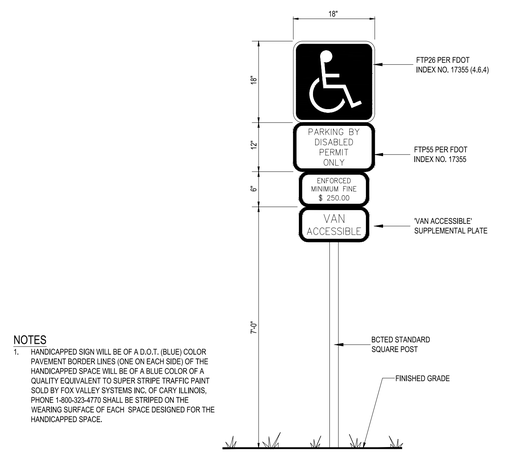
SCALE: NONE

7 SITE FURNISHINGS



REVISION TABLE:

1. ADD 'D' CURB DETAIL.
2. ADD BIKE RACK DETAIL



NOTES
1. HANDICAPPED SIGN WILL BE OF A D.O.T. (BLUE) COLOR PAVEMENT BORDER LINES (ONE ON EACH SIDE) OF THE HANDICAPPED SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIPE TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEMS INC. OF CARY ILLINOIS, PHONE 1-800-323-4770 SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE HANDICAPPED SPACE.

9 ACCESSIBLE PARKING SIGN

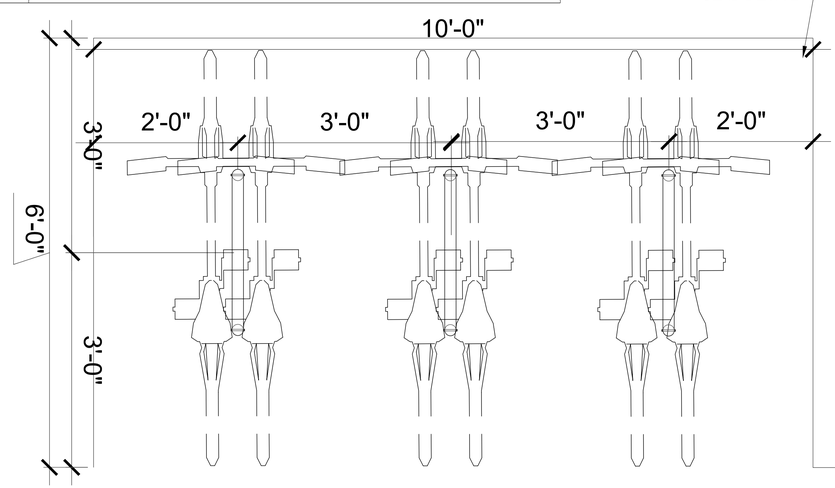
SCALE: NONE

SECTION A-A

NOTES:
1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
2. HANDICAP RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA GUIDELINES.
3. RAMP WIDTHS FOR CURB RAMP MAY BE REDUCED TO 3' MIN IN RESTRICTED CONDITIONS WHEN APPROVED BY THE ENGINEER.
4. LOWER LANDING NOT REQUIRED AT DRIVEWAYS, PARKING LOTS, OR OTHER AREAS WITH PAVEMENT CROSS-SLOPE LESS THAN 2% (0.02).

10 ADA CURB RAMP DETAIL - FDOT INEX #304

SCALE: NONE



BIKE RACK DETAIL

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ230022
DRAWN BY: MJL
CHECKED BY: JMG
DATE: 5/17/18
CAD I.D.: SITE DETAILS

PROJECT:

COFFEE RUSH STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART
FLORIDA

THOMAS ENGINEERING GROUP
840 SE OSCEOLA ST
STUART, FL, 34994
PH: (772) 888-3138
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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
September 9, 2025
FLORIDA LICENSE No. 58629
FLORIDA Board of Professional Engineers, Cert. Auth. No. 27528

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

C-06

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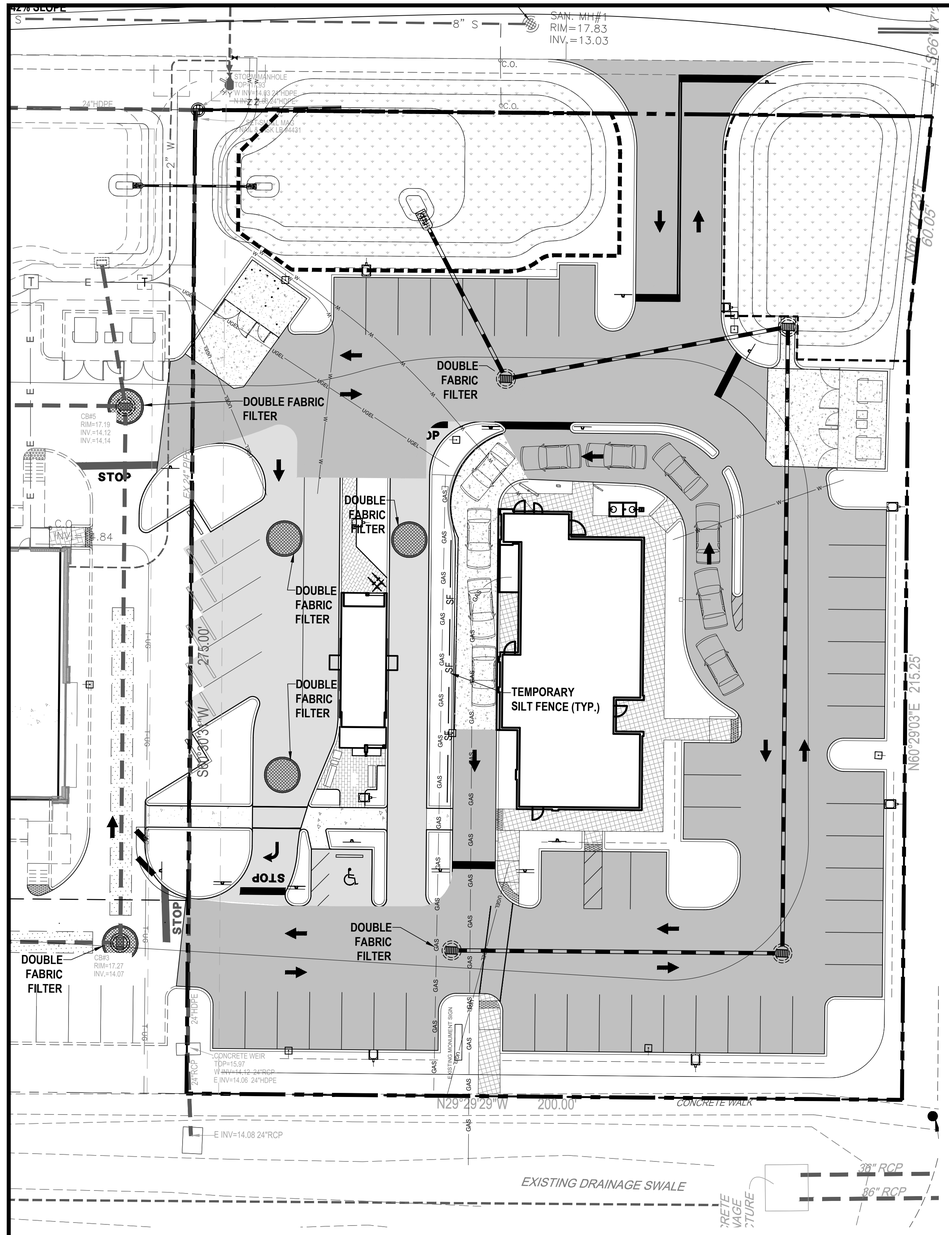
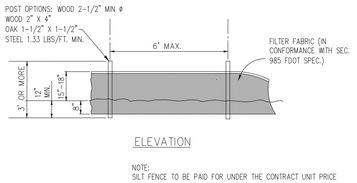


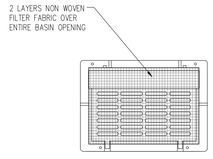


SECTION

ELEVATION

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

SILT FENCE DETAIL



CATCH BASIN FABRIC

GENERAL NOTES EROSION CONTROL

THE FOLLOWING NARRATIVE OF THE STORMWATER POLLUTION PREVENTION PLAN CONTAINS REFERENCES THE DESIGN STANDARDS, AND OTHER SHEETS OF THESE CONSTRUCTION PLANS. THE COMPLETE STORMWATER POLLUTION PREVENTION PLAN INCLUDES SEVERAL ITEMS: THIS NARRATIVE DESCRIPTION, THE DOCUMENTS REFERENCED IN THIS NARRATIVE, THE CONTRACTOR'S APPROVED EROSION CONTROL PLAN, AND REPORTS OF INSPECTIONS MADE DURING CONSTRUCTION.

1.0 SITE DESCRIPTION

1.A. NATURE OF CONSTRUCTION ACTIVITY

CONSTRUCTION ACTIVITIES CONSIST OF THE CONSTRUCTION OF A MEDICAL OFFICE AND DRIVE THRU RESTAURANT, OFF STREET PARKING, SIDEWALKS, CURBING, AND UTILITY CONNECTIONS WITHIN THE CITY OF STUART, FLORIDA.

1.B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:

THE FOLLOWING SEQUENCES OF MAJOR ACTIVITIES SHALL E FOLLOWED UNLESS THE CONTRACTOR CAN PROPOSE AN ALTERNATIVE THAT IS EQUAL OR EXCEEDS THE EROSION AND SEDIMENT CONTROL PRACTICES DESCRIBED IN THIS DOCUMENT, AND APPROVED BY THE ENGINEER. THE DETAILED SEQUENCE FOR THE ENTIRE PROJECT CAN VARY SIGNIFICANTLY FROM CONTRACTOR TO CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A DETAILED SEQUENCE OF CONSTRUCTION FOR ALL CONSTRUCTION ACTIVITIES.

a. PLACEMENT OF ALL EROSION CONTROL DEVICES
b. CLEARING AND GRUBBING, EARTHWORK.
c. UNDERGROUND SITE CONSTRUCTION
d. UTILITIES AND ROOF DRAINAGE SHALL BE CONSTRUCTED IN THE UPSTREAM DIRECTION.
e. EARTHWORK ASSOCIATED WITH CURB, BASE AND PAVEMENT.
f. FINAL SEED AND MULCH AND OR SODDING OF THE UNPAVED PROJECT AREA AS CALLED FOR IN PLANS.

1.A. AREA ESTIMATED TOTAL SITE AREA: 1.266± ACRES (TOTAL AREA TO BE DISTURBED: 1.266± ACRES)

1.B. RUNOFF DATA: RUNOFF COEFFICIENTS: -BEFORE: 0.83-DURING: 0.40-AFTER: 0.81

SOILS DATA: THE SOILS ARE FINE SAND TO CLEAN SANDS. THE SMALL SAND PARTICLE SIZE WILL MAKE THE POTENTIAL FOR EROSION HIGH.

DRAINAGE AREAS FOR EACH OUTFALL:

1.C. SITE MAP: THE CONSTRUCTION PLANS WILL SUBSTITUTE AS SITE MAPS. LOCATIONS OF THE REQUIRED INFORMATION ARE DESCRIBED BELOW.

DRAINAGE PATTENS: THE DRAINAGE FLOW DIRECTIONS ARE SHOWN ON PAVING AND DRAINAGE PLAN.

APPROXIMATE SLOPES: THE SLOPES OF THE SITE CAN BE SEEN IN THE THE PAVING AND DRAINAGE PLAN.

AREAS OF SOIL DISTURBANCE: THE AREAS TO BE DISTURBED ARE INDICATED ON THE PAVING AND DRAINAGE PLAN.

AREAS NOT TO BE DISTURBED:

AREAS TO BE STABILIZED: TEMPORARY STABILIZATION PRACTICES ARE ALSO SHOWN ON THE PLANS, IF APPLICABLE.

AREAS OF PERMANENT STABILIZATION ARE SHOWN ON PAVING AND DRAINAGE PLAN.

SURFACE WATERS: THE SURFACE WATER OF THE PROJECT WILL DISCHARGE THRU THE ON-SITE EXFILTRATION PIPES.

1.D. RECEIVING WATERS: THE SURFACE WATERS OF THE PROJECT DISCHARGE TO EXISTING DRAINAGE SWALES.

2.0 CONTROLS: EROSION AND SEDIMENT CONTROLS:

THE FOLLOWING DEFINES GENERAL QUANTITIES FOR THE SEQUENCE OF CONSTRUCTION AND THE USE OF STABILIZATION AND STRUCTURAL PRACTICES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPP. THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO LAST SIX MONTHS.

INSTALL STABILIZED CONSTRUCTION ENTRANCES AT ALLCOMMON AREAS WHERE CONSTRUCTION VEHICLES WILL BE ENTERING AND EXITING THE CONSTRUCTION SITE.

INSTALL SILT FENCE, TYPE III, AROUND ALL DITCH BOTTOM INLETS ON THE PROJECT, AND THE PROJECT PERIMETER. FILTER CLOTH UNDER THE GRATES ON CATCH BASINS MAY BE USED IN LIEU OF SILT FENCE.

2.A.1 STABILIZATION PRACTICES:

TEMPORARY: SEED AND MULCH, AND SOD IN ACCORDANCE WITH SPECIFICATION SECTION 104.

PERMANENT: ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARY OR PERMANENTLY CHANGED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY CEASED. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPP.

2.A.2 STRUCTURAL PRACTICES:

TEMPORARY: SILT FENCE PER DETAIL STAKED TURBIDITY BARRIER PER DETAIL SOIL TRACKING PREVENTION DEVICE PER DETAIL. A STABILIZED CONSTRUCTION ENTRANCE TO BE CONSTRUCTED PER DETAIL. ALL SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBING ACTIVITY UPSTREAM OF THE CONTROL.

2.B STORMWATER MANAGEMENT: STORMWATER WILL BE CONVEYED IN STORM SEWER SYSTEM, EXFILTRATION TRENCH AND RETENTION/DETENTION PONDS.

2.C OTHER CONTROLS:

2.C.1 WASTE DISPOSAL: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPP.

2.C.2 OFF-SITE VEHICLE TRACKING: THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING THIS PORTION IF THE SWPP.

2.C.3 STATE AND LOCAL REGULATION FOR WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC TANK REGULATIONS: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DOCUMENTING THIS PORTION OF THE SWPP.

2.D STATE AND LOCAL PLANT

THIS PROJECT WILL REQUIRE A SURFACE WATER PERMIT MODIFICATION FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD).

3.0 MAINTENANCE:

DUE TO THE OVERALL ANTICIPATED CONSTRUCTION SCHEDULE. MAINTENANCE AND REPLACEMENT OF SWPP ITEMS SHALL BE ON AN AS NEEDED BASIS DETERMINED BY ROUTINE VISUAL INSPECTIONS.

4.0 INSPECTIONS.

QUALIFIED PERSONNEL SHALL INSPECT THE FOLLOWING ITEMS AT LEASE ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. WHERE SITES HAVE BEEN PERMANENTLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH.

POINTS OF DISCHARGE TO WATERS OF THE UNITED STATES.

POINTS OF DISCHARGE TO MUNICIPAL SEPARATE STORM DRAIN SYSTEMS.

DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.

AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.

STRUCTURAL CONTROLS.

STORMWATER MANAGEMENT SYSTEMS.

LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.

5.0 NON-STORMWATER DISCHARGES:

DEWATERING ACTIVITIES SHALL BE CONTAINED ONSITE

6.0 RESPONSIBLE ENTITIES

THIS SWPP MUST CLEARLY IDENTIFY, FOR EACH MEASURE IDENTIFIED WITHIN THE SWPP, THE CONTRACTOR (S) OR SUBCONTRACTOR (S) THAT WILL IMPLEMENT EACH MEASURE. ALL CONTRACTOR (S) AND SUBCONTRACTOR (S) THAT WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF THE MEASURES IDENTIFIED IN THE SWPP MUST SIGN THE FOLLOWING CERTIFICATION:

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA

GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN."

NOTES:

1. SILT FENCE TO BE CONSTRUCTED WHEREVER OFF SITE AREAS ARE LOWER THAT ADJACENT ONSITE ELEVATIONS.
2. CATCH BASIN FABRIC TO BE PLACED ON AREA INLETS SUBJECT TO SEDIMENTATION FROM THIS PROJECT.
3. ALL EROSION CONTROL DEVICES SUCH AS RUBBLE STRIPS, SILT FENCE AND OTHER BMPS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL IMPLEMENT THE STORMWATER POLLUTION PREVENT PLAN (SWPPP) PRIOR TO STARTING CONSTRUCTION THAT INVOLVES ANY SOIL DISTURBING ACTIVITIES (INCLUDING SITE GRADING, TREE REMOVALS AND DEMOLITION).
5. THE SWPPP PLAN SHALL GENERALLY EMPLOY THE BEST MANAGEMENT PRACTICES AND FOLLOW THE BASIC PLAN COMPONENTS IDENTIFIED IN THE FDEP'S "FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL."
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING WEEKLY REPORTS TO THE CITY'S INSPECTOR AND UPDATING THE SWPPP AS NEEDED / DIRECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SWPPP ACCEPTABLE TO THE CITY REGARDLESS OF FDEP'S REQUIREMENTS FOR A GENERIC PERMIT.

20 10 5 0 20
1"= 20'

ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD1988)

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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840 SE OSCEOLA ST STUART, FL 34994 P: 772-888-3138
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PROJECT No.: FJ230022
DRAWN BY: MJL
CHECKED BY: JMG
DATE: 5/17/18
CAD I.D.: EROSION CONTROL PLAN

PROJECT:

COFFEE RUSH STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART
FLORIDA

THOMAS ENGINEERING GROUP
840 SE OSCEOLA ST
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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
September 9, 2025
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

EROSION CONTROL PLAN

SHEET NUMBER:

C-07

Printed on Tuesday, September 09, 2025, 11:21 AM by Jason Gunther
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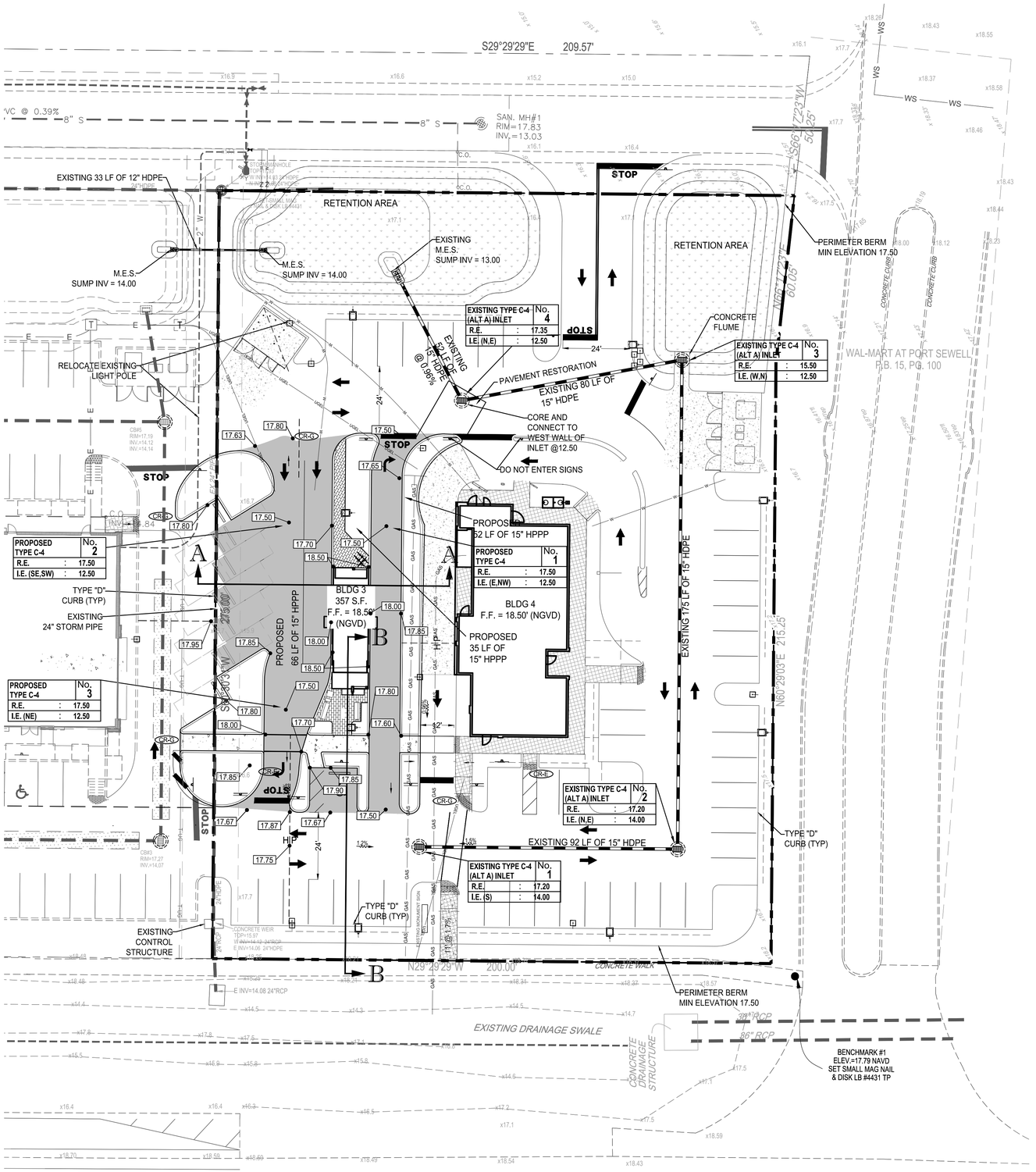


MINIMUM CONSTRUCTION INSPCETIONS:

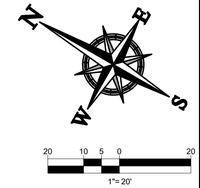
1. PRE-CONSTRUCTION MEETING TO BE COORDINATED BY THOMAS ENGINEERING PRIOR TO ANY CONSTRUCTION, ALL INSPECTIONS SHALL BE SCHEDULED THROUGH THOMAS ENGINEERING 48 HOURS IN ADVANCE.

ONSITE INSPECTIONS:
1. ALL UNDERGROUND STRUCTURES SHALL BE INSPECTED BY THOMAS ENGINEERING, MUD WORK AND ALL PIPE CONNECTIONS SHALL BE FULLY INSPECTED.
2. TOP OF EXFILTRATION TRENCH TO BE INSPECTED FOR CORRECT DIMENSIONS.
3. ALL SUBGRADE SHALL BE STRING LINED FOR CORRECT DEPTH.
4. ALL PAVEMENT BASE SHALL BE BOARDED TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
5. ALL SIDEWALK FORM BOARDS SHALL BE INSPECTED PRIOR TO CONCRETE BEING POURED
6. FINAL INSPECTION SHALL NOT BE SCHEDULED UNTIL FINAL AS-BUILTS AND ALL TESTING DATA HAS BEEN RECEIVED.

OFFSITE INSPECTIONS:
1. ALL WORK WITHIN FDOT RIGHT OF WAY FOR DRAINAGE AND ENTRANCE SHALL FOLLOW MINIMUM FDOT REQUIREMENTS, A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH FDOT PRIOR TO ANY CONSTRUCTION IN THE RIGHT OF WAY.
2. ALL WORK WITH MIAMI AVE SHALL BE COORDINATED WITH PUBLIC WORKS PRIOR TO STARTING CONSTRUCTION, A SEPARATE PRE-CONSTRUCTION MEETING WILL BE REQUIRED PRIOR TO ANY WORK WITH MIAMI AVE, CONTRACTOR SHALL PROVIDE SCHEDULE OF WORK WITH RIGHT OF WAY.

CONSTRUCTION NOTES:

1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXISTING GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
12. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
13. PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
14. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
15. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%
17. MAINTENANCE OF TRAFFIC(MOT) SHALL BE PER FDOT INDEX 613.



HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED POND (EXCAVATE TO ELEVATION 14.0 AND REPLACE WITH CLEAN SAND FILL)
- PROPOSED CONCRETE SIDEWALK

THE SITE IS LOCATED WITHIN FLOOD ZONE 'X' PER FEMA FIRM MAP 12085C0161G PANEL 0161G DATED MARCH 16, 2015

PAVING, GRADING & DRAINAGE LEGEND

EXISTING	TYPICAL NOTE TEXT	PROPOSED
—SL—	SANITARY SEWER LATERAL	SS
—W—	UNDERGROUND WATER LINE	W
—E—	UNDERGROUND ELECTRIC LINE	E
—C—	UNDERGROUND GAS LINE	GAS
—OH—	OVERHEAD WIRE	
—T—	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
—S—	SANITARY SEWER MAIN	
	HYDRANT	
S	SANITARY MANHOLE	
	CATCH BASIN	
	WATER VALVE	
Z	BACKFLOW PREVENTER	Z
	WATER METER	
	CLEAN OUT	
XX.XX	GRADE SPOT SHOT	XX.XX
	FDOT SIDEWALK RAMP TYPE	CR-G

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PROJECT No.: FJ230022
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CAD I.D.: PGD PLAN

PROJECT:

COFFEE RUSH STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART
FLORIDA

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FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

PAVING GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-08

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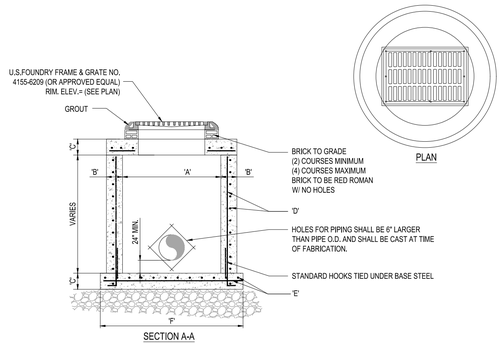
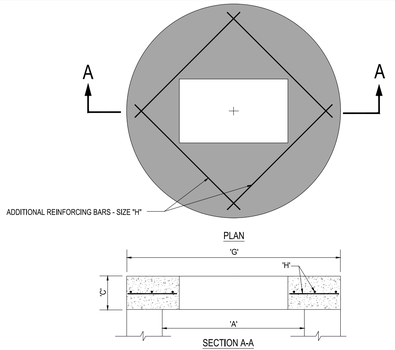


TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2- W,W,M, w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

1 PRECAST CIRCULAR CATCH BASIN

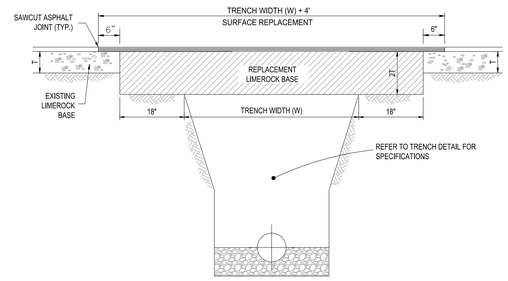
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

2 PRECAST CONCRETE-TOP SLAB

SCALE: NONE

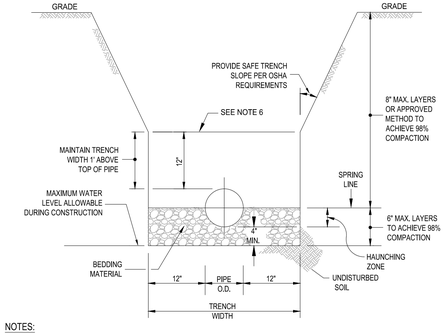


NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY.
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
6. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS).
7. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
8. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.

3 PAVEMENT RESTORATION DETAIL

SCALE: NONE

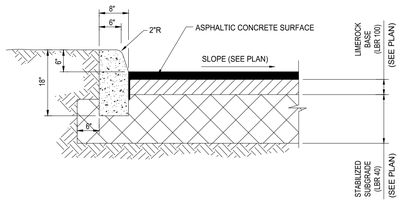


NOTES:

1. WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED MEANS OF CONSTRUCTION.
2. BEDDING MATERIAL SHALL CONSIST OF WELL GRADED ASTM C33 #67 ROCK (3/4" TO No.4) AND BE PLACED TO SPRING LINE OF PIPE.
3. BACKFILL MATERIAL SHALL BE FREE OF MUCK, STUMPS, ROOTS, ROCKS OR OTHER MATERIAL UNACCEPTABLE TO ENGINEER.
4. SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
5. REFER TO SPECIFICATIONS FOR EXCAVATION IN MUCK OR OTHER UNSUITABLE MATERIAL.
6. COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
7. MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (WITHIN 12" OF TOP OF PIPE).
8. THOROUGHLY WORK IN AND TAMP THE BEDDING MATERIAL IN THE HAUNCHING ZONE BEFORE PLACING AND COMPACTING REMAINDER OF BACKFILL.

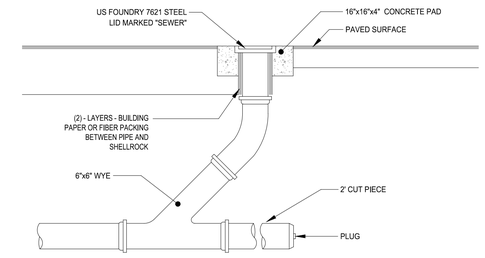
4 TRENCH DETAIL

SCALE: NONE



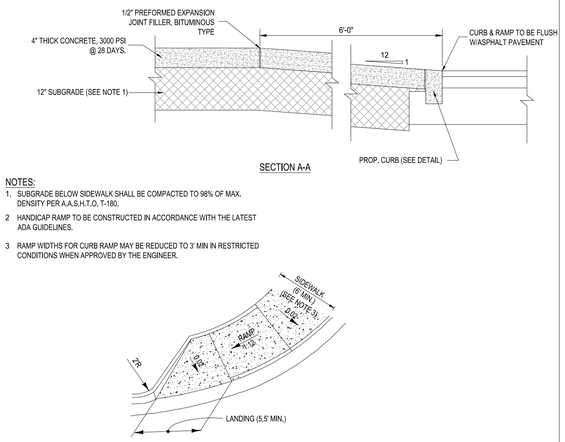
5 CONCRETE CURB (TYPE 'D') DETAIL

SCALE: NONE



6 TYPICAL CLEANOUT IN ASPHALT or CONCRETE

SCALE: NONE

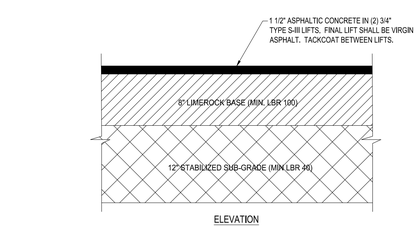


NOTES:

1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
2. HANDICAP RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA GUIDELINES.
3. RAMP WIDTHS FOR CURB RAMP MAY BE REDUCED TO 3' MIN IN RESTRICTED CONDITIONS WHEN APPROVED BY THE ENGINEER.

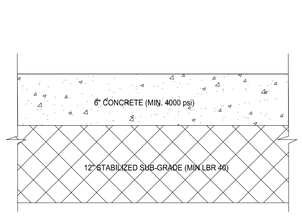
M ADA PAVERS CURB RAMP DETAIL - FDOT CR20

SCALE: NONE



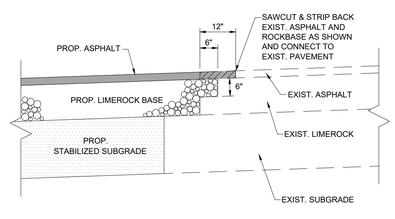
7 ASPHALTIC CONCRETE PAVEMENT DETAIL

SCALE: NONE



8 CONCRETE PAVEMENT

SCALE: NONE



9 SAWCUT/MATCH ASPHALT PAVEMENT DETAIL

NONE

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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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PROJECT No.:	FJ230022
DRAWN BY:	MJL
CHECKED BY:	JMG
DATE:	5/17/18
CAD I.D.:	PGD DETAILS

PROJECT:

COFFEE RUSH STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART
FLORIDA

THOMAS ENGINEERING GROUP
840 SE OSCEOLA ST
STUART, FL, 34994
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September 9, 2025
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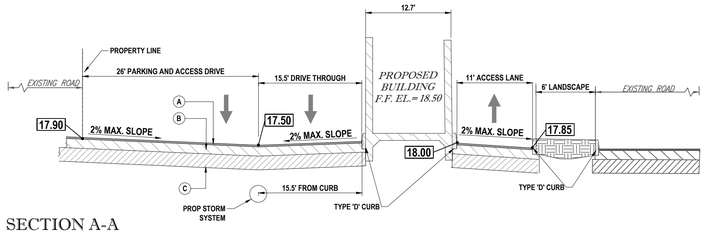
SHEET TITLE:

PAVING GRADING AND DRAINAGE DETAILS

SHEET NUMBER:

C-09

Printed on Tuesday, September 09, 2025, 11:21 AM by Jason Gunther
J:\PROJECTS\2023\FJ230022 COFFEE RUSH STUART LANDINGS\CAD\PLANS\C-09 PAVING GRADING AND DRAINAGE DETAILS.dwg



SECTION A-A

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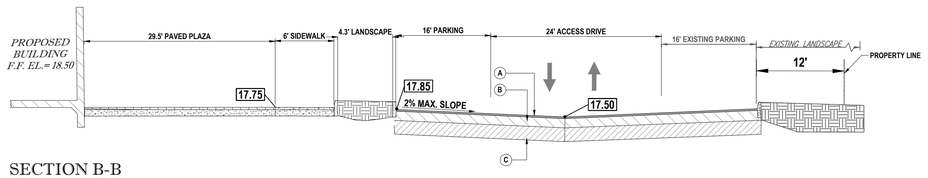

SECTION B-B

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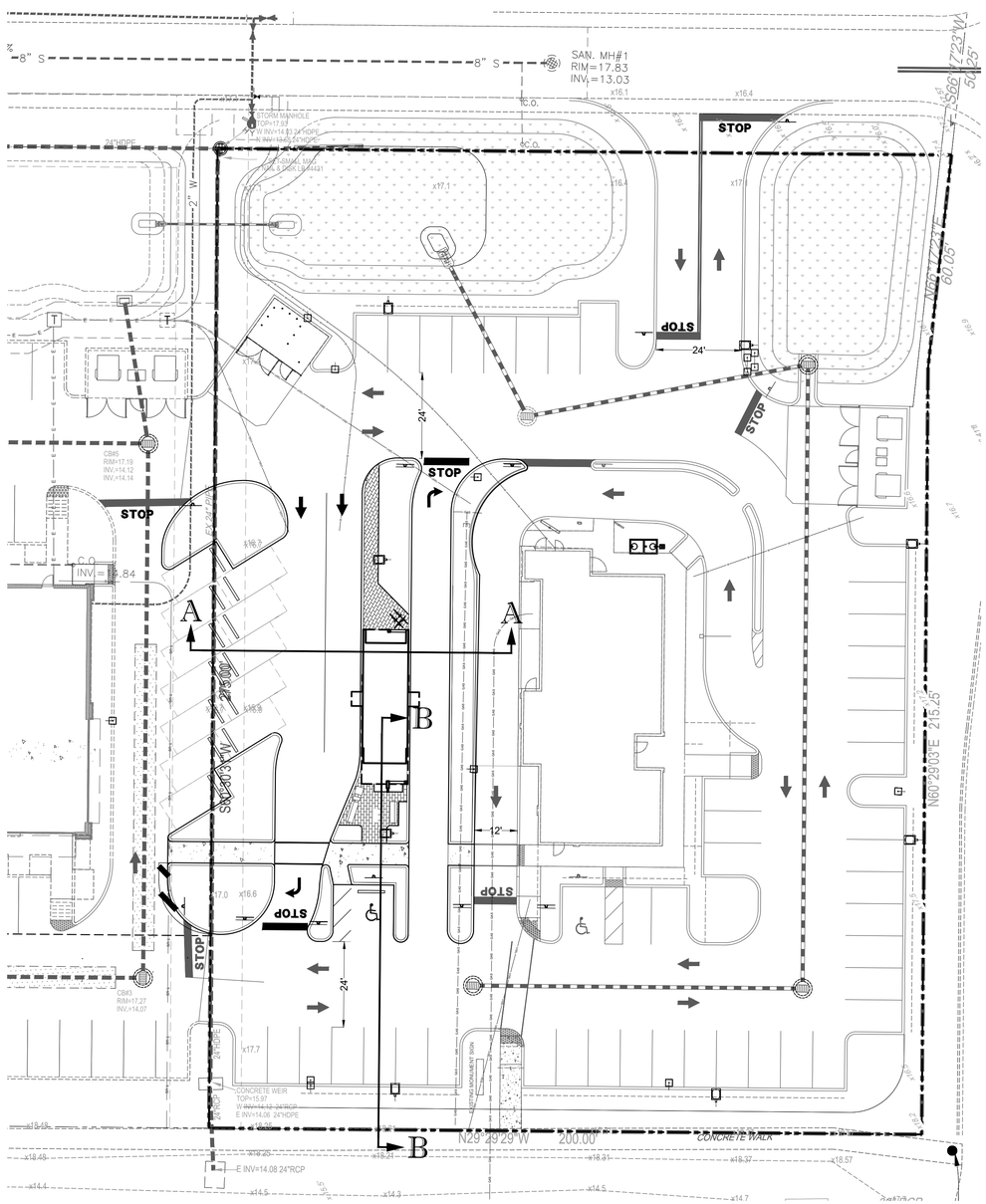

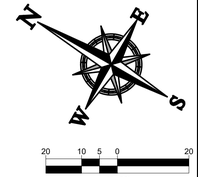

PAVEMENT LEGEND

(A) WEARING SURFACE: (ASPHALT AREAS ONLY)
INSTALLATION OF THE 1-1/2" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED WITH 2 LIFTS. THE FIRST LIFT TO BE 3/4" TYPE S-III. SECOND LIFT TO BE 3/4" S-III ASPHALTIC CONCRETE WITH TACK COAT BETWEEN LIFTS.

(B) LIME ROCK BASE: (ASPHALT,VEHICULAR PAVERS AREAS)
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100).

(C) SUB-BASE: 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).

(E) CONCRETE SIDEWALK / PAVEMENT:
THICKNESS SHALL BE 4" AND 3,000 P.S.I., EXCEPT IN DRIVEWAYS & ALLEYS WHERE IT SHALL BE 6" AND 3,500 P.S.I.

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PROJECT No.:	FJ230022
DRAWN BY:	MJL
CHECKED BY:	JMG
DATE:	5/17/18
CAD I.D.:	SECTIONS

PROJECT:

COFFEE RUSH
STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART
FLORIDA

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SHEET TITLE:

CROSS SECTIONS

SHEET NUMBER:

C-10

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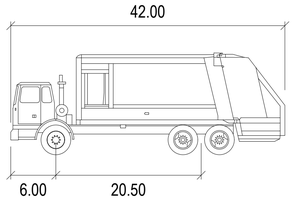
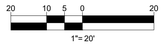
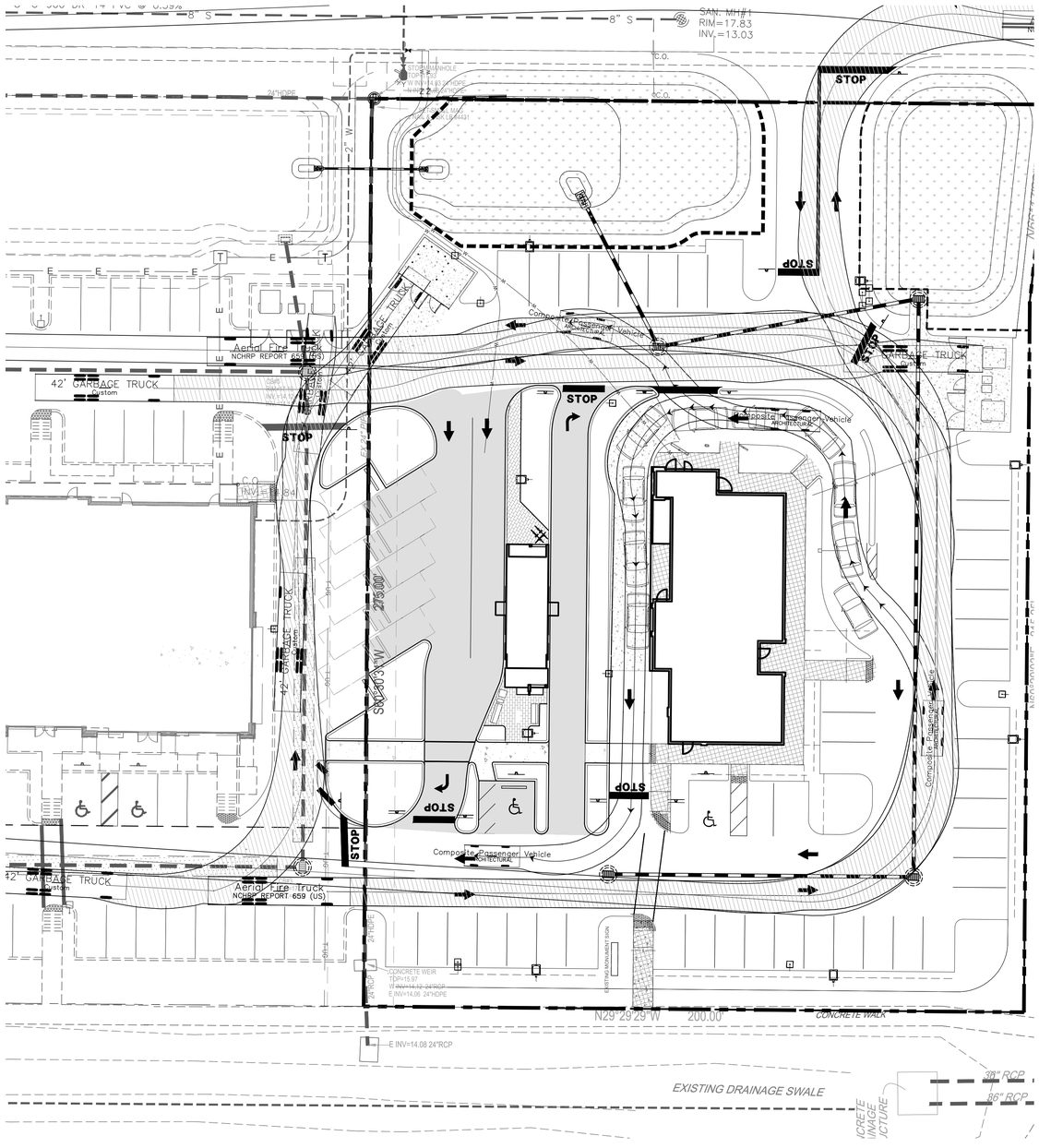


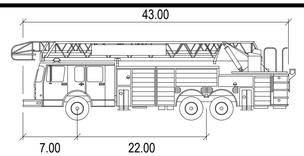
42' GARBAGE TRUCK

Width	: 8.00	
Track	: 8.17	feet
Lock to Lock Time	: 6.0	
Steering Angle	: 33.9	



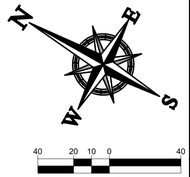


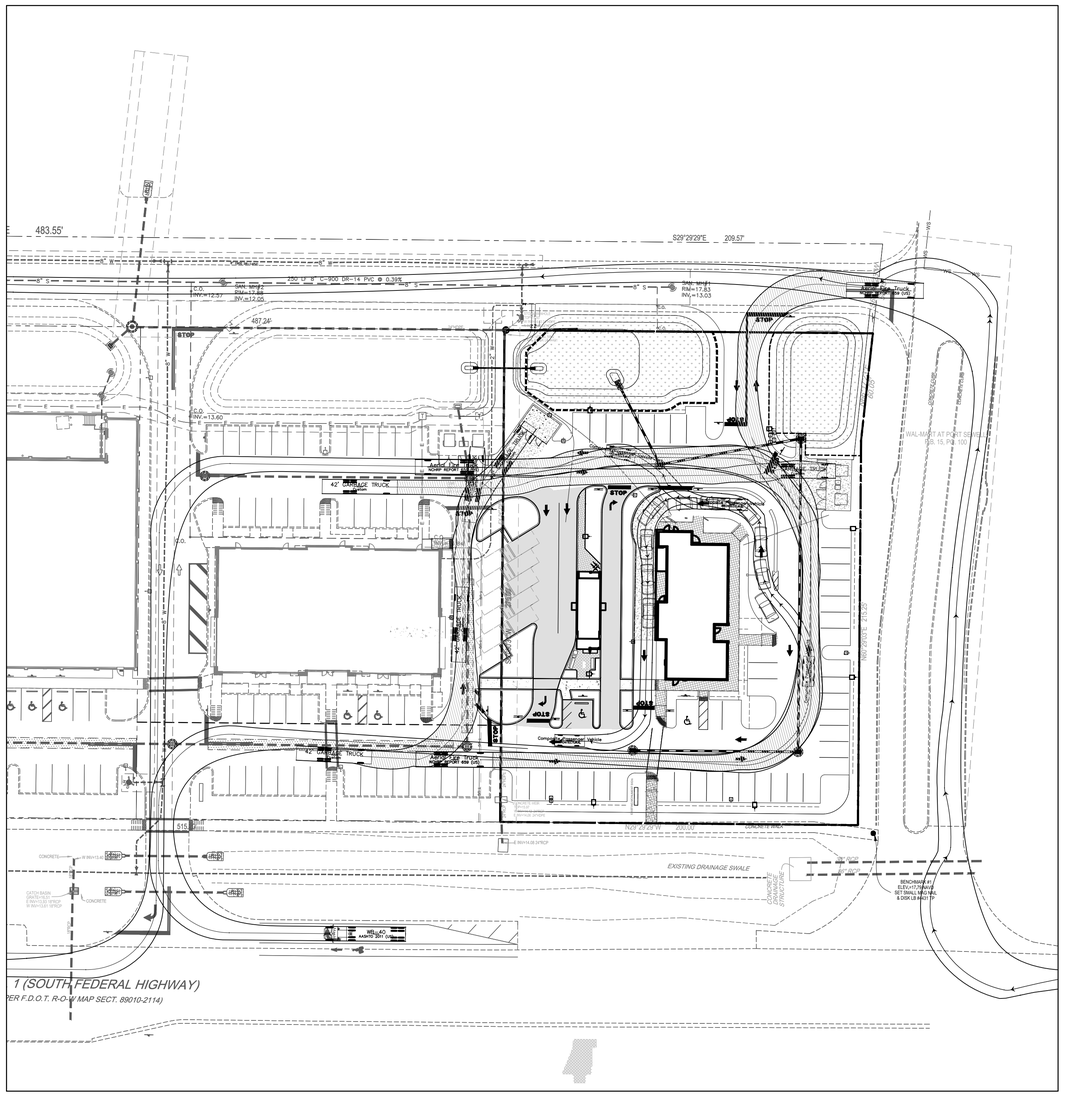
WASTE SERVICE VEHICLE ROUTES



Aerial Fire Truck

		feet
Width	: 8.50	
Track	: 8.50	
Lock to Lock Time	: 6.0	
Steering Angle	: 33.3	





FIRE TRUCK ROUTES

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PROJECT No.:	FJ230022
DRAWN BY:	MJL
CHECKED BY:	JMG
DATE:	5/17/18
CAD I.D.:	VEHICLE ROUTES

PROJECT:

COFFEE RUSH
STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART
FLORIDA

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September 9, 2025
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FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERT. OF AUTH. No. 27528

SHEET TITLE:

VEHICLE ROUTES

SHEET NUMBER:

C-11

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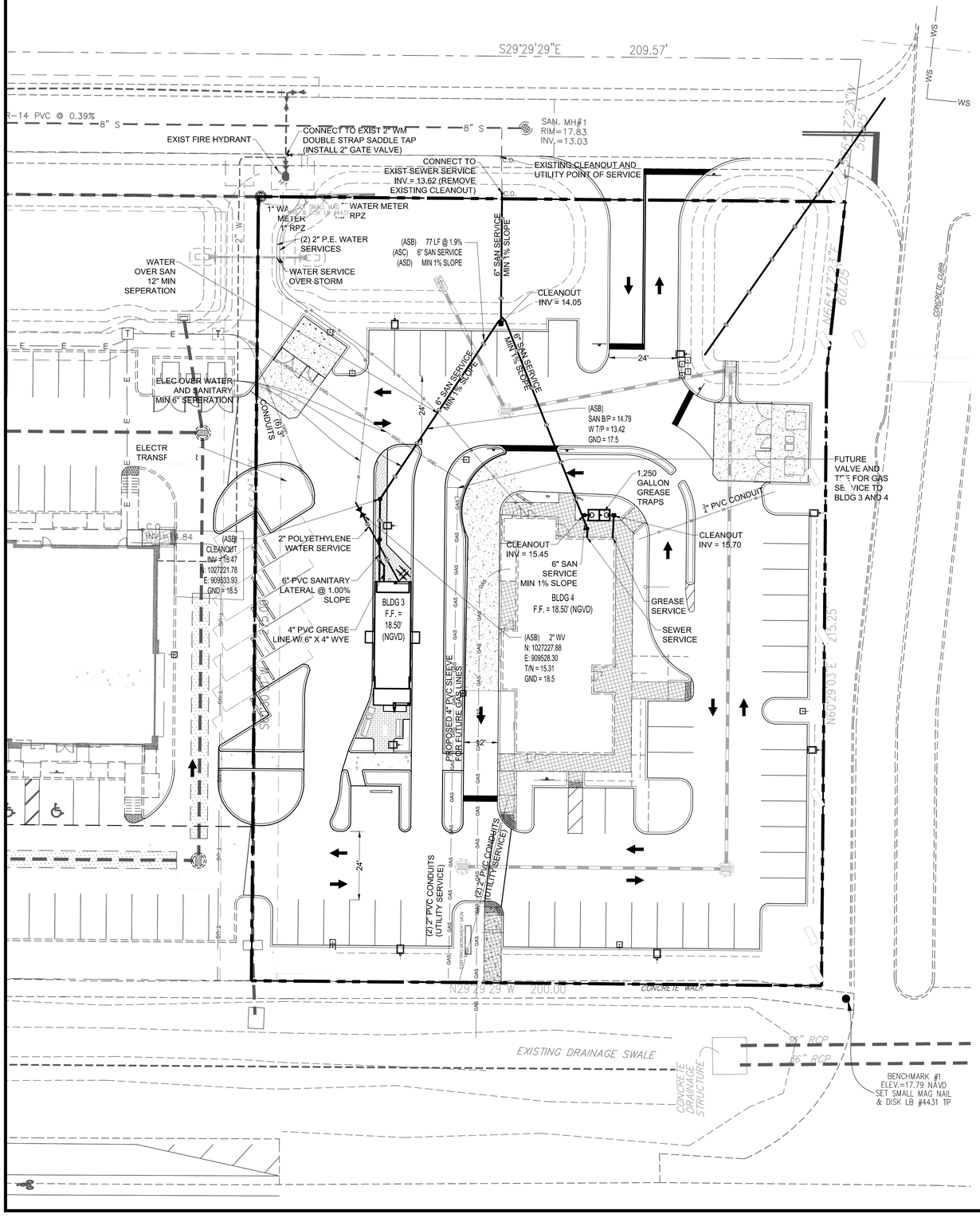
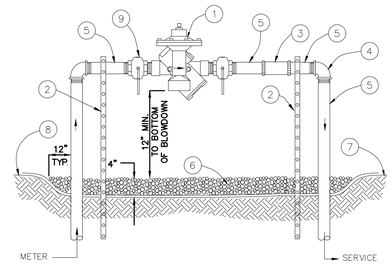


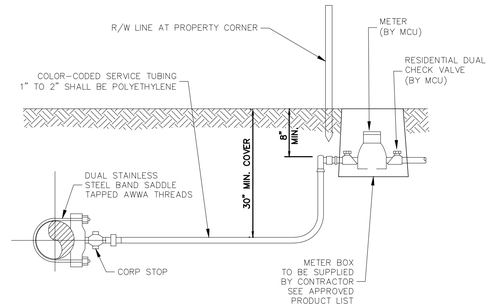


MATERIALS		
ITEM	QUANT.	DESCRIPTION
1	1	2" BACKFLOW PREVENTER
2	2	1" S.S. UNISTRUT W/ S.S. STRAPS
3	1	2" COUPLING – COMPRESSION
4	2	2" X 90° ELBOW
5	4	2" X 6" NIPPLES
6		PEA GRAVEL
7		FILTER FABRIC
8		FINISHED GRADE
9	2	BALL VALVE

NOTES:

1. INSTALLATION SHOWN ABOVE IS FOR A 2" SERVICE. CHANGE PIPING MATERIALS ACCORDINGLY FOR SERVICE SIZE.
2. USE COPPER, BRASS OR STAINLESS STEEL FOR FITTINGS AND PIPE MATERIAL.

REDUCED PRESSURE BACKFLOW PREVENTER
SINGLE SERVICE, 3/4", 1", 1-1/2" AND 2"
Dwg 13
Revised: AUGUST 2016



NOTES:

1. MIN. SERVICE LINES SHALL BE AS FOLLOWS: 1" FOR SINGLE AND DOUBLE SERVICES WHERE METER SIZE IS 5/8"; 2" FOR SINGLE AND DOUBLE SERVICES WHERE METER SIZE IS 1".
2. COMPRESSION FITTINGS SHALL BE SUITABLE FOR TUBING USED AND REQUIRE METAL (S.S.) INSERTS.
3. DOUBLE SERVICES REQUIRE "U" BRANCH WITH ANGLE CURB STOPS.
4. POLYETHYLENE SHALL BE AS DEFINED BY A.S.T.M. D2737 SDR9 COPPER TUBE SIZE (CTS) AND A.W.W.A. 901, LATEST EDITION, AND BE PRESSURE RATED FOR 200 PSI AND SHALL BE "ENDOPURE" BY ENDOT INDUSTRIES, INC., ROCKAWAY, N.J., OR APPROVED EQUAL.
5. TUBING SHALL BE MARKED WITH SIZE, MANUFACTURERS NAME, WORKING PRESSURE, NATIONAL SANITATION FOUNDATION APPROVAL, A.S.T.M. SPECIFICATION AND PRODUCTION CODE. TUBING SHALL HAVE AN OUTSIDE DIAMETER EQUIVALENT TO THE OUTER DIAMETER OF COPPER TUBING.
6. SERVICE LOCATOR WIRE SHALL BE LAID IN THE TRENCH WITH ALL SERVICES, CONNECTED TO THE MAIN WIRE AND WRAPPED AROUND THE SERVICE PIPING OR TUBING. WIRE FOR POTABLE WATER SHALL BE BLUE IN COLOR.

SERVICE CONNECTION DETAIL
5/8" OR 1" METER
Dwg 2
Revised: AUGUST 2016

MINIMUM CONSTRUCTION INSPCETIONS:

1. PRE-CONSTRUCTION MEETING TO BE COORDINATED BY THOMAS ENGINEERING PRIOR TO ANY CONSTRUCTION. ALL INSPECTIONS SHALL BE SCHEDULED THROUGH THOMAS ENGINEERING 48 HOURS IN ADVANCE.

ONSITE INSPECTIONS:
1. ALL WATER AND SEWER SHALL BE INSPECTED BY MARTIN COUNTY UTILITY DEPARTMENT.
2. SETTING OF LIFT STATION AND ANY CONNECTIONS TO EXISTING UTILITIES WILL REQUIRED THOMAS ENGINEERING.
3. ALL TESTING AND START UPS SHALL BE SCHEDULED THROUGH THOMAS ENGINEERING.
4. FINAL INSPECTION SHALL NOT BE SCHEDULED UNTIL FINAL AS-BUILTS AND ALL TESTING DATA HAS BEEN RECEIVED.

OFFSITE INSPECTIONS:
1. ALL WORK WITHIN FDOT RIGHT OF WAY FOR UTILITES SHALL FOLLOW MINIMUM FDOT REQUIREMENTS. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH FDOT AND MARTIN COUNTY PRIOR TO ANY CONSTRUCTION IN THE RIGHT OF WAY.
2. ALL WORK WITH MIAMI AVE SHALL BE COORDINATED WITH PUBLIC WORKS PRIOR TO STARTING CONSTRUCTION. A SEPARATE PRE-CONSTRUCTION MEETING WILL BE REQUIRED PRIOR TO ANY WORK WITH MIAMI AVE, CONTRACTOR SHALL PROVIDE SCHEDULE OF WORK WITH RIGHT OF WAY.

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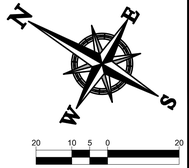

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PROJECT No.: FJ230022
DRAWN BY: MJL
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DATE: 5/17/18
CAD I.D.: WS PLAN

PROJECT:

COFFEE RUSH STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART FLORIDA

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September 9, 2025
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-12

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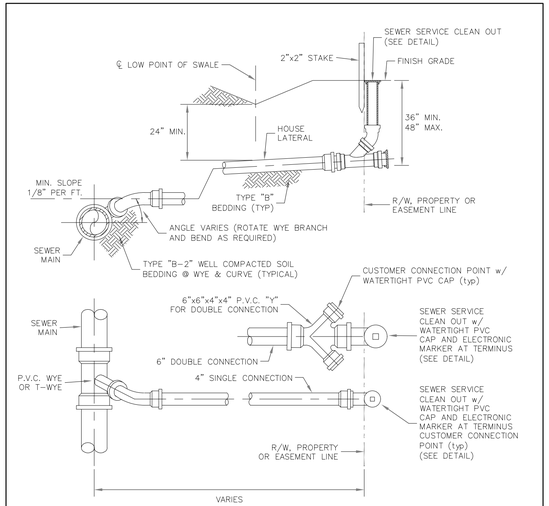
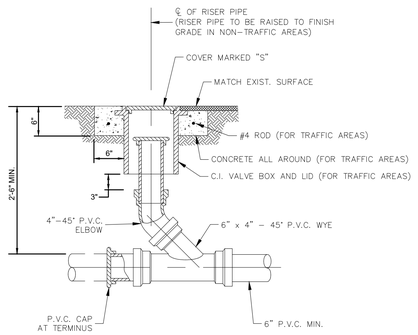


NOTES:

1. INVERT OF LATERAL TO BE 36" FROM FINISHED GRADE EXCEPT ON " WATER LINE SIDE " OF STREET R/W WHERE IT SHALL DROP TO 48" AS SOON AS DEPTH OF SEWER MAIN PERMITS.
2. THIS DETAIL TO BE USED WHEN TOP OF SEWER MAIN IS LESS THAN 7'-0" DEEP.
3. INSTALL MAGNETIC MARKERS AT THE END OF EACH SERVICE LINE OR OPPOSITE WYES AND RECORD LOCATION.
4. SERVICE LATERALS SHALL TERMINATE WITH A CLEANOUT AT ℄.

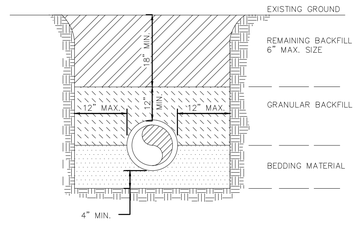
MARTIN COUNTY SEWER SERVICE
Dwg 32
Revised: AUGUST 2016



NOTES:

1. CONCRETE PAD w/ REBAR AND CAST IRON VALVE BOX TO BE INSTALLED IN TRAFFIC AREAS ONLY.

SEWER SERVICE CLEANOUT
Dwg 33
Revised: AUGUST 2016



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

TYPICAL TRENCH DETAIL
Dwg 23
Revised: AUGUST 2016

GENERAL NOTES:

FOR THE PURPOSE OF THE GENERAL NOTES BELOW, THE TERM DEPARTMENT SHALL MEAN "MARTIN COUNTY UTILITIES & SOLID WASTE DEPARTMENT".

1. ALL CONNECTIONS TO EXISTING MAINS SHALL BE OBSERVED BY THE DEPARTMENT. VALVES ON EXISTING MAINS SHALL BE OPERATED BY DEPARTMENT PERSONNEL OR UNDER THEIR DIRECT SUPERVISION. TAPPING SLEEVE AND VALVE SHALL BE PRESSURE TESTED PRIOR TO TAPPING. IF SERVICE MUST BE CUT OFF TO EXISTING CUSTOMERS, THE DEPARTMENT MUST HAVE THREE DAYS NOTICE TO MAKE NECESSARY NOTIFICATIONS. THE CONTRACTOR MAY BE REQUIRED TO ASSIST IN NOTIFICATIONS. IN THIS EVENT, CONTRACTOR SHALL BE READY TO PROCEED WITH AS MUCH MATERIAL PREASSEMBLED AS POSSIBLE AT THE SITE TO MINIMIZE THE LENGTH OF SERVICE INTERRUPTION. THE DEPARTMENT WILL POSTPONE A SERVICE CUT OFF IF THE CONTRACTOR IS NOT READY TO PROCEED ON SCHEDULE. SUCH CONNECTIONS SHALL BE MADE AT NIGHT TO MINIMIZE EFFECTS UNLESS OTHERWISE AUTHORIZED BY THE DEPARTMENT. NO CUSTOMER SHOULD BE WITHOUT SERVICE FOR MORE THAN FOUR HOURS.

LOCAL CHLORINATION WILL BE REQUIRED FOR ALL PIPE AND FITTINGS USED TO COMPLETE CONNECTIONS WITH POTABLE WATER.

2. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF MARTIN COUNTY UTILITIES MINIMUM DESIGN AND CONSTRUCTION STANDARDS, ONE COPY OF THE CONTRACT DOCUMENTS, INCLUDING PLANS, SPECIFICATIONS AND SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

3. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.

4. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES BY ELECTRONIC METHOD 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 DEPARTMENT 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.

5. LOCATION OF PROPOSED FACILITIES WILL BE STAKED BY CONTRACTOR. CONTRACTOR MUST GIVE 48 HOURS NOTICE TO THE DEPARTMENT IN ADVANCE OF LAYOUT.

6. 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 MEETINGS. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT BY LETTER PRIOR TO THE PRE-CONSTRUCTION MEETING APPOINTING THE SUPERINTENDENT FOR THIS PROJECT INCLUDING A FORMAL RESUME SHOWING QUALIFICATIONS. IN THE EVENT THE SUPERINTENDENT WILL NOT BE PRESENT FOR ANY PERIOD OF TIME DURING CONTRACT WORK THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE IN WRITING TO THE DEPARTMENT, INCLUDING THE APPOINTMENT OF A QUALIFIED REPLACEMENT SUPERINTENDENT WHO WILL BE PRESENT DURING THE CONSTRUCTION. WORK SHALL NOT BE ALLOWED TO PROCEED UNLESS THE ASSIGNED SUPERINTENDENT IS PRESENT.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE HIS COMPLETE FAMILIARITY WITH THE PROJECT SITE AND COMPONENTS TO INCLUDE SUBSURFACE CONDITIONS OF SOIL AND GROUNDWATER TABLE.

WARNING: EXACT LOCATION OF UNDERGROUND UTILITIES IS NOT KNOWN NOR IS THIS DRAWING TO BE CONSTRUED AS DEPICTING THE LOCATION OF ALL UNDERGROUND UTILITIES OR STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF LOCATION PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR IS RESPONSIBLE, THEREFORE, FOR ALL DAMAGE AND REPAIR COSTS.

GENERAL NOTES, SPECIFICATIONS AND SEPARATION STATEMENT
Dwg 1A
Revised: AUGUST 2016

GENERAL NOTES (Cont.):

8. DENSITY TESTS OF TRENCH BACKFILL MATERIAL SHALL BE REQUIRED AT INTERVALS OF NOT MORE THAN 500 FEET. DENSITY TESTS OF PAVEMENT OPEN-CUT AREAS INCLUDING ROADS, TURNLANES, AND DRIVES SHALL BE REQUIRED AT EACH OPEN-CUT AT INTERVALS OF NOT MORE THAN 50 FEET. ALL TESTS SHALL COMMENCE AT THE TOP OF CONDUIT AND EVERY 12 INCHES TO THE FINISH GRADE. COMPACTION SHALL BE IN ACCORDANCE WITH MARTIN COUNTY UTILITIES CONSTRUCTION STANDARDS "TYPICAL TRENCH DETAIL" AND "FLEXIBLE PAVEMENT REPLACEMENT DETAIL". FLORIDA BEARING TESTS FOR THE STABILITY OF EXISTING SUBSOIL SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET, AND CLOSER AS MIGHT BE NECESSARY FOR VARIATIONS IN THE STRATA. A CERTIFIED COPY OF THE TESTS SHALL BE PROVIDED TO THE DEPARTMENT AND THE FLORIDA DEPARTMENT OF TRANSPORTATION OR MARTIN COUNTY ENGINEERING DEPARTMENT DEPENDING ON JURISDICTION. CONTRACTORS BID PRICE SHALL INCLUDE PAYMENT FOR ALL TESTS CONDUCTED BY AN INDEPENDENT TESTING LAB.

9. ANY LANDSCAPING DISTURBED, UNLESS OTHERWISE SHOWN ON THE PLANS, SHALL BE REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE DEPARTMENT AT THE CONTRACTORS EXPENSE.

10. ANY SIDEWALK, CURB AND GUTTER OR PAVEMENT DISTURBED, UNLESS OTHERWISE SHOWN ON PLANS, SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi AT 28 DAYS AND ALL CONCRETE WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA. ALL CONSTRUCTION SHALL MEET ADA REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, DETECTABLE WARNING SURFACES.

11. ALL SOD IS TO BE PLACED FOR THE FULL WIDTH DISTURBED AT THE PER LINEAR FOOT UNIT PRICE FOR SOD. SOD SHALL BE REPLACED TO MATCH EXISTING KIND UNLESS OTHERWISE SHOWN ON PLANS.

12. CONTRACTOR SHALL PROVIDE PROPER BENDS TO MAINTAIN REQUIRED DEPTH AND ALIGNMENT OF PIPE. COST OF BENDS NOT DESIGNATED ON PLANS SHALL BE INCLUDED WITH THE UNIT PRICE FOR PIPE.

13. ANY TREES AND/OR SCRUB OR OTHER VEGETATION NOT TO BE REPLACED SHALL BE REMOVED FROM THE PROJECT AT THE CONTRACTOR'S EXPENSE.

14. ALL RUBBLE AND UNSUITABLE MATERIAL MUST BE REMOVED FROM THE PROJECT AND DISPOSED OF PROPERLY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

15. MAILBOXES MUST BE CAPABLE OF RECEIVING MAIL AT ALL TIMES.

16. DEFLECT PIPE AS NECESSARY TO OBTAIN THE REQUIRED ALIGNMENT. USE APPROPRIATE FITTINGS WHEN DEFLECTION EXCEEDS 75% OF MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.

17. ALL FITTINGS SHALL BE MECHANICALLY RESTRAINED. REFER TO MARTIN COUNTY UTILITIES DEPARTMENT MINIMUM DESIGN & CONSTRUCTION STANDARDS (LATEST EDITION).

18. ALL CONSTRUCTION DEWATERING (WELL POINTS, SUMPS, ETC.) WILL REQUIRE A DEWATERING PERMIT FROM SOUTH FLORIDA WATER MANAGEMENT DISTRICT. THIS SHALL BE OBTAINED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE PRIOR TO BEGINNING OF CONSTRUCTION.

19. THE "TRENCH SAFETY ACT" SHALL BE INCORPORATED INTO THIS CONTRACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF FLORIDA TO BE IN EFFECT AS OF OCTOBER 1, 1990.

20. A U-2 PERMIT IS REQUIRED FOR ALL WORK WITHIN COUNTY RIGHT-OF-WAY. THIS PERMIT MUST BE OBTAINED BY THE CONTRACTOR FROM THE MARTIN COUNTY ENGINEERING DEPARTMENT. ALL COSTS PAYABLE BY THE CONTRACTOR. A COPY OF THIS PERMIT MUST BE MAINTAINED ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

21. ALL CONCRETE AND ASPHALT DRIVES MUST BE REPLACED FROM SAW CUT TO EDGE OF PAVEMENT.

GENERAL NOTES, SPECIFICATIONS AND SEPARATION STATEMENT
Dwg 1B
Revised: AUGUST 2016

GENERAL NOTES (Cont.):

22. LOCATIONS OF FIRE HYDRANTS AND AIR RELEASE VALVES ARE APPROXIMATE ONLY. FINAL LOCATIONS WILL BE DETERMINED BY DEPARTMENT PERSONNEL IN FIELD.

23. MAXIMUM LENGTH OF WATER MAIN AND FORCE MAIN PRESSURE TEST SHALL BE 1500 FEET. WATER SOURCE FOR FLUSHING, FILLING AND PRESSURE TESTING THE WATER MAIN SHALL BE FROM A TREATED SOURCE APPROVED BY THE DEPARTMENT.

24. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND RESTORATION (IF DAMAGED) OF ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT, INCLUDING BUT NOT LIMITED TO WALLS, FENCES, POWER POLES, MAIL BOXES, DRAINAGE PIPES AND STRUCTURES, ETC.

25. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING WATER SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT THE EXISTING WATER SERVICES FROM DAMAGE AND REPAIR ANY BREAKS IMMEDIATELY.

26. "RECORD DRAWINGS" SHALL INCLUDE FURNISHING MARTIN COUNTY UTILITIES DEPARTMENT WITH ALL INFORMATION NECESSARY FOR A COMPLETE SET OF RECORD DRAWINGS AS STIPULATED IN THE MARTIN COUNTY UTILITIES DEPARTMENT MINIMUM DESIGN AND CONSTRUCTION STANDARDS (LATEST EDITION).

27. MECHANICALLY RESTRAIN LENGTHS, AS INDICATED ON DRAWING No. 20, ON EACH SIDE OF ALL BENDS AND AS INSTRUCTED IN MARTIN COUNTY UTILITIES DEPARTMENT SPECIFICATIONS. MECHANICAL RESTRAINTS SHALL BE EITHER MEG-A-LUG, TYLER OR UNIFLANGE. THE CONTRACTORS BID PRICE FOR PIPE, GATE VALVES AND FITTINGS SHALL INCLUDE MECHANICAL RESTRAINT.

28. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL SUPPORT UTILITIES AND SHORE TRENCH AS REQUIRED TO PROTECT AND MAINTAIN EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY EACH UTILITY PRIOR TO ATTEMPTING TO SUPPORT THEIR FACILITIES. IF THE UTILITY REQUIRES THAT ONLY THEIR CREWS SHALL BE ALLOWED TO SUPPORT THEIR FACILITIES, THEN IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE WORK AND PAY THE UTILITY FOR THEIR EXPENSES IF REQUIRED. ALL COSTS FOR THIS WORK SHALL BE AT THE CONTRACTORS EXPENSE AND INCLUDED IN THE CONTRACTORS BID PRICE.

29. ALL PRESSURE TESTS SHALL BE IN ACCORDANCE WITH AWWA STANDARDS.

30. AIR RELEASE VALVE VAULT COVERS SHALL BE CONSTRUCTED PER DETAIL AS SHOWN IN THE DEPARTMENTS MINIMUM DESIGN AND CONSTRUCTION STANDARDS.

31. ALL WATER SERVICES SHALL BE DIRECTIONALLY DRILLED UNDER EXISTING PAVEMENT.

32. VALVE STEM RISER SHALL BE REQUIRED WHERE OPERATING NUT DEPTH EXCEEDS 4 FEET. THE RISER SHALL BE BOLTED TO THE VALVE NUT. METHOD AND MATERIALS SHALL BE APPROVED BY THE DEPARTMENT. COST FOR THIS WORK SHALL BE INCLUDED IN THE CONTRACTORS BID UNIT PRICE FOR GATE VALVES.

33. THE CONTRACTOR SHALL CLEAN MAINS USING APPROVED POLYURETHANE PIG(S). TEMPORARY CLEANING STATIONS SHALL BE CONSTRUCTED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A CLEANING PLAN SHOWING METHOD OF FILLING AND CLEANING MAINS PRIOR TO START OF CONSTRUCTION. THE CLEANING PLAN SHALL BE APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION. ALL COSTS FOR FILLING AND CLEANING SHALL BE AT THE CONTRACTORS EXPENSE.

34. A FLORIDA DEPARTMENT OF TRANSPORTATION PERMIT IS REQUIRED FOR ALL WORK, EXCEPT PERPENDICULAR CONNECTIONS, WITHIN THE STATE RIGHT-OF-WAY. A COPY OF THIS PERMIT MUST BE MAINTAINED ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

35. THE CONTRACTOR SHALL INSTALL TESTING POINTS FOR PRESSURE & BACTERIOLOGICAL TESTING OF WATER MAINS. THE CONTRACTOR SHALL INSTALL AND REMOVE AND PLUG CORP. STOPS PER MARTIN COUNTY UTILITIES STANDARDS "SAMPLE POINT DETAIL". THE LOCATION OF TEST POINTS SHALL BE APPROVED BY THE DEPARTMENT.

GENERAL NOTES, SPECIFICATIONS AND SEPARATION STATEMENT
Dwg 1C
Revised: AUGUST 2016

GENERAL NOTES (Cont.):

36. WATER MAIN DISINFECTION SHALL BE IN ACCORDANCE WITH CURRENT AWWA, BULLETIN C-651.

37. WATER MAINS AND APPURTENANCES SHALL BE IN ACCORDANCE WITH CURRENT AWWA, FDEP AND NSF STANDARDS.

38. MINIMUM COVER TO FINISHED GRADE OVER WATER MAINS SHALL BE 30 INCHES UP TO 8" DIAMETER; 10" OR LARGER SHALL HAVE 36" COVER OR GREATER TO PROVIDE A MINIMUM 18" COVER OVER OPERATING NUT OF GATE VALVES.

39. ALL MAINS SHALL BE TESTED FOR LEAKAGE. WATER SHALL BE SUPPLIED TO THE MAIN AND PUMPED TO THE REQUIRED 150 PSI PRESSURE. THE MAIN TESTED SHALL EITHER BE ISOLATED FROM PRESENTLY POTABLE LINES OR PROTECTED FROM LEAKAGE BY A DOUBLE VALVE ARRANGEMENT.

40. 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.

THE DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY TESTING PROCEDURES. AFTER FLUSHING IS COMPLETED, LINE PRESSURE SHALL BE APPLIED TO THE WATER SYSTEM TO DETERMINE IF ANY MAJOR DEFECTS ARE PRESENT. THE COMPLETE WATER SYSTEM SHALL THEN BE TESTED AT A PRESSURE OF 150 PSI FOR A PERIOD OF NOT LESS THAN TWO HOURS. THE DEPARTMENT MAY, AT ITS DISCRETION, INCREASE THE PERIOD TO FOUR HOURS. MAXIMUM LENGTH OF LINE TO BE TESTED AT ONE TIME SHALL NOT EXCEED 1500 LINEAR FEET. AN OIL FILLED PRESSURE GAUGE UP TO 200 PSI AT 2 POUND INCREMENTS SHALL BE USED FOR ALL PRESSURE TESTS. NO VISIBLE MOVEMENT OF THE SYSTEM SHALL OCCUR AND LEAKAGE SHALL NOT EXCEED:

$$\frac{L=ND\sqrt{P}}{7400} \text{ PER HOUR}$$

WHERE: L= LEAKAGE IN GALLONS
N= NUMBER OF JOINTS IN TEST SECTION
P= TEST PRESSURE IN PSI
D= DIAMETER OF PIPE IN INCHES

NOTE: MARTIN COUNTY UTILITIES DEPARTMENT'S MINIMUM DESIGN AND CONSTRUCTION STANDARDS (LATEST EDITION), ARE TO BE ADHERED TO AND WILL BE ENFORCED TO AT LEAST THESE MINIMUM STANDARDS.

48 HOURS BEFORE DIGGING
CALL TOLL-FREE
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SUNSHINE STATE ONE CALL OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER

GENERAL NOTES, SPECIFICATIONS AND SEPARATION STATEMENT
Dwg 1D
Revised: AUGUST 2016

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; fire 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 gravity 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 laid 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 sewage treatment and disposal system" as defined in Section 381.0065(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 are 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, 2003, water mains shall not be constructed or altered 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 Part V of this chapter and must submit the preliminary design report or drawings, specifications, and design data accompanying their permit application that include 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 sewage treatment and disposal system" as defined in Section 381.0065(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 and 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, fused, 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 three feet horizontally from another pipeline and where an underground water main is crossing another pipeline and 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.

GENERAL NOTES, SPECIFICATIONS AND SEPARATION STATEMENT
Dwg 1E
Revised: AUGUST 2016

ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD1988)

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
1000 CORPORATE DR. SUITE 250 FT. LAUDERDALE, FL 33334 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
840 SE OSCEOLA ST STUART, FL 34994 P: 772-286-3138

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	FJ230022
DRAWN BY:	MJL
CHECKED BY:	JMG
DATE:	5/17/18
CAD I.D.:	WS DETAILS

PROJECT:

COFFEE RUSH STUART LANDINGS

FOR

DKC Stuart Landings 2, LLC

CITY OF STUART
FLORIDA

THOMAS ENGINEERING GROUP
840 SE OSCEOLA ST
STUART, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Digitally signed by Jason Gunther
Date: 2025.09.09 11:22:44 -04'00'
FLORIDA LICENSE No. 58629
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

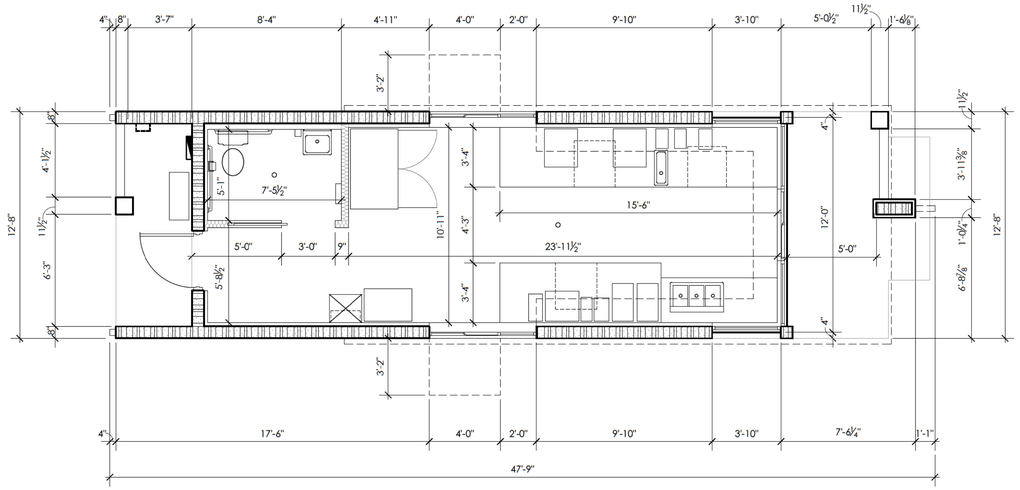
SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

C-13

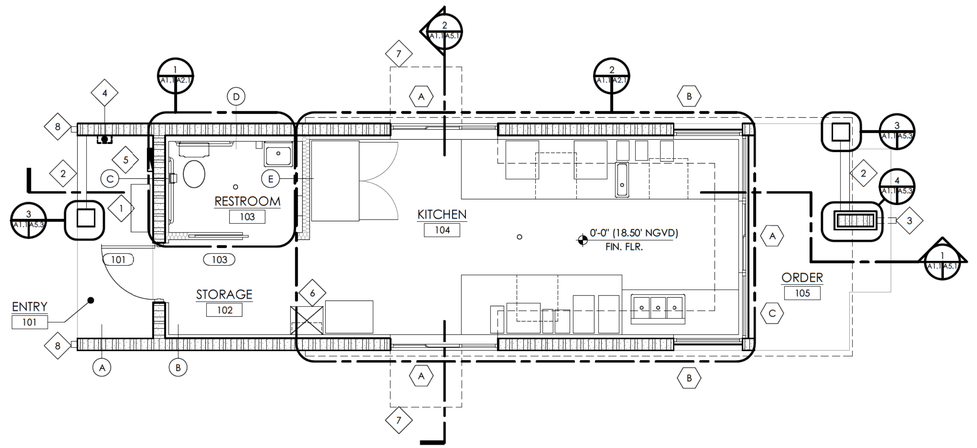
Printed on Tuesday, September 09, 2025, 11:22 AM by Jason Gunther



DIMENSION FLOOR PLAN

SCALE: 1/4" = 1'-0"

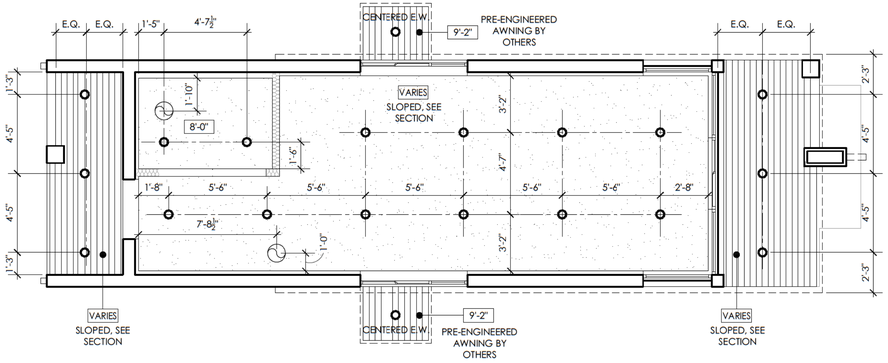
0 4' 8' 12'



NOTED FLOOR PLAN

SCALE: 1/4" = 1'-0"

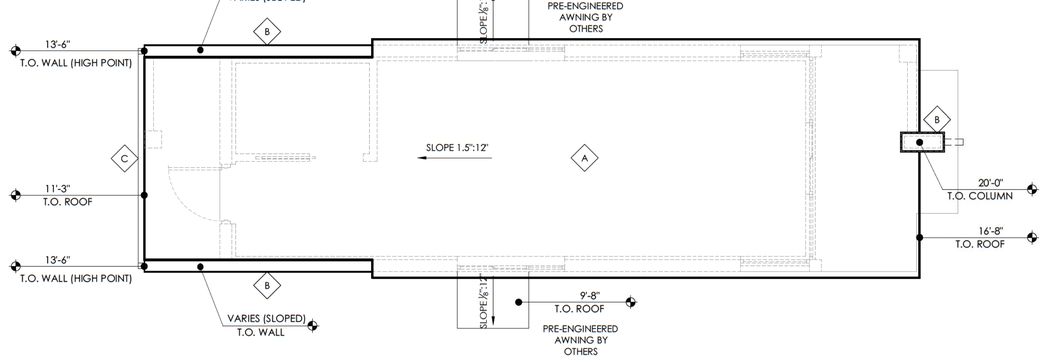
0 4' 8' 12'



REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

0 4' 8' 12'



ROOF PLAN

SCALE: 1/4" = 1'-0"

0 4' 8' 12'

GENERAL NOTES:
1. DASHED FURNITURE/FIXTURES NOT IN CONTRACT.

2. SEE WALL TYPE DETAILS ON SHEET 'A6.1'

AREA CALCULATION	
AREA UNDER A/C:	357 S.F.
OUTDOOR COVERED AREA:	113 S.F.
TOTAL FBC AREA:	470 S.F.
TOTAL GROSS AREA:	548 S.F.

NOTED PLAN KEYNOTES

1. CONDENSING UNIT
2. WOOD SLAT SCREEN
3. LED CHANNEL LETTER SIGNAGE
4. ELECTRICAL METER
5. ELECTRICAL PANEL
6. TANKLESS WATER HEATER OVER MOP SINK
7. PRE-ENGINEERED AWNING BY OTHERS ABOVE
8. GUTTER AND DOWNSPOUTS

ROOF PLAN KEYNOTES

A. LOW-SLOPE ROOF W/ MECHANICALLY FASTENED T.P.O. ROOFING.

B. DARK BRONZE PRE-FIN. MTL COPING & FLASHING

C. DARK BRONZE GUTTER AND DOWNSPOUT ASSEMBLY

REFLECTED CEILING PLAN LEGEND

- GYP. BOARD CEILING
- 4" FEAUX WOOD GRAIN ALUM. SOFFIT PANELS
- RECESSED L.E.D. CAN LIGHT, COORD. W/ WET LOCATIONS
- EXHAUST FAN
- X'-X" — CEILING HEIGHT, A.F.F.

WALL TYPE LEGEND

- 8" C.M.U. WALL W/ G.W.B. OVER FI-FOIL INSULATION (R-4.1) OVER MTL. FURRING ON INT. AND TEXTURED STUCCO ON EXT.
- MTL. STUD WALL
- MTL. STUD WALL W/ SOUND ATT. BATT INSULAT.

No:	REVISIONS
1	-
2	-
3	-
4	-
5	-

CONSTRUCTION DOCUMENTS FOR COFFEE RUSH AT STUART LANDINGS

3991 SE FEDERAL HIGHWAY
STUART, FL

MK Architecture LLC
8200 College Parkway, Suite 101
Fort Myers, Florida 33919
239.482.2121
AR10564 ID6790
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REG. # 0010564
STATE OF FLORIDA
MICHAEL K. SHEELEY
AR0010564
REGISTERED ARCHITECT

JOB:	MK25015C
DATE:	09-02-2025
DRWN. BY:	CR
CAD REF:	FLR

SHEET
A1.1

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Contractors shall verify and be responsible for all dimensions and conditions of the job. MK Architecture, LLC shall be notified in writing of any variations or discrepancies from the dimensions, conditions and specifications shown by these drawings. All construction shall be in accordance with the current Florida Building Code.

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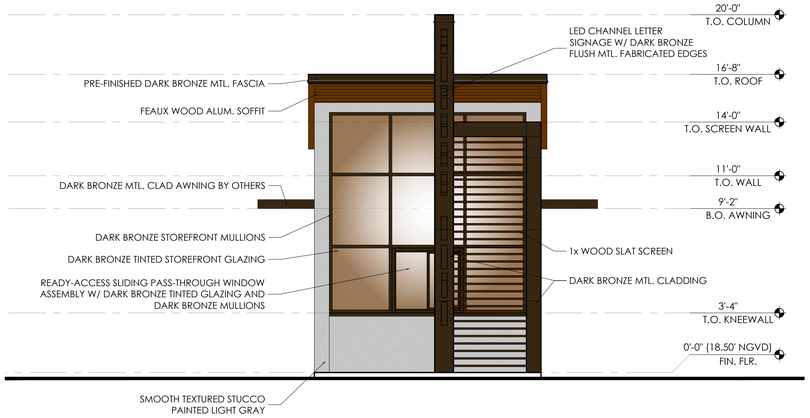
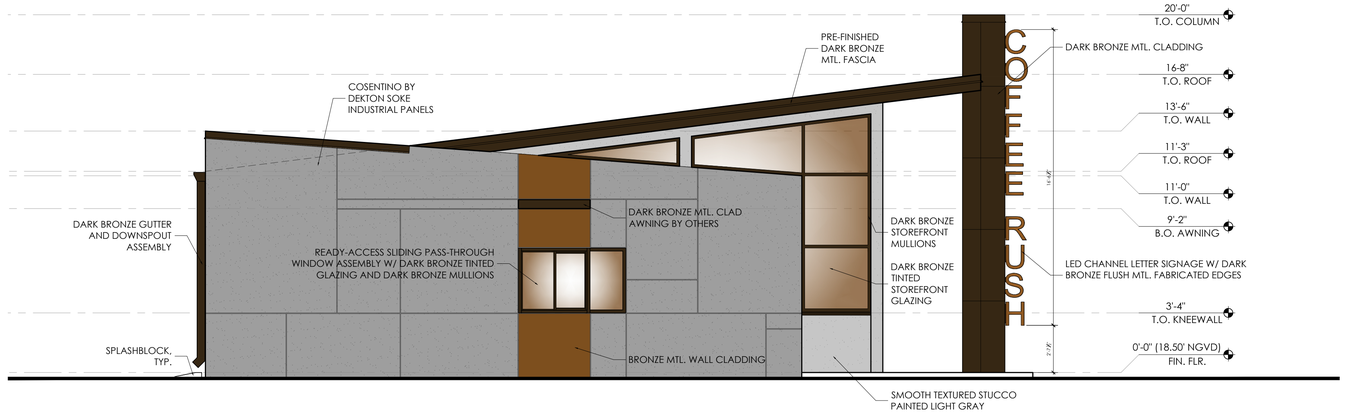


FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

SIDE ELEVATION

SCALE: 1/4" = 1'-0"

SIGNAGE INFORMATION

SIGNAGE BASIS OF DESIGN:

LED CHANNEL LETTER SIGNAGE W/ DARK BRONZE FLUSH METAL FABRICATED EDGES

SIGNAGE LETTERING TO BE ATTACHED DIRECTLY TO THE CONCRETE COLUMN IT IS MOUNTED ON WITH MOUNTING FLANGES INTEGRAL WITH THE SIGN'S FLUSH METAL FABRICATED EDGES. FLANGES WILL BE BE FINISHED DARK BRONZE TO MATCH THE LETTER'S METAL EDGES AND REDUCE THEIR VISIBILITY. ALL THIS TO BE DESIGNED BY THE SIGNAGE MANUFACTURER.

LETTERING COLOR AND MATERIAL TO BE DARK ORANGE ACRYLIC AS SHOWN AND WILL BE INTERNALLY ILLUMINATED WITH 6,000 K LED LIGHT NODES AT NIGHT TO GLOW DARK ORANGE. SIGN BRIGHTNESS NOT TO EXCEED LOCAL REQUIREMENTS.

LETTER TYPE FACE: ARIAL FONT
TYP. LETTER HEIGHT: 1'-4"
TYP. LETTER WIDTH: 1'-0"
LETTER THICKNESS: 5"
TOTAL SIGNAGE HEIGHT: 16'-6½" (SEE ELEVATIONS)
TOTAL SIGNAGE AREA: 20.8 SF

No:	REVISIONS
1	-
2	-
3	-
4	-
5	-

CONSTRUCTION DOCUMENTS FOR
COFFEE RUSH AT STUART LANDINGS
3991 SE FEDERAL HIGHWAY
STUART, FL

MK Architecture LLC
8200 College Parkway, Suite 101
Fort Myers, Florida 33919
239.482.2121
AR10564 ID6790
www.MK-ARCH.com

MICHAEL K. SHEELEY
REG. # 0010564
STATE OF FLORIDA
MICHAEL K. SHEELEY
AR0010564
REGISTERED ARCHITECT

JOB:	MK25015C
DATE:	09-02-2025
DRWN. BY:	CR
CAD REF:	ELEV

SHEET
A4.1

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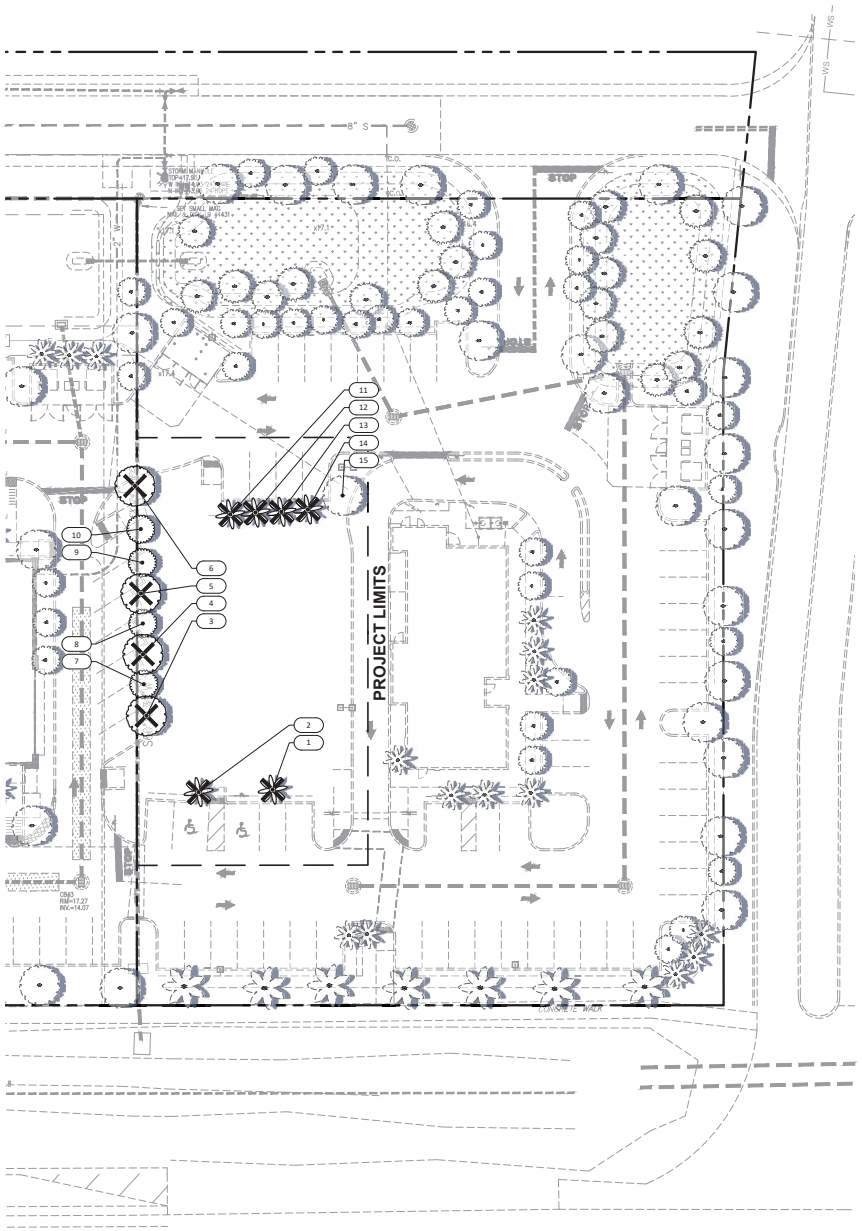
C:\USERS\ROD RICHARDSON\MK ARCHITECTURE DROPBOX\MK DESIGN FILES\ACAD\DWGS\MK ARCH\MK25015-COFFEE RUSH FLORIDA\MK25015C-STORE #3 STUART LANDINGS_12 PROTOTYPE\CONSTRUCTION DOCUMENTS\MK25015-A4-ELEV.DWG \ September 3, 2025



SE FEDERAL HIGHWAY (U.S. 1)

0 20 40 60 feet

SCALE: 1" = 20'-0"

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

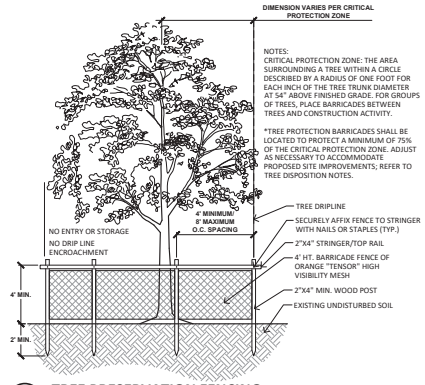
Check positive response codes before you dig!

TREE DISPOSITION NOTES

1. ROOT PRUNING AND WATERING PRIOR TO CONSTRUCTION:
   - 1.1. TREE ROOT PRUNING AND TRIMMING TO BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED & LICENSED ARBORIST.
   - 1.2. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO CONSTRUCTION. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER FOR 2 TO 3 DAYS PRIOR TO ROOT PRUNING. SEE BELOW FOR RELOCATION TIMELINE.
     - 1.2.1. PROVIDE TEMPORARY IRRIGATION FOR EACH TREE THROUGHOUT THE DURATION OF CONSTRUCTION.
     - 1.2.2. ROOT PRUNE TREES, SHOWN ON PLAN IN AREAS WHERE ROOTS WILL CONFLICT WITH CONSTRUCTION ACTIVITY. PRUNING OF ROOTS SHOULD BE DONE IN A MANNER TO PRESERVE THE GREATEST AMOUNT OF THE ROOT BASE AS POSSIBLE.
     - 1.2.3. BACKFILL TRENCH WITH PLANTING SOIL.
     - 1.2.4. FERTILIZE WITHIN THE ROOT ZONE (SEE NOTE 1.4).
   - 1.3. ACCOMPLISH ROOT PRUNING BY DIGGING A TRENCH AROUND THE TREE IN AREAS WHERE PROPOSED SITE WORK WILL BE PERFORMED. TRENCH A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8".
   - 1.4. CUT ALL EXPOSED ROOTS SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. WATER THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20-20-20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.
2. BRACING AND GUYING OF TREES AFTER ROOT PRUNING
   - 2.1. PROVIDE BRACING AND GUYING TO ASSURE THE TREES' STABILITY DURING THE ROOT REGENERATION PERIOD; AS PER THE APPLICABLE DETAIL(S).
3. ROOT ZONE PROTECTION
   - 3.1. DURING THE ENTIRE CONSTRUCTION PERIOD, MAKE ALL REASONABLE EFFORTS TO PROTECT THE ROOT ZONE FROM DAMAGE. ERECT TREE PROTECTION BARRICADING AROUND THE TREES. PROTECT ALL PLANT MATERIAL DESIGNATED TO BE SAVED, OR OUTSIDE OF THE LIMITS OF CONSTRUCTION, DURING CONSTRUCTION WORK. WORK UNDER THESE ITEMS WILL INCLUDE CONSTRUCTION AND MAINTENANCE OF TEMPORARY BARRICADE FENCING TO PROTECT THE ROOT ZONES OF EXISTING TREES AND OTHER PLANTINGS.
   - 3.2. INSTALL A PROTECTION BARRIER OR TEMPORARY FENCE OF AT LEAST 4 FEET IN HEIGHT AROUND EACH TREE TO BE PROTECTED AND PRESERVED. INSTALL THE TREE PROTECTION PRIOR TO THE ACTUAL CONSTRUCTION START AND MAINTAIN IT FOR THE DURATION OF THE PROJECT.
   - 3.3. INSTALL TREE BARRICADE FENCING AS PER THE APPLICABLE DETAIL(S).

TREE DISPOSITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE
	EXISTING PALM
	EXISTING PALM TO RELOCATE
	EXISTING TREE TO BE REMOVED
	EXISTING PALM TO BE REMOVED
XXX	TREE IDENTIFICATION NUMBER
	TREE PRESERVATION FENCING



1 TREE PRESERVATION FENCING

1/4" = 1'-0" 329343-24

TREE DISPOSITION TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (INCH)	CONDITION	DISPOSITION	TREE MITIGATION (INCH)	NOTES
1	THRINAX RADIATA	FLORIDA THATCH PALM	-	POOR	REMAIN	-	NUTRIENT DEFICIENCY
2	THRINAX RADIATA	FLORIDA THATCH PALM	-	FAIR	REMAIN	-	
3	ACER RUBRUM	RED MAPLE	4"	DEAD	REMOVE	0"	DEAD, TRUNK DECAY, FRUITING BODIES
4	ACER RUBRUM	RED MAPLE	4"	DEAD	REMOVE	0"	DEAD, TRUNK DECAY, FRUITING BODIES
5	ACER RUBRUM	RED MAPLE	4"	DEAD	REMOVE	0"	DEAD, TRUNK DECAY, FRUITING BODIES
6	ACER RUBRUM	RED MAPLE	4"	DEAD	REMOVE	0"	DEAD, TRUNK DECAY, FRUITING BODIES
7	CORDIA SEBESTENA	ORANGE GEIGER TREE	3"	GOOD	RELOCATE	-	
8	CORDIA SEBESTENA	ORANGE GEIGER TREE	3"	GOOD	RELOCATE	-	
9	CORDIA SEBESTENA	ORANGE GEIGER TREE	3"	GOOD	RELOCATE	-	
10	CORDIA SEBESTENA	ORANGE GEIGER TREE	3"	GOOD	RELOCATE	-	
11	ADONIDIA MERRILLII	CHRISTMAS PALM	4"	FAIR	REMOVE	0"	NUTRIENT DEFICIENCY
12	ADONIDIA MERRILLII	CHRISTMAS PALM	4"	FAIR	REMOVE	0"	NUTRIENT DEFICIENCY
13	ADONIDIA MERRILLII	CHRISTMAS PALM	4"	FAIR	REMOVE	0"	NUTRIENT DEFICIENCY
14	ADONIDIA MERRILLII	CHRISTMAS PALM	4"	FAIR	REMOVE	0"	NUTRIENT DEFICIENCY
15	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	3"	FAIR	REMAIN	-	
					TOTAL TREE MITIGATION REQUIRED:	0"	

PERMIT DOCUMENTS

bortak.design
Irrigation | Landscape Architecture
| 56 Ocean Boulevard | Stuart, FL 34996
(407) 304-9312 | www.bortak.design

REGISTRATION

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Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FLORIDA LANDSCAPE ARCHITECT MARC STEFAN BORTAK LA 6667430

PROJECT INFORMATION

COFFEE RUSH: STUART LANDINGS

3951 SE FEDERAL HIGHWAY

STUART, FLORIDA

PROJECT NUMBER
2024-024-002

CLIENT PROJECT NUMBER
N/A

VERIFY SCALES
1" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS
1 2025-05-28 CITY COMMENTS
2 2025-09-08 CITY COMMENTS

DATE OF ISSUE
9/10/2025

DRAWING TITLE
TREE DISPOSITION PLANS

DRAWING NUMBER
L1.01

Plot Date: 9/10/2025 11:53:33 AM Username: stefa Layout Name: L1.01
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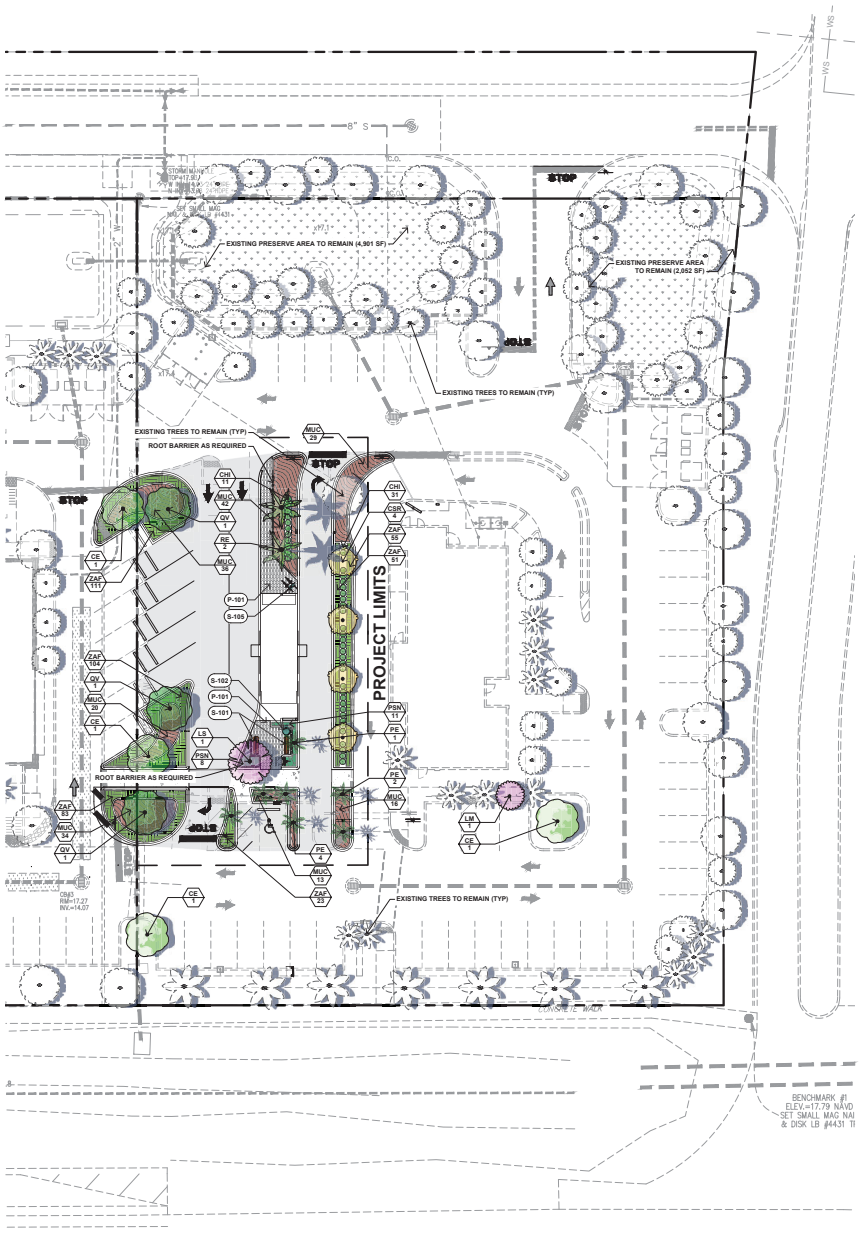

0 20 40 60 feet

SCALE: 1" = 20'-0"

Sunshine811

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Check positive response codes before you dig!

LANDSCAPE SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	NATIVE
TREES						
	CE	4	BUTTONWOOD CONOCARPUS ERECTUS	SEE SIZE	12' OAH, 6' SPR.	YES
	LM	1	MUSKOGEE CRAPE MYRTLE LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	B & B	12' OAH, 6' SPR.	NO
	LS	1	QUEEN'S CRAPE MYRTLE LAGERSTROEMIA SPECIOSA	SEE SIZE	12' OAH, 6' SPR.	NO
		7	ALEXANDER PALM PTYCHOSPERMA ELEGANS	B & B	12' HT	NO
	QV	3	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	SEE SIZE	12' OAH, 6' SPR.	YES
		2	FLORIDA ROYAL PALM ROYSTONEA ELATA	B & B	12' G.W.	YES
RELOCATED TREES						
	CSR	4	ORANGE GEIGER TREE CORDIA SEBESTENA	RELOCATED	SEE TREE DISPOSITION PLAN	YES
SHRUBS						
	CHI	42	COCO PLUM CHRYSOBALANUS ICACO	SEE SIZE	24" HT, 18" SPR	YES

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING
SHRUB AREAS							
	MUC	190	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS	3 GAL	24" HT, FULL	YES	30" o.c.
	PSN	19	WILD COFFEE PSYCHOTRIA NERVOSA	3 GAL	24" HT, FULL	YES	24" o.c.
GROUND COVERS							
	ZAF	427	FLORIDA COONTIE ZAMIA FLORIDANA	3 GAL	14" HT, FULL	YES	18" o.c.

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
PAVING			
	P-101	BELGARD HOLLAND STONE COLOR: SAVANNAH PATTERN: FLEMISH BOND	427 SF
SITE FURNISHINGS			
	S-101	GREEN THEORY ARY2, ARRAY BACKLESS BENCH FRAME: AGED COPPER STANDARD POWDER COAT SLATS: THERMALLY MODIFIED ASH HARDWOOD TIMBER	2
	S-102	GREEN THEORY BIK5-1, BIKKI BIN ENCLOSURE (32 GALLON) FRAME: AGED COPPER STANDARD POWDER COAT SLATS: THERMALLY MODIFIED ASH HARDWOOD TIMBER	1
	S-105	GREEN THEORY PPC7, PAPERCLIP BICYCLE RACK FRAME: AGED COPPER STANDARD POWDER COAT	1

LANDSCAPE CODE TABULATIONS

ZONING:	CPUD		
DEVELOPED AREA:	55,157 SF	1.3 AC	
TOTAL OPEN AREA:	17,740 SF	32%	
DEVELOPMENT STATUS:	MAJOR		

			MEASUREMENT	REQUIRED	PROVIDED	NOTES
SEC. 6.04.03 LANDSCAPE DESIGN						
B	1	LANDSCAPE AREA (MIN 20%)	20%	11,031 SF	17,740 SF	
SEC. 6.04.02 GENERAL PROVISIONS						
A	1	PERCENT NATIVE (ALL VEGETATION)	50%		PROVIDED	
		NO ONE SPECIES OF TREE SHALL EXCEED 25% OF THE MIN NO. OF REQUIRED TREES	25%	19 TREES		
	2	MIN 50% OF ALL REQUIRED TREES SHALL BE SHADE TREES	50%	37 TREES	47 EXISTING, 9 PROVIDED	
SEC. 6.04.07 PARKING AREA INTERIOR LANDSCAPE						
		VEHICULAR USE AREA			30,716 SF	
		INTERIOR LANDSCAPE AREA: 50% OF REQ. AREA	50%	5,516 SF	5,658 SF	
A	1	LANDSCAPE STRIP MIN. 10' WIDTH BTWN ADJACENT STREET				EXISTING
	2 a	1 TREE : 30 LF	349 LF	12 TREES		EXISTING
	b	HEDGE, WALL OR BERM				EXISTING
	c	SHRUB OR VINE (STREET SIDE) 5' O.C.				EXISTING
	4	MIN 25% OF STRIP = GROUND COVER				EXISTING
C	2	PROPOSED BUILDING				
		MIN. 2' LANDSCAPE STRIP BTWN BUILDING AND ACCESS DRIVE	60 LF	120 SF	490	PROVIDED IN MEDIAN
		1 TREE : 30 LF	60 LF	2 TREES	2 TREES	PROVIDED IN MEDIAN
		HEDGE		60 LF	60 LF	PROVIDED IN MEDIAN
		EXISTING BUILDING				
		1 TREE : 30 LF	247 LF	8 TREES	8 TREES	7 EXISTING, 1 PROVIDED
	3	1 TREE: 500SF (INTERIOR)	5,658 SF	11 TREES		
	5	INTERIOR ISLANDS: 1 TREE /ISLAND	3 ISLANDS	3 TREES	3 TREES	
	6	TERMINAL ISLANDS: 1 TREE /ISLAND	13 ISLANDS	13 TREES	13 TREES	TREES PROVIDED ACROSS DRIVE ISLE FOR 2 TERMINAL ISLANDS
	7	INTERIOR LANDSCAPE MEDIAN: 1 TREE /20 LF	54 LF	3 TREES	3 TREES	
SEC. 6.04.08 DEVELOPMENT LANDSCAPING REQUIREMENTS						
C		1 TREE : 2,500SF	2,500 SF	22 TREES		
			TOTAL TREES	74 TREES	99 TREES	82 EXISTING, 17 PROVIDED

XERISCAPE POINTS

	Option	Points	Provided
1	Utilization of moisture sensing controller other than rain switch	5	5
2	Plan submitted with low, moderate and high water usage zones indicated on the landscape plan	5	5
3	Grass:		
	25%—50% of the grass areas are made up of drought tolerant grass species from the list	5	10
	51% or more of the grass areas are made up of drought tolerant grass species from the list	10	
4	Shrubs:		
	25%—50% of the required shrubs are made up of drought tolerant species from the list	5	10
	51% or more of the required shrubs are made up of drought tolerant species from the list	10	
5	Trees:		
	25%—50% of the required trees are made up of drought tolerant species from the list	5	10
	51% or more of the required trees are made up of drought tolerant species from the list	10	
6	Extra shade trees in vehicular use areas:		
	25% more than the required shade trees planted in the vehicular use area	5	0
	50% more than the required shade trees planted in the vehicular use area	10	
7	Sod area less than 50% of landscape area	10	10
8	Utilization of compacted mulched (use of cypress mulch not recommended in order to protect natural cypress wetlands) planting beds at least three inches deep in all planted areas except ground cover	10	10
	Xeriscape Points Provided:		60

LANDSCAPE NOTES

1. ENCROACHMENT INTO REQUIRED BUFFERYARDS AND LANDSCAPED AREAS BY VEHICLES, BOATS, MOBILE HOMES OR TRAILERS SHALL NOT BE PERMITTED, AND REQUIRED LANDSCAPED AREAS SHALL NOT BE USED FOR THE STORAGE OR SALE OF MATERIALS OR PRODUCTS OR THE PARKING OF VEHICLES AND EQUIPMENT.
2. 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 CITY OF STUART LANDSCAPE CODE.
3. 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.
4. 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
5. ALTERNATIVE PLANT SPECIES FOR REQUIRED LANDSCAPE MAY BE PERMITTED SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF STUART GROWTH MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
6. ALL PROHIBITED EXOTIC SPECIES MUST BE REMOVED AND ALL REQUIRED LANDSCAPE IMPROVEMENTS MUST BE INSPECTED AND APPROVED BY CITY OF STUART PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. NO CYPRESS MULCH OR RED MULCH IS TO BE USED ON SITE. EUCALYPTUS OR MELALEUCA MULCH IS TO BE USED IN A 3" CONSISTENT LAYER IN ALL PLANTING BEDS.
8. ENHANCED LANDSCAPING BEYOND MINIMUM REQUIREMENTS WILL CONFORM TO ALL APPLICABLE SECTIONS OF THE CITY OF STUART LANDSCAPE CODE. AS-BUILT DRAWINGS WILL BE SUBMITTED TO CITY OF STUART GROWTH MANAGEMENT WITH CERTIFICATION OF LANDSCAPING INSTALLATION AND MAINTENANCE.
9. THIS PLAN HAS BEEN DESIGNED TO MEET THE TREE PLANTING REQUIREMENTS CONTAINED WITHIN THE FPL DOCUMENT ENTITLED 'PLANT THE RIGHT TREE IN THE RIGHT PLACE'.
10. FOR EXISTING OR PROPOSED UTILITIES, NO TREE SHALL BE PLANTED WHERE IT COULD, AT MATURE HEIGHT CONFLICT WITH OVERHEAD POWER LINES.
11. LARGE TREES (HEIGHT AT MATURITY OF MORE THAN 30') SHALL BE PLANTED NO CLOSER THAN A HORIZONTAL DISTANCE OF 30' FROM THE NEAREST OVERHEAD POWER LINE.
12. MEDIUM HEIGHT TREES (HEIGHT AT MATURITY BETWEEN 20' AND 30') SHALL BE OFFSET AT LEAST 20' AND SMALL TREES (HEIGHT AT MATURITY OF LESS THAN 20') REQUIRE NO OFFSET.
13. NO TREE SHRUBS, HEDGES OR VINES SHALL BE PLANTED WITHIN 5' OF AN EXISTING OR PROPOSED UTILITY POLE, GUY WIRE, OR PAD-MOUNTED TRANSFORMER.
14. PALMS SHOULD BE PLANTED AT A DISTANCE EQUAL TO OR GREATER THAN THE AVERAGE FROND LENGTH PLUS TWO (2) FEET FROM POWER LINES.
15. TREE SPECIES SHALL BE SELECTED AS TO MINIMIZE CONFLICTS WITH EXISTING OR PROPOSED UTILITIES.

IRRIGATION NOTES

1. ADEQUATE IRRIGATION OF LANDSCAPED AREAS SHALL BE PROVIDED FOR THE FIRST FULL GROWING SEASON AND CONTINUE THEREAFTER ONLY AS NECESSARY TO MAINTAIN REQUIRED VEGETATION IN GOOD AND HEALTHY CONDITION.
2. IRRIGATION SYSTEMS SHALL CONFORM TO THE FOLLOWING STANDARDS: IRRIGATION SYSTEMS SHALL BE CONTINUOUSLY MAINTAINED IN WORKING ORDER AND SHALL BE DESIGNED NOT TO OVERLAP WATER ZONES OR TO WATER IMPERVIOUS AREAS.
3. NO IRRIGATION SYSTEM SHALL BE INSTALLED OR MAINTAINED ABUTTING ANY PUBLIC STREET WHICH CAUSES WATER FROM THE SYSTEM TO OVERSPRAY ONTO THE ROADWAY OR TO STRIKE PASSING VEHICULAR TRAFFIC.

PERMIT DOCUMENTS

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Irrigation | Landscape Architecture
1 SE Osceola Boulevard | Stuart, FL 34994
(407) 304-9312 | www.bortak.design

REGISTRATION

This item has been digitally signed and sealed by MARC STEFAN BORTAK, RLA, CPIC, CID on the date adjacent to the seal.

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REGISTERED LANDSCAPE ARCHITECT — MARC STEFAN BORTAK — LA 6667430 — STATE OF FLORIDA — Digitally Signed by Marc Stefan Bortak — Date: 2025.09.10 08:57:07 -04'00'

PROJECT INFORMATION

COFFEE RUSH: STUART LANDINGS

3951 SE FEDERAL HIGHWAY

STUART, FLORIDA

PROJECT NUMBER
2024-024-002

CLIENT PROJECT NUMBER
N/A

VERIFY SCALES
1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

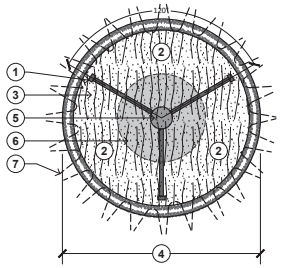
REVISIONS
1 2025-05-28 CITY COMMENTS
2 2025-09-08 CITY COMMENTS

DATE OF ISSUE
9/10/2025

DRAWING TITLE
LANDSCAPE PLANS

DRAWING NUMBER
L2.01

Plot Date: 9/10/2025 11:15:49 AM Username: stefa Layout Name: L2.01
Folder Path: C:\Data\Projects\2024\2024-024-002_Coffee Rush-Stuart Landings Filename: 2024-024-002_Landscape-Plan.dwg



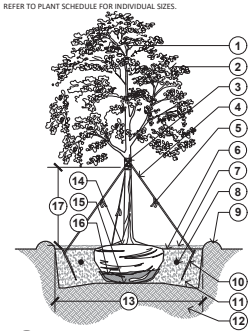
1. 2"X4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
2. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3. CONSTRUCT TEMPORARY 3" WATERING BASIN
4. 2X DIAMETER OF THE ROOTBALL.
5. TREE TRUNK
6. ROOTBALL
7. TREE CANOPY

1 LARGE TREE STAKING DETAIL

3/8" = 1'-0" 329301-22

CALIPER MEASUREMENTS NOTES:
1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
2. CALIPER MEASUREMENT IS12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

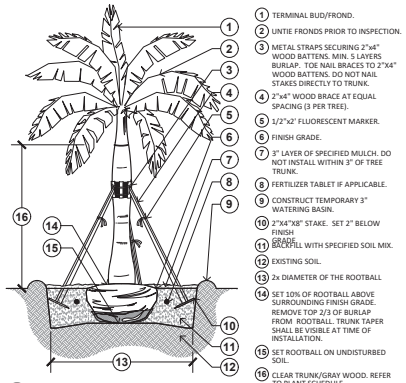
REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1. DO NOT PRUNE CENTRAL LEADER
2. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
4. 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
5. FLUORESCENT MARKING FLAG
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. FERTILIZER TABLET IF APPLICABLE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN
10. 2"X4"X8" STAKE: SET 2" BELOW FINISH GRADE
11. SPECIFIED SOIL MIX
12. EXISTING SOIL
13. 2X DIAMETER OF THE ROOTBALL
14. SET 10% OF ROOTBALL ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM ROOTBALL
17. CLEAR TRUNK: REFER TO PLANT SCHEDULE

2 LARGE TREE PLANTING: 2" CALIPER AND GREATER

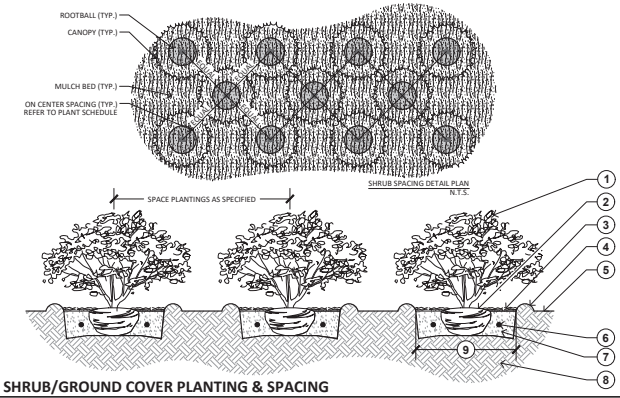
1/4" = 1'-0" 329302-01



1. TERMINAL BUD/FROND.
2. UNTIE FRONDS PRIOR TO INSPECTION.
3. METAL STRAPS SECURING 2"x4" WOOD BATTENS. MIN. 5 LAYERS BURLAP. TOE NAIL BRACES TO 2"X4" WOOD BATTENS. DO NOT NAIL STAKES DIRECTLY TO TRUNK.
4. 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE).
5. 1/2"x2' FLUORESCENT MARKER.
6. FINISH GRADE.
7. 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK.
8. FERTILIZER TABLET IF APPLICABLE.
9. CONSTRUCT TEMPORARY 3" WATERING BASIN.
10. 2"X4"X8" STAKE. SET 2" BELOW FINISH GRADE
11. BACKFILL WITH SPECIFIED SOIL MIX.
12. EXISTING SOIL.
13. 2x DIAMETER OF THE ROOTBALL
14. SET 10% OF ROOTBALL ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION.
15. SET ROOTBALL ON UNDISTURBED SOIL.
16. CLEAR TRUNK/GRAY WOOD. REFER TO PLANT SCHEDULE

3 LARGE PALM PLANTING DETAIL

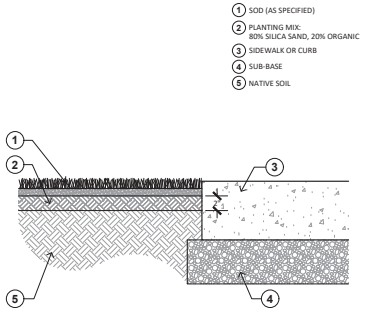
1/4" = 1'-0" DETAIL-FILE



1. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION: AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY
2. SET 10% OF ROOTBALL ABOVE SURROUNDING FINISH GRADE: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
3. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
4. CONSTRUCT TEMPORARY 3" WATERING BASIN
5. FINISH GRADE
6. FERTILIZER TABLET IF APPLICABLE.
7. BACKFILL WITH SPECIFIED SOIL MIX
8. EXISTING SOIL
9. 2X DIAMETER OF THE ROOTBALL

4 SHRUB/GROUND COVER PLANTING & SPACING

1" = 1'-0" 329302-06



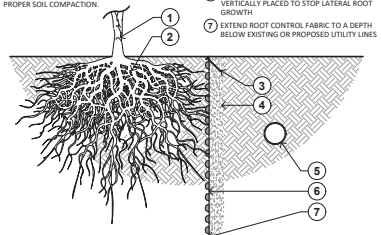
1. SOD (AS SPECIFIED)
2. PLANTING MIX: 80% SILICA SAND, 20% ORGANIC
3. SIDEWALK OR CURB
4. SUB-BASE
5. NATIVE SOIL

5 SOD PLANTING

1 1/2" = 1'-0" 329301-03

INSTALLATION NOTES
1. CONTACT UTILITY COMPANY AND ENSURE UTILITY LINES ARE PROPERLY LOCATED PRIOR TO DIGGING OR TRENCHING.
2. FOR EXISTING TREES, CONSULT A PROFESSIONAL ARBORIST IF ROOT TRIMMING IS REQUIRED.
3. INSTALL & COVER BIOBARRIER WITHIN 12 HOURS AFTER OPENING. HIGH TEMPERATURES AND DIRECT SUNLIGHT CAN REDUCE EFFECTIVE PRODUCT LIFE.
4. INSTALL TYPAR BIOBARRIER ROOT CONTROL FABRIC WITH NODULES FACING TOWARD ROOT SOURCE.
5. BACKFILL AND TAMP FIRMLY TO ELIMINATE SOIL SETTLING. WET SOIL, IF NECESSARY, TO ENSURE PROPER SOIL COMPACTION.

1. PROPOSED OR EXISTING TREE
2. FUTURE OR EXISTING ROOT STRUCTURE
3. SECURE FABRIC EVERY 2'-0" WITHIN 1/4" OF TOP EDGE
4. EXCAVATE TRENCHES A MINIMUM OF 4" WIDE: TRENCHES MUST BE A MINIMUM LENGTH OF MATURE PLANT CANOPY PLUS 10 FEET, CENTERED ON THE ROOT SOURCE AND ADJACENT TO PROTECTION AREA
5. PROPOSED OR EXISTING UTILITIES
6. TYPAR BIOBARRIER ROOT CONTROL FABRIC VERTICALLY PLACED TO STOP LATERAL ROOT GROWTH
7. EXTEND ROOT CONTROL FABRIC TO A DEPTH BELOW EXISTING OR PROPOSED UTILITY LINES

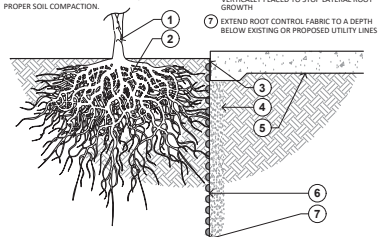


6 TREE ROOT BARRIER - ADJACENT UTILITIES

3/4" = 1'-0" 329413.23-01

INSTALLATION NOTES
1. CONTACT UTILITY COMPANY AND ENSURE UTILITY LINES ARE PROPERLY LOCATED PRIOR TO DIGGING OR TRENCHING.
2. FOR EXISTING TREES, CONSULT A PROFESSIONAL ARBORIST IF ROOT TRIMMING IS REQUIRED.
3. INSTALL & COVER BIOBARRIER WITHIN 12 HOURS AFTER OPENING. HIGH TEMPERATURES AND DIRECT SUNLIGHT CAN REDUCE EFFECTIVE PRODUCT LIFE.
4. INSTALL TYPAR BIOBARRIER ROOT CONTROL FABRIC WITH NODULES FACING TOWARD ROOT SOURCE.
5. BACKFILL AND TAMP FIRMLY TO ELIMINATE SOIL SETTLING. WET SOIL, IF NECESSARY, TO ENSURE PROPER SOIL COMPACTION.

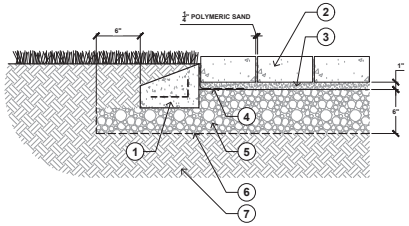
1. PROPOSED OR EXISTING TREE
2. FUTURE OR EXISTING ROOT STRUCTURE
3. SECURE FABRIC USING ADHESIVE
4. EXCAVATE TRENCHES A MINIMUM OF 4" WIDE: TRENCHES MUST BE A MINIMUM LENGTH OF MATURE PLANT CANOPY PLUS 10 FEET, CENTERED ON THE ROOT SOURCE AND ADJACENT TO PROTECTION AREA
5. PROPOSED CONCRETE OR ASPHALT SURFACE
6. TYPAR BIOBARRIER ROOT CONTROL FABRIC VERTICALLY PLACED TO STOP LATERAL ROOT GROWTH
7. EXTEND ROOT CONTROL FABRIC TO A DEPTH BELOW EXISTING OR PROPOSED UTILITY LINES



7 TREE ROOT BARRIER - ADJACENT HARDSCAPE

3/4" = 1'-0" 329413.23-02

1. TROWELED CONCRETE EDGE RESTRAINT WITH STAINLESS WELDED WIRE MESH AS REQUIRED
2. CONCRETE PAVER COLOR AND FINISH PER PLAN
3. 1" BEDDING SAND
4. 12" WIDE GEOTEXTILE ALONG PERIMETER, TURN UP AGAINST RESTRAINT EDGE
5. COMPACTED AGGREGATE BASE
6. GEOTEXTILE AS REQUIRED: TURN UP AT SIDES OF BASE
7. COMPACTED SOIL SUBGRADE



8 PAVERS WITH TROWELED CONCRETE EDGE

1 1/2" = 1'-0"

PERMIT DOCUMENTS

bortak.design
Irrigation | Landscape Architecture
| 56 Orlando Boulevard | Stuart, FL 34994
(407) 304-9312 | www.bortak.design

REGISTRATION

This item has been digitally signed and sealed by MARC STEFAN BORTAK, RLA, CPIC, CID on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Marc
Bortak

PROJECT INFORMATION

COFFEE RUSH: STUART LANDINGS

3951 SE FEDERAL HIGHWAY

STUART, FLORIDA

PROJECT NUMBER
2024-024-002

CLIENT PROJECT NUMBER
N/A

VERIFY SCALES
1" 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS
1 2025-05-28 CITY COMMENTS
2 2025-09-08 CITY COMMENTS

DATE OF ISSUE
9/10/2025

DRAWING TITLE
LANDSCAPE DETAILS

DRAWING NUMBER
L2.02

Plot Date: 9/10/2025 11:11:50 AM Username: stefa Layout Name: L2.02
Folder Path: C:\Data\Projects\2024\2024-024-002_Coffee Rush-Stuart Landings Filename: 2024-024-002_Landscape-Plan.dwg

LANDSCAPE SPECIFICATIONS

1. GENERAL
 1.1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
  1.1.1. THESE GENERAL NOTES, CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
  1.1.2. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS.
 1.2. SOURCE OF BASE INFORMATION IS PROVIDED BY THOMAS ENGINEERING GROUP, LLC ON 12/09/2024 AND IS ASSUMED TO BE CORRECT. IF SITE DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY. IF CONTRACTOR CONTINUES WORK WITHOUT THE PROPER NOTIFICATION, CONTRACTOR DOES SO AT HIS OWN RISK.
 1.3. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS DESCRIBED HEREIN.
 1.4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUB-CONTRACTORS AS REQUIRED TO COMPLETE THE WORK OF THIS PROJECT.
 1.5. CONTRACTOR SHALL VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER CONTRACTS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
 1.6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
 1.7. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. THE LOCATION OF EXISTING UTILITIES OR SITE FEATURES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER.
 1.8. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.
 1.9. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
 1.10. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OF DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AND AT NO EXPENSE TO THE OWNER.
 1.11. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED.
 1.12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.

2. PRE-CONSTRUCTION RESPONSIBILITY
 2.1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE LANDSCAPE ARCHITECT, ANY OTHER PERTINENT PARTIES AND HIMSELF.
 2.2. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES ONSITE. LOCATION TO BE DETERMINED BY THE OWNER. JANITORIAL SERVICES SHALL BE PROVIDED BY CONTRACTOR THROUGHOUT THE DURATION OF PROJECT.
 2.3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
 2.4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT.
 2.5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY TREES PROPOSED FOR RELOCATION. THIS SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF TREES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
 2.6. CONTRACTOR SHALL VERIFY LIMITS OF CONSTRUCTION AS NOTED ON THE PLANS. ANY WORK PERFORMED OUTSIDE OF THE AGREED UPON LIMITS OF CONSTRUCTION SHALL BE DONE AT THE EXPENSE OF THE CONTRACTOR.

3. SITE DEMOLITION
 3.1. ITEMS SHALL REMAIN UNLESS OTHERWISE NOTED ON THE PLAN(S). REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
 3.2. ALL HARDSCAPE DESIGNATED FOR REMOVAL SHALL BE SAW CUT, LEAVING UNIFORM EDGES TO THE GREATEST EXTENT POSSIBLE. MATERIAL EDGES TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES SHALL BE REPAIRED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 3.3. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS NOTED ON THE PLANS OR APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
 3.4. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. SALVAGED MATERIALS SHALL BE HANDLED WITH CARE AND STORED ON-SITE OR AS DIRECTED BY OWNER. CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY OWNER'S REPRESENTATIVE.
 3.5. REMOVE DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF AS REQUIRED BY LOCAL, STATE OR FEDERAL LAWS.
 3.6. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, COASTAL DUNE SYSTEMS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
 3.7. ALL IRRIGATION IN DEMOLITION AREA TO BE CAPPED AND ADJUSTED AS NECESSARY TO ENSURE OVERALL SYSTEM IS NOT AFFECTED.

4. TREE PRESERVATION
 4.1. ALL TREES TO BE PRESERVED AS INDICATED ON THE TREE DISPOSITION PLAN SHALL BE PROTECTED BY A TREE PROTECTION BARRICADE, UNLESS OTHERWISE NOTED ON PLAN.
 4.2. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND THE DRIP LINE OF EXISTING TREES TO BE PRESERVED IN PLACE, AS SHOWN ON PLAN. PRESERVATION BARRICADES SHALL BE LEFT IN PLACE THROUGHOUT DURING ALL PHASES OF CONSTRUCTION.
 4.3. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO PLANS FOR TREE PRESERVATION BARRICADE FENCING DETAIL.
 4.4. IF EXCAVATION IN THE VICINITY OF A PROTECTED TREE IS REQUIRED, CONTRACTOR SHALL ROOT PRUNE TREES, UNDER THE SUPERVISION OF A CERTIFIED ARBORIST IN ACCORDANCE TO THE FOLLOWING CONDITIONS:
  4.4.1. ROOT PRUNE TREES A MINIMUM OF EIGHT (8) WEEKS PRIOR TO CONSTRUCTION. PRIOR TO ROOT PRUNING, THOROUGHLY WATER THE ROOT ZONE WITH AT LEAST 2 TO 3 INCHES OF WATER FOR 2 TO 3 DAYS PRIOR TO ROOT PRUNING. SEE BELOW FOR RELOCATION TIMELINE.
   1. PROVIDE TEMPORARY IRRIGATION FOR EACH TREE THROUGHOUT THE DURATION OF CONSTRUCTION.
   2. ROOT PRUNE TREES, SHOWN ON PLAN IN AREAS WHERE ROOTS WILL CONFLICT WITH CONSTRUCTION ACTIVITY. PRUNING OF ROOTS SHOULD BE DONE IN A MANNER TO PRESERVE THE GREATEST AMOUNT OF THE ROOT BASE AS POSSIBLE.
   3. BACKFILL TRENCH WITH PLANTING SOIL.
   4. FERTILIZE WITHIN THE ROOT ZONE (SEE BELOW).
  4.4.2. ROOT PRUNING SHALL BE ACCOMPLISHED BY DIGGING A TRENCH AROUND THE TREE IN AREAS WHERE PROPOSED SITE WORK WILL BE PERFORMED. TRENCHING SHALL BE AT A MINIMUM OF 24" DEEP. ROOT PRUNE ONLY WITH A MECHANICAL ROOT-PRUNING SAW OR A TRENCHER WITH A MAXIMUM TRENCH WIDTH OF 8".
  4.4.3. ALL EXPOSED ROOTS SHALL BE CUT OFF SMOOTHLY, WITH SHARP INSTRUMENTS. BACKFILL TRENCHES WITH SOIL CONSISTING OF 30% SILICA SAND AND 70% MUCK. WATER THOROUGHLY AFTER ROOT PRUNING, AND ONCE WEEKLY DURING THE ROOT REGENERATION PERIOD, WITH A SOLUBLE FERTILIZER THAT HAS A 20.20.20 ANALYSIS AT MANUFACTURER'S RECOMMENDED RATE.
 4.5. THE CONTRACTOR SHALL FIELD STAKE THE LIMIT OF ROOT PRUNING. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION. DO NOT ROOT PRUNE FOR IRRIGATION OR ELECTRICAL LINES WITHIN DRIP LINES OF EXISTING TREES. COORDINATE ALL TRENCHING REQUIRED FOR UTILITY WORK WITH THE LANDSCAPE PLANS.
 4.6. ROOT PRUNING SHALL OCCUR IN ACCORDANCE WITH TREE RELOCATION NOTES AS NOTED ON PLANS.

5. PLANTING SOIL
 5.1. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
 5.2. ALL TREES SHALL BE PLANTED WITH A MINIMUM OF 6" TOPSOIL AROUND AND BENEATH THE ROOTBALL.
 5.3. MINIMUM TOPSOIL SHALL BE 2" FOR SODDED GRASS AREAS.
 5.4. PLANTING SOIL MIX SHALL BE A WEED FREE MIX AS FOLLOWS:
  5.4.1. DICOT TREES & SHRUBS: 50% SAND, 40% MUCK & 10% PEAT
  5.4.2. MONOCOT PALMS: 70% SAND & 30% MUCK
  5.4.3. TURF: 80% SAND, 10% PEAT & 10% MUCK

6. LANDSCAPE PLANTING
 6.1. THIS PLAN HAS BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES.
 6.2. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
 6.3. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
 6.4. ALL PLANT MATERIAL SHALL BE TRUE TO THE BOTANICAL NAME, GENUS, SPECIES AND/OR HYBRID DESIGNATION.
 6.5. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES (HEIGHT & SPREAD) AS SPECIFIED IN THE PLANT LIST. CONTAINER SIZE IS FOR REFERENCE PURPOSES ONLY. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM SIZES AT INSTALLATION, AS SPECIFIED IN THE PLANT LIST.
 6.6. QUANTITIES LISTED ON THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS.
 6.7. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.
 6.8. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND/OR GOVERNING MUNICIPALITY.
 6.9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
 6.10. AFTER FINAL GRADE, LANDSCAPE AREAS ARE TO BE RAKED TO A DEPTH OF 6". ALL ROCK AND FOREIGN INORGANIC MATERIALS SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
 6.11. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT EXISTING TREES, DAMAGE UTILITIES OR OTHER IMPROVEMENTS.
 6.12. ALL PLANTING BEDS IN OPEN AREAS AND AROUND BUILDING FOUNDATIONS SHALL BE EXCAVATED TO A DEPTH OF TWENTY-FOUR INCHES (24") AND BACK FILLED WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEOUS MATERIAL.
 6.13. ALL PLANTING BEDS IN MEDIANS, HARDSCAPE AREAS OR AREAS ENCOMPASSED BY IMPERVIOUS MATERIAL SHALL BE EXCAVATED TO A DEPTH OF THIRTY-SIX INCHES (36") OR UNTIL NATIVE SOILS ENCOUNTERED TO ENSURE DRAINAGE. BACK FILL WITH SOIL MIX AS SPECIFIED IN SECTION 5.00. PLANTING BED SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS OR OTHER EXTRANEOUS MATERIAL.
 6.14. EXCAVATE PLANTING PITS TO A DEPTH SO THAT THE TRUNK FLARE AND FIRST ORDER LATERAL ROOT(S) WILL BE PLANTED AT FINISH GRADE OR SLIGHTLY HIGHER. ADVENTITIOUS ROOTS ARE NOT CONSIDERED FIRST ORDER ROOTS.
 6.15. BURLAP, SYNTHETIC STRING, CORDS AND/OR LIFTING ROPES SHALL BE REMOVED FROM THE ROOTBALLS BEFORE ANY TREES ARE PLANTED. THE TOP 1/3RD OF BURLAP MUST BE REMOVED FROM HE TOP OF THE ROOTBALLS. THE TOP 1/3RD OF WIRE BASKETS SHALL BE COMPLETELY REMOVED AND THE BOTTOM 2/3RDS SHALL BE CUT BEFORE THE TREES ARE INSTALLED.
 6.16. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED.
 6.17. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.
 6.18. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
 6.19. ALL TREES SPECIFIED AS FIELD GROWN OR B&B TREES SHALL BE ROOT-PRUNED AT THE NURSERY A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.
 6.20. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
 6.21. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.
 6.22. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.
 6.23. TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE 8' IN ALL PEDESTRIAN AREAS.
 6.24. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 10' FROM ANY FIRE HYDRANT.
 6.25. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES, CONDUIT, FLAGGING AND NURSERY TAPE PRIOR TO STAKING.
 6.26. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT/WARRANTY PERIOD.
 6.27. TREES THAT CANNOT STAND WITHOUT THE SUPPORT OF STAKES AND/OR GUYS SHALL BE REJECTED.

7. TURF GRASSES
 7.1. ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. REFER TO LANDSCAPE SCHEDULE FOR ESTIMATED QUANTITY AND SPECIES.

8. MULCH & FERTILIZER
 8.1. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED PREMIUM EUCALYPTUS MULCH, UNLESS OTHERWISE SPECIFIED.
 8.2. INDIVIDUAL TREES PLANTED IN LAWN AREAS SHALL BE MULCHED WITH A MINIMUM 3' DIAMETER MULCH RING.
 8.3. MULCH SHALL NOT BE INSTALLED WITHIN 3" OF TREE TUNKS.
 8.4. FERTILIZER MIX AS FOLLOWS:
  8.4.1. DICOT TREES & SHRUBS: NPK 18-4-2, SLOW RELEASE W/ MICRONUTRIENTS
  8.4.2. MONOCOT PALMS: NPK 8-2-12, SLOW RELEASE W/ MICRONUTRIENTS
  8.4.3. TURF: NPK 16-4-8, SLOW RELEASE W/ MICRONUTRIENTS

9. WATERING
 9.1. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
 9.2. ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE THE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND THE LANDSCAPE IS TURNED OVER TO THE OWNER.

10. PROJECT CLOSEOUT
 10.1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
 10.2. THE CONTRACTOR SHALL RESTORE, REPLACE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK OF THE CONTRACTOR, HIS EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUB-CONTRACTORS. THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT OF THE EXISTING ADJACENT AREAS. THE RESTORATION WORK SHALL BE AT THE CONTRACTOR'S EXPENSE. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
 10.3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK. THESE AREAS SHALL BE KEPT IN A CLEAN AND NEAT CONDITION.
 10.4. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
 10.5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS INCLUDING PRODUCT/EQUIPMENT AS SPECIFIED OR REVISED DURING THE SHOP DRAWING SUBMITTAL PROCESS. AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.

11. GUARANTEE
 11.1. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED IN KIND BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION.
 11.2. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 90 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. REPLACEMENT MATERIAL SHALL BE REPLACED IN KIND AS IT RELATES TO SPECIES, QUANTITY AND SIZE.
 11.3. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 74 MPH AS DETERMINED BY THE NATIONAL HURRICANE CENTER, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

Plot Date: 9/10/2025 11:15:57 AM Username: stefa Layout Name: L2.03 Filename: 2024-024-002_Landscape-Plan.dwg
Folder Path: C:\Data\Project\2024\2024-024-002_Coffee-Rush-Stuart-Landings

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(407) 304-9312 | www.bortak.design

REGISTRATION

This item has been digitally signed and sealed by MARC STEFAN BORTAK, RLA, CPIC, CID on the date adjacent to the seal.

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REGISTERED LANDSCAPE ARCHITECT MARC STEFAN BORTAK LA 6667430 STATE OF FLORIDA

Marc S Bortak Digitally signed by Marc S Bortak Date: 2025.09.10 11:21:15 -04'00'

PROJECT INFORMATION

COFFEE RUSH: STUART LANDINGS
3951 SE FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER
2024-024-002

CLIENT PROJECT NUMBER
N/A

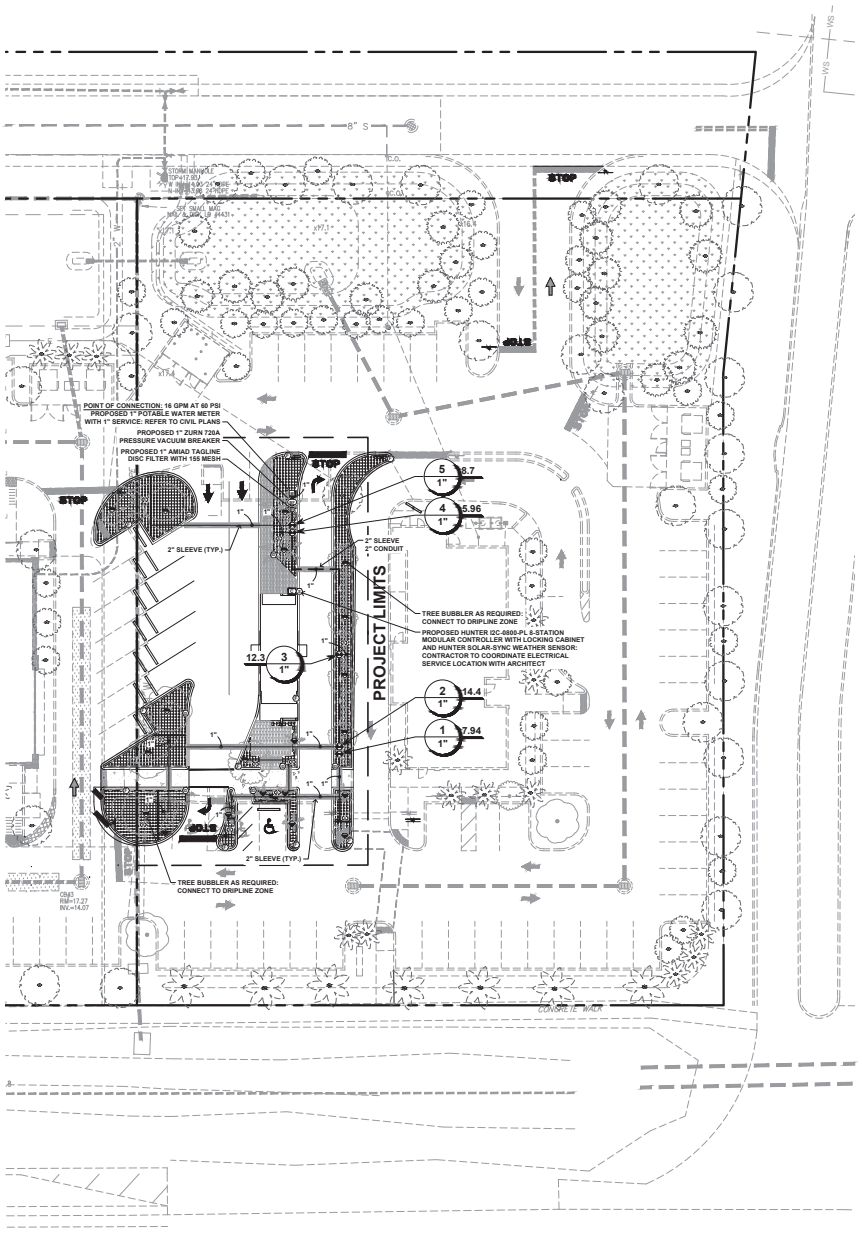
VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS
1 2025-05-28 CITY COMMENTS
2 2025-09-08 CITY COMMENTS

DATE OF ISSUE
9/10/2025

DRAWING TITLE
LANDSCAPE SPECIFICATIONS

DRAWING NUMBER
L2.03



SE FEDERAL HIGHWAY (U.S. 1)

0 20 40 60 feet
SCALE: 1" = 20'-0"

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
4. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
5. MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO THE IRRIGATION SPECIFICATIONS AND DETAILS.
6. IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPE ITEMS, SUCH AS ROADS, WALKS AND PATIOS, THE PIPES MUST BE SLEEVED WITH THE SLEEVE DIAMETER BEING AT LEAST TWICE THE SIZE OF THE PIPE IT IS CARRYING.
7. ANY MAJOR DESIGN CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION; CONTRACTOR PROCEEDS WITH CHANGES AT OWN RISK.
8. NO SUBSTITUTIONS SHALL BE PERMITTED, EXCEPT WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.
9. CONTRACTOR TO PROVIDE ADDITIONAL BUBBLERS AS REQUIRED FOR TREE AND PALM SPECIMEN ESTABLISHMENT.

COVERAGE STATEMENT OF INTENT

PROPOSED LANDSCAPED AREAS HAVE BEEN DESIGNED WITH A FULLY AUTOMATED IRRIGATION SYSTEM COMPRISING OF 100-PERCENT HEAD-TO-HEAD COVERAGE OF ALL PLANT MATERIALS AND GRASS AREAS. THE IRRIGATION SYSTEM HAS BEEN DESIGNED TO MEETING THE REQUIREMENTS AND THE LAND DEVELOPMENT CODE, INCLUDING A COMBINATION OF WATER-CONSERVING IRRIGATION PRINCIPLES SUCH AS WATERING BASED ON HYDROZONES, POINT-SOURCE EMITTERS AND DRIPLINE, HIGH-EFFICIENCY SPRAYS WITH PRESSURE REGULATING POP-UPS, BUBBLERS, AND A SMART IRRIGATION CONTROLLER WITH A WEATHER SENSOR AND ADVANCED SCHEDULING CAPABILITIES.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	ARC	PSI	GPM	RADIUS
	HUNTER PCB 25 PRESSURE COMPENSATING BUBBLER, ON FLEX RISER.	7	360	30	0.25	3'
	HUNTER PCB 50 PRESSURE COMPENSATING BUBBLER, ON FLEX RISER.	12	360	30	0.5	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
F	HUNTER PLD-BV MANUAL FLUSH VALVE, BARBED INSERT.	10	
A	HUNTER PLD-AVR AIR RELIEF VALVE WITH 1/2" MPT CONNECTION.	10	
ID	HUNTER ECO-ID SYSTEM OPERATION INDICATOR WITH 1/2" FPT CONNECTION INSTALLED ON SJ-512 SWING JOINT.	7	
	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-12-PC HDL-09-12-PC: HUNTER DRIPLINE WITH 0.9 GPH FLOW. LIGHT BROWN TUBING WITH BLACK STRIPING. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	3,290 LF	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101 1" REMOTE CONTROL VALVE, WITH GLASS-FILLED NYLON CONSTRUCTION, GLOBE CONFIGURATION, NPT THREADED INLET/OUTLET, WITH 1" HY100 FILTER.	5
BF	ZURN 720A 1" PRESSURE VACUUM BREAKER.	1
C	HUNTER I2C-0800-PL 8-STATION OUTDOOR MODULAR CONTROLLER WITH LOCKING PLASTIC ENCLOSURE.	1
S	HUNTER SOLAR-SYNC WEATHER SENSOR.	1
F	AMIAD 1" DISC FILTER 1" DISC FILTER, NPT, WITH 155-MESH STAINLESS STEEL SCREEN ELEMENT.	1
M	WATER METER 1" 1" POTABLE WATER METER WITH 1" SERVICE.	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	254.0 LF
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	104.9 LF
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18-INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	134.2 LF

VALVE CALLOUT
- VALVE NUMBER
- VALVE FLOW
- VALVE SIZE

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PRECIP
1	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	7.94	33.1	1.44 in/h
2	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	14.45	35.0	1.44 in/h
3	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	12.35	33.1	1.44 in/h
4	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	5.96	32.6	1.44 in/h
5	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	8.7	33.5	1.44 in/h

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(407) 304-9312 | www.bortak.design

REGISTRATION
MARC STEFAN BORTAK, RLA, CPIC, CID
LA 6667430
Marc Stefan Bortak

PROJECT INFORMATION

COFFEE RUSH: STUART LANDINGS
3951 SE FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER
2024-024-002

CLIENT PROJECT NUMBER
N/A

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REVISIONS
1 2025-05-28 CITY COMMENTS
2 2025-09-08 CITY COMMENTS

DATE OF ISSUE
9/10/2025

DRAWING TITLE
IRRIGATION PLANS

DRAWING NUMBER
L3.01

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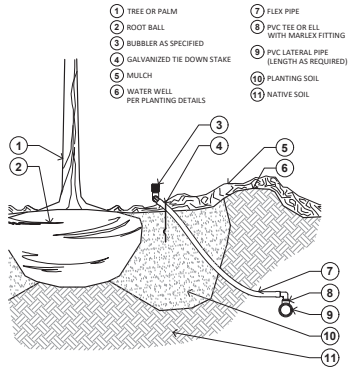
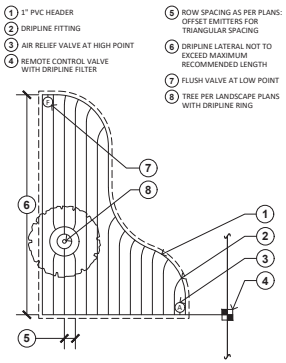
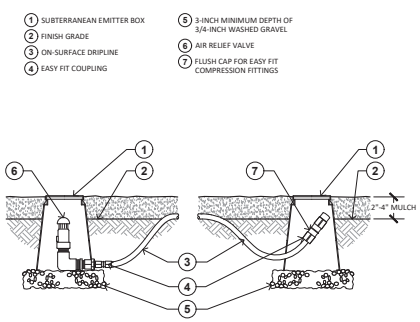


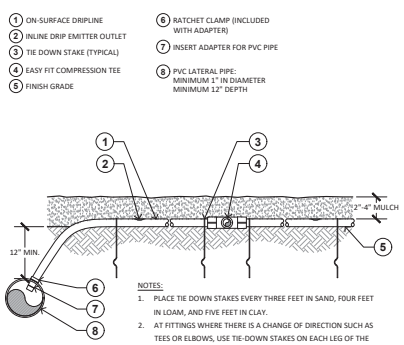
1 TREE BUBBLER



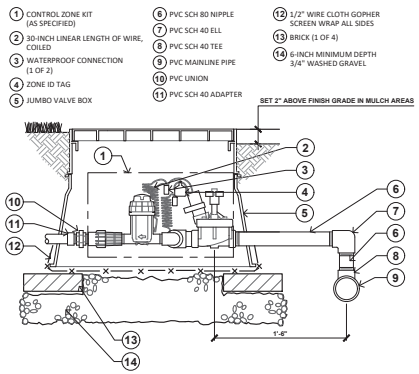
2 TYPICAL DRIPLINE LAYOUT



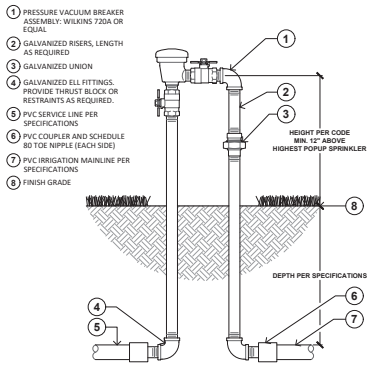
3 AIR RELIEF AND FLUSH VALVE



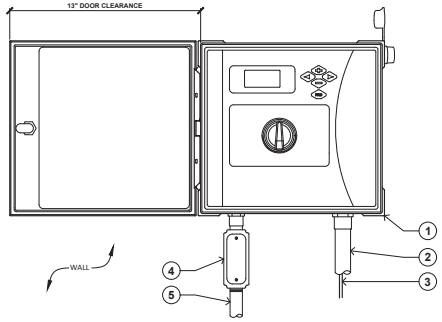
4 TYPICAL DRIPLINE AND HEADER



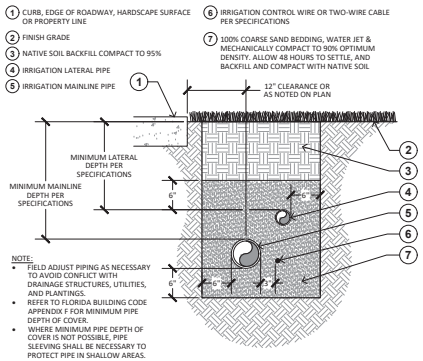
5 CONTROL ZONE KIT WITH BASKET FILTER



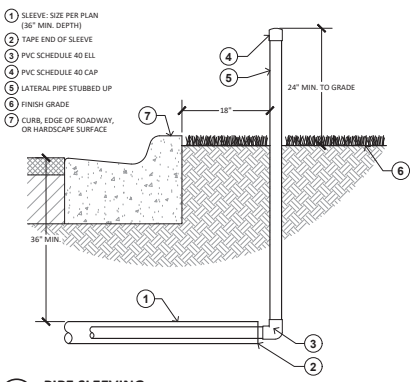
6 PRESSURE VACUUM BREAKER ASSEMBLY



7 MODULAR WALL MOUNT CONTROLLER WITH WEATHER SENSOR



8 MAINLINE AND LATERAL TRENCH



9 PIPE SLEEVING

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REGISTRATION

MARC STEFAN BORTAK, RLA, CPIC, CID
as the date adjacent to his seal

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REGISTERED LANDSCAPE ARCHITECT MARC STEFAN BORTAK LA 6667430 STATE OF FLORIDA

Marc Stefan Bortak

PROJECT INFORMATION

COFFEE RUSH: STUART LANDINGS

3951 SE FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER
2024-024-002

CLIENT PROJECT NUMBER
N/A

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REVISIONS
1 2025-05-28 CITY COMMENTS
2 2025-09-08 CITY COMMENTS

DATE OF ISSUE
9/10/2025

DRAWING TITLE
IRRIGATION DETAILS

DRAWING NUMBER
L3.02

Plot Date: 9/10/2025 11:16:02 AM Username: stefa Layout Name: L3.02
Folder Path: C:\Data\Projects\2024\2024-024-002_Coffee Rush-Stuart Landings Filename: 2024-024-002_Irrigation-Pan.dwg

IRRIGATION SPECIFICATIONS

1. GENERAL
   1.1. THE SYSTEM HAS BEEN DESIGNED TO CONFORM WITH THE REQUIREMENTS OF ALL APPLICABLE CODES. SHOULD ANY CONFLICT EXIST, THE REQUIREMENTS OF THE CODES SHALL PREVAIL. IT IS THE RESPONSIBILITY OF THE OWNER/INSTALLATION CONTRACTOR TO INSURE THE ENTIRE SYSTEM IS INSTALLED ACCORDING TO ALL APPLICABLE LAWS, RULES, REGULATIONS AND CONVENTIONS. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS ACCORDING TO FEDERAL, STATE AND LOCAL LAWS.
   1.2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
   1.4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND VERIFY PROPER CLEARANCE WITH FPL ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
   1.5. THE CONTRACTOR MUST SUBMIT FOR APPROVAL, PRIOR TO INSTALLATION, COPIES OF THE MANUFACTURER'S CUT SHEETS/SPECIFICATIONS FOR ALL COMPONENTS TO BE USED IN THE IRRIGATION SYSTEM.
   1.6. THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED AS A CERTIFIED IRRIGATION CONTRACTOR BY THE IRRIGATION ASSOCIATION. THE CERTIFICATION SHALL BE CURRENT AND IN GOOD STANDING.
2. SCOPE OF WORK
   2.1. THE WORK SPECIFIED IN THIS SECTION CONSISTS OF FURNISHING ALL COMPONENTS NECESSARY FOR THE INSTALLATION, TESTING, AND DELIVERY OF A COMPLETE, FULLY FUNCTIONAL AUTOMATIC LANDSCAPE IRRIGATION SYSTEM THAT COMPLETELY COMPLIES WITH THE 100% IRRIGATION PLANS, SPECIFICATIONS, NOTES, DETAILS AND ALL APPLICABLE LAWS, REGULATIONS, CODES AND ORDINANCES. THIS WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE PROVIDING OF ALL REQUIRED MATERIAL (PIPE, VALVES, FITTINGS, CONTROLLERS, WIRE, PRIMER, GLUE, ETC.), LAYOUT, PROTECTION OF THE PUBLIC, EXCAVATION, ASSEMBLY, INSTALLATION, BACK FILLING, COMPACTING, REPAIR OF ROAD SURFACES, CONTROLLER AND LOW VOLTAGE FEEDS TO VALVES, CLEANUP, MAINTENANCE, GUARANTEE AND AS-BUILT PLANS.
   2.2. ALL IRRIGATED AREAS SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR AS SHOWN. THE RAIN SENSOR SHALL BE INSTALLED TO PREVENT ITS ACTIVATION BY ADJACENT HEADS. ALL WATERING PROCEDURES SHALL CONFORM TO LOCAL CODES, AS WELL AS THIS PROJECT'S REGIONAL WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS. ZONES ARE PRIORITIZED FIRST BY PUBLIC SAFETY AND THEN BY HYDRAULIC CONCERNS. THIS SEQUENCING WILL BE A MANDATORY PUNCH LIST ITEM. THESE PLANS HAVE BEEN DESIGNED TO SATISFY/EXCEED THE FLORIDA BUILDING CODE (FBC) APPENDIX F AND THE FLORIDA IRRIGATION SOCIETY STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS, FOURTH EDITION.
   2.3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
   2.4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS, OR DIFFERENCES, SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER' AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
   2.5. IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL EXISTING SITE ITEMS DAMAGED BY THEIR WORK. IRRIGATION CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
   2.6. THE CONTRACTOR SHALL TAKE IMMEDIATE STEPS TO REPAIR, REPLACE, OR RESTORE ALL SERVICES TO ANY UTILITIES WHICH ARE DISRUPTED DUE TO THEIR OPERATIONS. ALL COSTS INVOLVED IN DISRUPTION OF SERVICE AND REPAIRS DUE TO NEGLIGENCE ON THE PART OF THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
3. SUBMITTALS
   3.1. NO SUBSTITUTIONS OR DEVIATIONS FROM THE SPECIFIED BRANDS, MODELS, OR SIZES SHALL BE PERMITTED, EXCEPT WITH WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.
   3.2. ANY MAJOR DESIGN CHANGES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO CONSTRUCTION; CONTRACTOR PROCEEDS WITH CHANGES AT OWN RISK. DESIGN CHANGES, SUBSTITUTIONS, OR DEVIATIONS NOT APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD WILL RESULT IN REJECTION AND REPLACEMENT OF MATERIALS AT NO ADDITIONAL COST TO THE OWNER.
4. POST CONSTRUCTION DOCUMENTATION
   4.1. DOCUMENTATION:
      4.1.1. PROVIDE THE MANUFACTURERS' RECOMMENDED OPERATING INSTRUCTIONS FOR ALL MAJOR COMPONENTS INCORPORATED INTO THE IRRIGATION SYSTEM.
      4.1.2. PROVIDE SYSTEM OPERATION MANUALS, MAINTENANCE SCHEDULES, RECOMMENDED SCHEDULE OF OPERATION INCLUDED AVERAGE APPLICATION RATES WITH SEASONAL ADJUSTMENTS FOR EACH ZONE.
      4.1.3. PROVIDE ALL REQUIRED TESTING AND INSPECTION CERTIFICATES TO THE OWNER OR OWNER'S REPRESENTATIVE
   4.2. AS-BUILT DRAWINGS: PROVIDE RECORD DRAWINGS AND PLANS SHOWING ALL CHANGES IN THE DESIGN TO INDICATE THE ACTUAL INSTALLATION AND LOCATION OF ALL EQUIPMENT AND MATERIALS.
   4.3. CONTRACTOR SHALL FURNISH FIVE EXTRA UNITS OF EACH TYPE OF POPUP SPRAY AND EMITTER THAT MATCH PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS. INCLUDE TOOLS TO SERVICE THESE PRODUCTS.
5. FINAL ACCEPTANCE
   5.1. FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM WILL BE GIVEN AFTER THE FOLLOWING DOCUMENTS AND CONDITIONS HAVE BEEN COMPLETED AND APPROVED. FINAL PAYMENT WILL NOT BE RELEASED UNTIL THESE CONDITIONS ARE SATISFIED.
      5.1.1. FINAL WALK-THRU AND CORRECTION OF ALL PUNCH LIST ITEMS.
      5.1.2. COMPLETION AND ACCEPTANCE OF AS-BUILT RECORD DRAWINGS.
      5.1.3. TURNOVER OF ALL REQUIRED PARTS AND TOOLS AS OUTLINED IN THE PROJECT SPECIFICATIONS.
6. GUARANTEE
   6.1. FULLY WARRANT THE LANDSCAPE IRRIGATION SYSTEM FOR A PERIOD OF ONE (1) YEAR AFTER THE WRITTEN FINAL ACCEPTANCE.
   6.2. DURING THE WARRANTY PERIOD, ENFORCE MANUFACTURER'S AND SUPPLIER'S WARRANTIES. MALFUNCTIONS, DEFICIENCIES, BREAKS, DAMAGES, DISREPAIR OR OTHER DISORDERS DUE TO MATERIALS, WORKMANSHIP, OR INSTALLATION BY THE CONTRACTOR AND HIS SUPPLIERS SHALL BE IMMEDIATELY AND PROPERLY CORRECTED.
   6.3. REPAIR DAMAGES PROMPTLY WHICH ARE CAUSED BY SYSTEM MALFUNCTION.
7. POINT OF CONNECTION (P.O.C.)
   7.1. THE POC IS A PROPOSED 1" POTABLE WATER METER WITH A 1" SERVICE UTILIZING AN EXISTING POTABLE WATER MAIN. THE POC SHALL BE CAPABLE OF SUPPLYING A MINIMUM OF 16 GPM AT 60 PSI. CONTRACTOR SHALL VERIFY THESE MINIMUM CONDITIONS CAN BE MET PRIOR TO BEGINNING IRRIGATION SYSTEM INSTALLATION.
   7.2. IF THE CONDITIONS CAN NOT BE MET, THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK. IF THE CONTRACTOR DOES NOT DO SO, THE CONTRACTOR PROCEEDS AT THEIR OWN RISK AND BECOMES RESPONSIBLE FOR ANY FUTURE WORK REQUIRED TO MAKE THE SYSTEM PERFORM AS REQUIRED.
8. PIPING
   8.1. MAINLINE PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD, WITH SCHEDULE 40 PVC FITTINGS.
   8.2. LATERAL PIPE: PVC CLASS 200 SDR 21, NON-GASKETED, SOLVENT WELD, WITH SCHEDULE 40 PVC FITTINGS.
   8.3. THREADED PIPE: PVC SCHEDULE 80.
   8.4. PIPE LOCATIONS SHOWN ON THE PLAN ARE SCHEMATIC AND SHALL BE ADJUSTED IN THE FIELD. WHEN LAYING OUT MAINLINES PLACE A MAXIMUM OF 12" AWAY FROM EITHER THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR OTHER HARDSCAPE TO ALLOW FOR EASE IN LOCATING AND PROTECTION FROM PHYSICAL DAMAGE. INSTALL ALL LATERAL PIPE NEAR EDGES OF PAVEMENT OR AGAINST BUILDINGS WHENEVER POSSIBLE TO ALLOW SPACE FOR PLANT ROOT BALLS. ALWAYS INSTALL PIPING INSIDE PROJECT PROPERTY BOUNDARY.
   8.5. PIPES SHALL ALWAYS BE PLACED IN PLANTING BEDS. IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPES, SUCH AS ROADS, WALKS, AND PATIOS, THE PIPES MUST BE SLEEVED USING SCH 40 PVC WITH THE SLEEVE DIAMETER BEING TWICE THE SIZE OF THE PIPE IT IS CARRYING WITH A MINIMUM SLEEVE SIZE OF 2".
   8.6. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
   8.7. CONTRACTOR TO ENSURE ALL MAINLINE PIPING IS PROPERLY RESTRAINED USING MECHANICAL JOINT FITTINGS, RESTRAINING COLLARS, THREADED RODS, THRUST BLOCKS, ETC., AS AND WHERE REQUIRED. CONTRACTOR SHALL REFER TO PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PRACTICES FOR FURTHER DIRECTION.
   8.8. PVC PIPE JOINT COMPOUND AND PRIMER: SLOW-DRYING, HEAVY DUTY CEMENT AND TINTED (PURPLE) PRIMER THAT IS COMPATIBLE WITH THE CEMENT. THE PVC CEMENT SHALL BE WELD-ON 2711 GREY AND THE PRIMER SHALL BE WELD-ON P70 PURPLE PRIMER, OR APPROVED EQUALS.
   8.9. MAIN LINE PIPE DEPTH MEASURED TO THE TOP OF PIPE SHALL BE 18" MINIMUM, 36" MINIMUM AT VEHICULAR CROSSINGS.
   8.10. LATERAL LINE DEPTHS MEASURED TO TOP OF PIPE SHALL BE 12" MINIMUM, 30" MINIMUM AT VEHICULAR CROSSINGS.
9. LAYOUT
   9.1. LAY OUT IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE THE NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.
   9.2. STAKE ALL SPRINKLER HEAD LOCATIONS. ADJUST LOCATION AND MAKE THE NECESSARY MODIFICATIONS TO NOZZLE TYPES, ETC. REQUIRED TO INSURE 100% HEAD TO HEAD COVERAGE.
   9.3. SPRAY HEADS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS AND 12" FROM UNCURBED ROADWAYS AND BUILDING FOUNDATIONS. ROTORS SHALL BE INSTALLED 4" FROM SIDEWALKS OR CURBED ROADWAYS, 12" FROM BUILDING FOUNDATIONS, AND 36" FROM UNCURBED ROADWAYS.
   9.4. SHRUB HEADS SHALL BE INSTALLED ON 3/4" SCH 40 PVC RISERS. THE RISERS SHALL BE SET AT A MINIMUM OF 18" OFF SIDEWALKS, ROADWAY CURBING, BUILDING FOUNDATIONS, AND/OR ANY OTHER HARDSCAPED AREAS. SHRUB HEADS SHALL BE INSTALLED TO A STANDARD HEIGHT OF 4" BELOW MAINTAINED HEIGHT OF PLANTS AND SHALL BE INSTALLED WITHIN PLANTED MASSES TO BE LESS VISIBLE AND OFFER PROTECTION. PAINT ALL SHRUB RISERS WITH FLAT BLACK OR FOREST GREEN PAINT, UNLESS IRRIGATION SYSTEM WILL BE INSTALLED FROM A REUSE WATER SYSTEM WITH PURPLE PVC RISERS.
   9.5. LOCATE VALVES PRIOR TO EXCAVATION. INSURE THAT THEIR LOCATION PROVIDES FOR EASY ACCESS AND THAT THERE IS NO INTERFERENCE WITH PHYSICAL STRUCTURES, PLANTS, TREES, POLES, ETC. VALVE BOXES MUST BE PLACED A MINIMUM OF 12" AND A MAXIMUM OF 15" FROM THE EDGE OF PAVEMENT, CURBS, ETC., AND THE TOP OF THE BOX MUST BE 2" ABOVE FINISH GRADE. NO VALVE BOXES SHALL BE INSTALLED IN TURF AREAS WITHOUT APPROVAL BY THE IRRIGATION DESIGNER; ONLY IN SHRUB BEDS. NEVER INSTALL VALVE BOXES WITHIN A SPORTS FIELD OR DESIGNATED PLAY AREA.
10. ELECTRICAL POWER SUPPLY
   10.1. ELECTRICAL SUPPLY FOR THE CONTROLLER SHALL TO BE PROVIDED BY THE IRRIGATION CONTRACTOR. CONTRACTOR TO COORDINATE WITH LOCAL UTILITIES FOR THE INSTALLATION OF AND CONNECTION TO AVAILABLE SITE POWER SUPPLY FOR REQUIRED ELECTRICAL COMPONENTS AS SET FORTH IN THE 100% IRRIGATION PLANS.
   10.2. ALL ELECTRICAL INSTALLATION TO COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ANY AND ALL OTHER APPLICABLE ELECTRICAL CODES, LAWS AND REGULATIONS. A LICENSED ELECTRICIAN SHALL PERFORM ALL ELECTRICAL HOOK-UPS. POWER FOR THE CONTROLLER SHALL BE 120 VOLT, 20 AMP.
11. CONTROL WIRING
   11.1. IRRIGATION CONTROL WIRE SHALL BE THERMOPLASTIC SOLID COPPER, SINGLE CONDUCTOR, LOW VOLTAGE IRRIGATION CONTROLLER WIRE SUITABLE FOR DIRECT BURIAL AND CONTINUOUS OPERATION AT RATED VOLTAGES.
   11.2. TAPE AND BUNDLE CONTROL WIRES EVERY 10' AND RUN ADJACENT TO THE MAINLINE. AT ALL TURNS IN DIRECTION MAKE A 2' COIL OF WIRE. AT ALL VALVE BOXES COIL WIRE AROUND A 3/4" PIECE OF PVC PIPE TO MAKE A COIL USING 30 LINEAR INCHES OF WIRE. MAKE ELECTRICAL CONNECTIONS WITH 3M-DBY,DBR CONNECTORS.
   11.3. NUMBER ALL WIRES USING AN ELECTRICAL BOOK OF NUMBERS ACCORDING TO THE PLANS. NUMBER WIRES IN ALL VALVE BOXES, JUNCTION BOXES AND AT THE CONTROLLER.
   11.4. WIRE SIZED, NUMBERED AND COLORED AS FOLLOWS:
      #14 WHITE FOR COMMON
      #14 SPARE BLACK COMMON
      #14 RED FOR HOT WIRES
      #14 SPARE YELLOW HOT WIRE
12. CONTROLLER GROUNDING
   12.1. CONTRACTOR TO UTILIZE 4"X8'X5/8" COPPER GROUNDING PLATES, 5/8"X10' COPPER CLAD GROUNDING RODS, 'ONE STRIKE' CAD WELLS AT ALL CONNECTION POINTS, #6 BARE COPPER WIRE, AND EARTH CONTACT MATERIAL. INSTALL THESE AND OTHER REQUIRED COMPONENTS AS OUTLINED IN THE DETAIL. CONTRACTOR TO VERIFY THAT THE EARTH TO GROUND RESISTANCE DOES NOT EXCEED 10 OHMS. CONTRACTOR SHALL PROVIDE A WRITTEN CERTIFICATION ON A LICENSED ELECTRICAL CONTRACTORS LETTER HEAD SHOWING THE DATE OF THE TEST, CONTROLLER LOCATION, AND TEST RESULTS. EACH CONTROLLER SHALL BE SO GROUNDED AND TESTED.
13. VALVES
   13.1. SEQUENCE ALL VALVES SO THAT THE FARTHEST VALVE FROM THE P.O.C. OPERATES FIRST AND THE CLOSEST TO THE P.O.C. OPERATES LAST. THE CLOSEST VALVE TO THE P.O.C. SHOULD BE THE LAST VALVE IN THE PROGRAMMED SEQUENCE.
   13.2. ADJUST THE FLOW CONTROL ON EACH RCV TO ENSURE SHUT OFF IN 10 SECONDS AFTER DEACTIVATION BY THE IRRIGATION CONTROLLER.
   13.3. USING 3" HIGH NUMBER STENCILS, PAINT THE VALVE NUMBER IN WHITE ON THE LID OF EACH VALVE BOX.
14. EQUIPMENT
   14.1. BUBBLERS SHALL BE INSTALLED USING SCH 80 NIPPLES AND SHALL BE PLACED AT THE BASE OF TREES FOR LOW LEVEL WATERING.
   14.2. ALL POP-UP HEADS AND SHRUB RISERS SHALL BE PRESSURE COMPENSATING. ALL POP-UP HEADS SHALL BE MOUNTED ON FLEX-TYPE SWING JOINTS.
   14.3. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, AND IN ACCORDANCE WITH LOCAL AND STATE LAWS.
15. TRENCHING
   15.1. EXCAVATE STRAIGHT AND VERTICAL TRENCHES WITH SMOOTH, FLAT OR SLOPING BOTTOMS. TRENCH WIDTH AND DEPTH SHOULD BE SUFFICIENT TO ALLOW FOR THE PROPER VERTICAL AND HORIZONTAL SEPARATION BETWEEN PIPING AS SHOWN IN THE PIPE INSTALLATION DETAIL ON THE DETAIL SHEET.
   15.2. PROTECT EXISTING LANDSCAPED AREAS. REMOVE AND REPLANT ANY DAMAGED PLANT MATERIAL UPON JOB COMPLETION. THE REPLACEMENT MATERIAL SHALL BE THE SAME GENUS, SPECIES, AND SIZE OF THE MATERIAL IT IS REPLACING. THE FINAL DETERMINATION AS TO WHAT NEEDS TO BE REPLACED AND THE ACCEPTABILITY OF THE REPLACEMENT MATERIAL SHALL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
16. INSTALLATION
   16.1. CUT ALL PIPE SQUARE AND DEBURR. CLEAN PIPE AND FITTINGS OF FOREIGN MATERIAL, THEN APPLY A SMALL AMOUNT OF PRIMER WHILE ENSURING THAT ANY EXCESS IS WIPED OFF IMMEDIATELY. PRIMER SHOULD NOT PUDDLE OR DRIP FROM PIPE OR FITTINGS. NEXT APPLY A THIN COAT OF PVC CEMENT. FIRST APPLY A THIN LAYER TO THE PIPE, THEN A THIN LAYER INSIDE THE FITTING, AND FINALLY ANOTHER VERY THIN LAYER ON THE PIPE. INSERT THE PIPE INTO THE FITTING. INSURE THAT THE PIPE IS INSERTED TO THE BOTTOM OF THE FITTING, THEN TURN THE PIPE A 1/4 TURN AND HOLD FOR 10 SECONDS. MAKE SURE THAT THE PIPE DOESN'T RECEDE FROM THE FITTING. IF THE PIPE ISN'T AT THE BOTTOM OF THE FITTING UPON COMPLETION, THE GLUE JOINT IS UNACCEPTABLE AND MUST BE DISCARDED.
   16.2. PIPES MUST CURE A MINIMUM OF 30 MINUTES PRIOR TO HANDLING AND PLACING INTO TRENCHES. A LONGER CURING TIME MAY BE REQUIRED; REFER TO THE MANUFACTURER'S SPECIFICATIONS. THE PIPE MUST CURE A MINIMUM OF 24 HOURS PRIOR TO FILLING WITH WATER.
17. BACKFILLING
   17.1. THE BACKFILL 6" BELOW AND 6" ABOVE ALL PIPING SHALL BE CLEAN SAND. ALL OTHER TRCNCH BACKFILL CAN BE NATIVE MATERIAL BUT SHALL NOT CONTAIN ANYTHING LARGER THAN 2" IN DIAMETER.
   17.2. CONTRACTOR SHALL BACKFILL ALL PIPING, BOTH MAINLINE AND LATERALS, PRIOR TO PERFORMING ANY PRESSURE TESTS. THE PIPE SHALL BE BACKFILLED WITH THE EXCEPTION OF 2' ON EACH SIDE OF EVERY JOINT (BELL FITTINGS, 90'S, TEES, 45'S, ETC.). THESE JOINTS SHALL NOT BE BACKFILLED UNTIL ALL PIPING HAS SATISFACTORILY PASSED ITS APPROPRIATE PRESSURE TEST AS OUTLINED BELOW.
18. TESTING & FLUSHING
   18.1. LEAKAGE TESTING
      18.1.1. REMOVE ALL REMOTE CONTROL VALVES AND CAP USING A THREADED CAP. FILL MAINLINE WITH WATER AND PRESSURIZE THE SYSTEM TO 100 PSI. MONITOR THE SYSTEM PRESSURE AT TWO GAUGE LOCATIONS; THE GAUGE LOCATIONS MUST BE AT OPPOSITE ENDS OF THE MAINLINE. WITH THE SAME RESPECTIVE PRESSURES, MONITOR THE GAUGES FOR TWO HOURS.
      18.1.2. PVC SOLVENT-WELD PIPE CONNECTIONS SHALL HAVE NO LEAKAGE. GASKETED PIPING SHALL LOSE NO MORE WATER THAN ALLOWED PER THE FLORIDA STATE BUILDING CODE, VOLUME II PLUMBING, PART VI, APPENDIX 'F'. REFER TO THIS SECTION FOR THE FORMULA TO BE USED TO CALCULATE THE MAXIMUM ALLOWABLE WATER LOSS DURING THE TESTING TIME.
      18.1.3. REPAIR ALL LEAKS AND RETEST MAINLINE PIPING UNTIL THE TEST IS SUCCESSFUL.
      18.1.4. LATERAL PIPE MUST BE FILLED AND VISUALLY CHECKED FOR LEAKS. ANY LEAKS DETECTED MUST BE REPAIRED. NO PRESSURE TEST OF THE LATERAL LINES IS REQUIRED.
   18.2. FLUSHING:
      18.2.1. PRIOR TO THE PLACEMENT OF HEADS, FLUSH ALL LINES FOR A MINIMUM OF 10 MINUTES OR UNTIL LINES ARE COMPLETELY CLEAN OF DEBRIS, WHICHEVER IS LONGER.
      18.2.2. USE SCREENS IN HEADS AND ADJUST HEADS FOR PROPER COVERAGE AVOIDING EXCESS WATER ON WALLS, WALKS AND PAVING.
   18.3. OPERATIONAL TESTING:
      18.3.1. UPON COMPLETION OF BACKFILLING, FINISH GRADING AND CONTOURING, TEST THE ENTIRE SYSTEM FOR PROPER OPERATION, INCLUDING ELECTRICALLY ACTUATING THE REMOTE CONTROL VALVES. RUN EACH ZONE UNTIL WATER BEGINS TO PUDDLE OR RUN OFF. THIS WILL ALLOW DETERMINATION OF THE NUMBER OF IRRIGATION START TIMES NECESSARY TO MEET THE WEEKLY EVAPOTRANSPIRATION REQUIREMENTS OF THE PLANTING MATERIAL IN EACH ZONE. IN SANDY SOILS NO PUDDLING WILL OCCUR. IN THESE CASES, CALCULATE THE REQUIRED RUN TIMES.
      18.3.2. ONCE THE MAINLINE AND LATERAL LINES HAVE PASSED THEIR RESPECTIVE TESTS AND THE SYSTEM IS COMPLETELY OPERATIONAL, A COVERAGE TEST AND DEMONSTRATION OF THE SYSTEM IS REQUIRED. THE IRRIGATION CONTRACTOR MUST DEMONSTRATE TO THE OWNER OR HIS/HER REPRESENTATIVE THAT PROPER COVERAGE IS OBTAINED AND THAT THE SYSTEM WORKS AUTOMATICALLY FROM THE CONTROLLER. THIS DEMONSTRATION REQUIRES THAT EACH ZONE BE TURNED ON IN THE PROPER SEQUENCE AS SHOWN ON THE PLANS FROM THE CONTROLLER. EACH ZONE WILL BE INSPECTED FOR PROPER COVERAGE AND FUNCTION. THE DETERMINATION OF PROPER COVERAGE AND FUNCTION WILL BE SOLELY DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.

PERMIT DOCUMENTS

bortak.design
Irrigation | Landscape Architecture
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(407) 304-9312 | www.bortak.design

REGISTRATION

This item has been digitally signed and sealed by
MARC STEFAN BORTAK, RLA, CPIC, CID
on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REGISTERED LANDSCAPE ARCHITECT MARC STEFAN BORTAK LA 6667430 STATE OF FLORIDA

Marc S Bortak
Digitally signed by Marc S Bortak
Date: 2025.09.10 11:26:13 -04'00'

PROJECT INFORMATION

COFFEE RUSH: STUART LANDINGS
3951 SE FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER
2024-024-002

CLIENT PROJECT NUMBER
N/A

VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

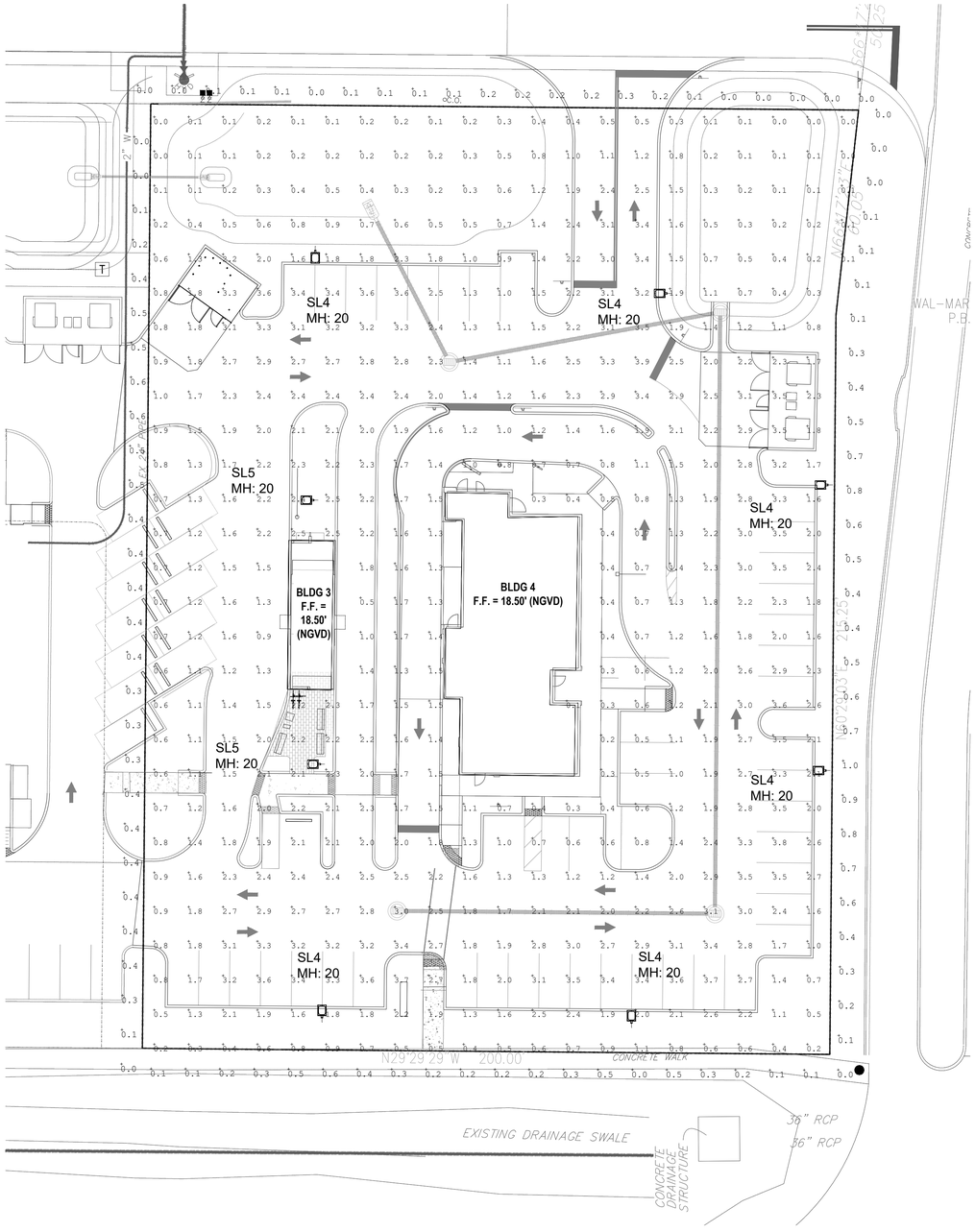
REVISIONS
1 2025-05-28 CITY COMMENTS
2 2025-09-08 CITY COMMENTS

DATE OF ISSUE
9/10/2025

DRAWING TITLE
IRRIGATION SPECIFICATIONS

DRAWING NUMBER
L3.03

Plot Date: 9/10/2025 11:16:04 AM Username: stefa Layout Name: L3.03
Folder Path: C:\Data\Project\2024\2024-024-002_Coffee-Rush-Stuart-Landings Filename: 2024-024-002_Irrigation-Plan.dwg



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.29	1.0	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.62	3.9	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	2.10	3.9	0.5	4.20	7.80

Florida Lighting Associates- Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	6	SL4	Single	VP-1-160L-100-4K7-4W-UNV-A3-DBT / VALMONT #1908-30504TE-D1-DDB-HH	BEACON	0.950	12416	92	552	20
	2	SL5	Single	VP-1-160L-100-4K7-5QW-UNV-A3-DBT / VALMONT #1908-30504TE-D1-DDB-HH	BEACON	0.950	12951	92	184	20

Contact Kaitlyn Terry at Florida Lighting Associates for quotation of fixtures.
kaitlynt@floridalightingassociates.com

BEACON
LIGHTING CORPORATION

VIPER Area/Site

VIPER LUMINAIRE

DATE: 8/18/25 | LOCATION: STUART, FL
TYPE: SL4 | PROJECT: COFFEE RUSH- STUART
CATALOG #: VP-1-160L-100-4K7-4W-UNV-A3-DBT

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

IP65

CONTROL TECHNOLOGY

LIGHTGRID®

SERVICE PROGRAMS

STOCK S10

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to minimize the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (A5ZU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS
- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard.
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.898	
Two at 180°	0.908	1.110	1.310	1.396	
Two at 90°	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).
- FCC CFR Title 47 Part 15, Class A

WARRANTY
- 5 year warranty

BEACON
LIGHTING CORPORATION

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

DATE: 8/18/25 | LOCATION: STUART, FL
TYPE: SL4 | PROJECT: COFFEE RUSH- STUART
CATALOG #: VP-1-160L-100-4K7-4W-UNV-A3-DBT

Gray Shading = Service Program Limit of 15 luminaires S10

CATALOG # VP-1-160L-100-4K7-4W-UNV-A3-DBT

VP	1	160L-100	4K7	4W		UNV
Series	**Optic Platform**	**Size**	**Light Engine**	**CCT/CRI**	**Distribution**	**Optic Rotation**	**Voltage**
VP Viper Area	BLANK Micro Strike	1 Size 1	160L-35[4] 35W - 5,500 Lumens	AP AP-Amber Phosphor Converted	2 Type 2	BLANK No Rotation	UNV 120-277V
			160L-50[4] 50W - 7,500 Lumens	27K8 2700K, 80 CRI	3 Type 3	L Optic rotation left	120 120V
			160L-75 75W - 10,000 Lumens	3K7 3000K, 70 CRI	4F Type 4 Forward	R Optic rotation right	208 208V
			160L-100 100W - 12,500 Lumens	3K8 3000K, 80 CRI	4W Type 4 Wide		240 240V
			160L-115 115W - 15,000 Lumens	35K8 3500K, 80 CRI	5QW Type 5 Square Wide		277 277V
			160L-135 135W - 18,000 Lumens	3K9 3000K, 90 CRI			347 347V
			160L-160 160W - 21,000 Lumens	4K7 4000K, 70 CRI			480 480V
		2 Size 2	320L-145 145W - 21,000 Lumens	4K8 4000K, 80 CRI			
			320L-170 170W - 24,000 Lumens	4K9 4000K, 90 CRI			
			320L-185 185W - 27,000 Lumens	5K7 5000K, 70 CRI			
			320L-210 210W - 30,000 Lumens	5K8 5000K, 80 CRI			
			320L-235 235W - 33,000 Lumens				
			320L-255 255W - 36,000 Lumens				
			320L-315[8] 315W - 40,000 Lumens				
		3 Size 3	480L-285 285W - 40,000 Lumens				
			480L-320 320W - 44,000 Lumens				
			480L-340 340W - 48,000 Lumens				
			480L-390 390W - 52,000 Lumens				
			480L-425 425W - 55,000 Lumens				
			480L-470 470W - 60,000 Lumens				
		4 Size 4	720L-435 435W - 60,000 Lumens				
			720L-475 475W - 65,000 Lumens				
			720L-515 515W - 70,000 Lumens				
			720L-565[4] 565W - 75,000 Lumens				
			720L-600[4] 600W - 80,000 Lumens				
			CLO Custom Lumen Output				

A3	DBT			
Mounting	**Color**	**Options**	**Network Control Options**	
A Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	BLT Black Matte Textured	F Fusing	NXWS-16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming
A_ Arm mount for round pole	BLS Black Gloss Smooth	2PF Dual Power Feed	NXWS-40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming
ASQU Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	DBT Dark Bronze Matte Textured	2DR Dual Driver	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programmer without Sensor[4]
A_U Universal arm mount for round pole	DBS Dark Bronze Gloss Smooth	TE Tooless Entry	WIR	LightGRID+ In-Fixture Mode[4]
AAU Adjustable arm for pole mounting (universal drill pattern)	GTT Graphite Matte Textured	BC Backlight Control	**WIRSC-14F**	**LightGRID+ Module and Occupancy Sensor 14ft Mounting height**
AA_U Adjustable arm mount for round pole	LGS Light Grey Gloss Smooth	TB Terminal Block	**WIRSC-40F**	**LightGRID+ Module and Occupancy Sensor 40ft Mounting height**
ADU Decorative upswept Arm (universal drill pattern)	LGT Light Grey Gloss Textured		**Smart Adjustable Functions**	
AD_U Decorative upswept arm mount for round pole	PSS Platinum Silver Smooth		BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHT White Matte Textured		BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K Knuckle	WHS White Gloss Smooth		BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
T Trunnion	VGT Verde Green Textured		7PR	7-Pin Receptacle
WB Wall Bracket, horizontal tenon with MAF	**Color Option**		7PR-SC	7-Pin Receptacle with shorting cap
WM Wall mount bracket with decorative upswept arm			7PR-TL	7-Pin PCR with NEMA photocontrol
WA Wall mount bracket with adjustable arm			3PR	3-Pin Receptacle
			3PR-SC	3-Pin receptacle with shorting cap
			3PR-TL	3-Pin PCR with NEMA photocontrol
			Discontinued Controls	
			SCP_ F	Sensor Control Programmable, 8'Por 40'F
			ADD	AutoDim Timer Based Dimming
			ADT	AutoDim Time of Day Dimming

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
10 - Please refer to page 8 for AutoDim ordering guide

TYPE SL4 & SL5
AREA LIGHTS

0 20 40
SCALE FEET

NO.	REVISIONS	DATE	BY
1		–	–

ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE + WATER FEATURES
401-A EAST FAIRBANKS AVE. WINTER PARL, FLORIDA 32789
(407) 617-3898 OFFICE ALOHAPACIFICLLC@EMBARQMAIL.COM

FLORIDA
REGISTERED
LANDSCAPE
ARCHITECT
LA 0001598
STATE OF
FLORIDA

SCALE	AS NOTED
DESIGNED BY	ML
DRAWN BY	BW
CHECKED BY	GR

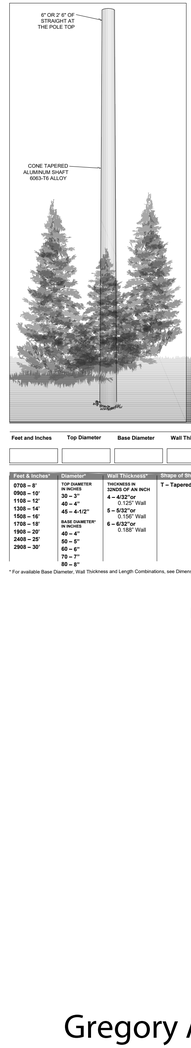
PHOTOMETRIC PLAN

COFFEE RUSH
STUART LANDINGS
STUART FLORIDA

DATE
8/19/25
PROJECT NO.
-
SHEET NUMBER
LT-1

valmont STRUCTURES
ALUMINUM

8' TO 30' ROUND TAPERED EMBEDDED (DIRECT BURIAL) POLES



- 8' to 30' mounting heights.
- Tenons, brackets, and arms designed for single or multiple luminaire mounting.
- Luminaires may be mounted on tenons, brackets or shaft may be drilled to manufacturer's mounting specifications.

SPECIFICATIONS

All aluminum alloys shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

Shaft: The shaft shall be spun tapered from all new seamless 6063 alloy aluminum tubing and shall be heat treated to produce a T6 temper. Each shaft shall have a minimum of 6" straight length at the top. Top straight section serves as a slipfitter for a luminaire or for the hub of the appropriate Valmont bracket or tapered arm. Alternatively, the straight section may be drilled for mounting luminaires. The shaft shall be cone tapered to the base diameter. All Valmont shafts shall be polished with fine grain aluminum oxide cloths, resulting in a high quality circumferential satin brushed finish. After finishing, each pole shall be wrapped for protection in shipment.

Direct Embedment: Unless otherwise specified, the length of the embedded section of a 4" diameter shaft shall be 3', 5" and 6" shall be 4', 7" and 8" shall be 5'. A 1-1/2" diameter grommetted wire inlet hole located 1' 6" below grade shall be included. The embedded section of the pole shall be coated inside and outside with zinc rich paint.

Special Finishes: Natural anodize, duranodic, or painted finishes may be specified as an addition to the satin brushed finish, if required. All aluminum parts and accessories shall receive a finish similar to that specified.

Ground Lug: Each pole shall include a 5/16"-18 tapped provision for ground connector.

Handhole: Available as an option.

Anti-Rotation Device: Available as an option.

CATALOG LOGIC

Feet and Inches	Top Diameter	Base Diameter	Wall Thickness	Shape of Shaft	Base or Mounting	Fixture Mounting	Finishes	Options

Feet & Inches*	Diameter*	Wall Thickness**	Shape of Shaft	Base or Mounting	Fixture Mounting	Finishes	Options
0700 = 5'	TOP DIAMETER IN INCHES	THICKNESS IN 32NDS OF AN INCH	**T = Tapered Round**	**E = Embedded**	**D1 = 1@90°**	**POLYESTER POWDER**	See Accessory Catalog (Please Specify with Code #)
0900 = 10'	**30 = 3"**	4 = .4/32"or .125" Wall			**D2 = 2@180°**	**DBL – Black** **DBR = Bright Red**	
1108 = 12'	**40 = 4"**	5 = .5/32"or .156" Wall			**D3 = 3@120°**	**DCG = Charcoal Gray** **DOB = Dark Bronze**	
1308 = 14'	**45 = 4-1/2"**	6 = .6/32"or .188" Wall			**D4 = 4@90°**	**DMB = Med Bronze** **DNA = Natural Alum**	
1508 = 16'	BASE DIAMETER* IN INCHES				**D5 = 2@90°**	**DSB = Steel Blue** **DSS = Sandstone**	
1708 = 18'	**40 = 4"**				**D6 = 3@90°**	**DTG = Dark Grnac** **DWH = White**	
1908 = 20'	**50 = 5"**				**P2 = 2 -3/8"x 4** Tenon	**SC** – Special Color (Please Specify)	
2408 = 25'	**60 = 6"**				**P9 = Other Tenon** (Please Specify)	**ANODIZED** **204 – Clear Natural** **311 – Light Bronze***	
2908 = 30'	**70 = 7"**					**312 – Med Bronze*** **313 – Dark Bronze***	
	80 = 8"					**335 – Black*** * Duranodic Anodize	
						BRUSHED **SBF – Satin Brushed Finish**	

* For available Base Diameter, Wall Thickness and Length Combinations, see Dimensional Load Data Table that follows.

DIRECT BURIAL
LIGHT POLE

Gregory A Reynolds
Digitally signed by Gregory A Reynolds
Date: 2025.08.19 12:27:00 -04'00'

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

January 24, 2025

Digitally signed by Shaun G MacKenzie
Date: 2025.01.24 16:11:59 -05'00'

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

Kristopher McCrain
Principal Planner
City of Stuart Development Department
121 SW Flagler Ave
Stuart, FL 34994

Re: Coffee Rush –Stuart, Florida
Traffic Impact Analysis Update

Dear Kristopher:

MacKenzie Engineering and Planning, Inc. is submitting this updated Traffic Impact Statement for the proposed project, Coffee Rush. Coffee Rush is located at the northeast corner of US 1 & Walmart Driveway and south of SE Miami Ave in Stuart, Florida (Property ID 38-38-41-027-000-00030-0).

Approved Site

The approved site plan included 31,275 SF of retail use and a 2,845 SF Fast-food restaurant with drive-thru window.

Proposed Site

The applicant's revised site plan proposes 26,587 SF of retail use and 3,233 SF fast food restaurant with a drive through use.

Description	Intensity (Square Feet)		
	Approved	Proposed	Change
Existing Aldi	31,275	17,837	-
Existing Retail A		8,750	-
Subtotal Retail	31,275	26,587	-4,688
Existing Burger King Fast Food Restaurant w/ a Drive Through	2,845	2,845	-
Future Fast Food Restaurant w/ a Drive Through no indoor seating	-	388	388
Subtotal Fast Food Restaurant w/ a Drive Through	2,845	3,233	+388

Trip Generation

The trip generation is based on the Institute of Transportation Engineers (ITE) report, Trip Generation (11th Edition). The proposed change in the approved use results in decreased trip generation and net trips as shown in Exhibit 1. In addition, driveway trips are also projected to decrease slightly for PM peak hour and daily conditions as compared to approved use trips. AM peak hour driveway trips are projected to increase slightly.

Pass-by rates for retail and fast food are based on Martin County's "Martin County Impact Fee Study Technical Report" (Dec 2012). Pass-by rates for coffee shop are based on ITE's report, Trip Generation (11th Edition).

TRIP GENERATION			
Scenario	**Trip Generation (trips)**		
	Daily	**AM Peak Hour (in/out)**	**PM Peak Hour (in/out)**
Concurrency Approval	1,396	91(50/41)	133(68/65)
Proposed Development	1,325	91(50/41)	124(63/61)
Net Change in Trips	**-71**	**0 (0/0)**	**-9 (-5/-4)**

The new proposed intensities reduce trips during all time periods; therefore, Coffee Rush will continue to meet the conditions within the Concurrency Approval.

The driveway trips decrease in the PM peak hour (-4 trips) and daily (-10 trips) periods but increase in the AM peak hour (28 trips).

A dedicated right-turn lane exists at the project's primary driveway off US 1. Left and right-turn lanes exist on US 1 at Miami Avenue. Dedicated turn lanes at the driveway & Miami Avenue intersection are not needed or recommended because Miami Avenue is a low speed, low volume local road.

009059
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CA 29013

EXHIBIT 1
Coffee Rush
Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour Total	AM Peak Hour In	AM Peak Hour Out	PM Peak Hour Total	PM Peak Hour In	PM Peak Hour Out
Existing Site Traffic									
Strip Plaza <40K	31.275	1000 SF	1,549	61	37	24	175	88	87
Fast Food Restaurant w/ DT	2.845	1000 SF	1,330	127	65	62	94	49	45
Subtotal			2,879	188	102	86	269	137	132
		PM/							
Internal Capture	AM	DAILY							
Strip Plaza <40K	8.2%	3.4%	85	5	3	2	6	2	4
Fast Food Restaurant w/ DT	3.9%	6.4%	85	5	2	3	6	4	2
Subtotal			170	10	5	5	12	6	6
Pass-By Traffic	AM	PM							
Strip Plaza <40K	48.0%	48.0%	703	27	16	11	81	41	40
Fast Food Restaurant w/ DT	49.0%	49.0%	610	60	31	29	43	22	21
Subtotal			1,313	87	47	40	124	63	61
NET EXISTING TRIPS			***1,396***	***91***	***50***	***41***	***133***	***68***	***65***
Total Existing Driveway Volumes			***2,709***	***178***	***97***	***81***	***257***	***131***	***126***
Proposed Site Traffic									
Strip Plaza <40K	**26.587**	1000 SF	1,352	55	33	22	156	78	78
Fast Food Restaurant w/ DT	**2.845**	1000 SF	1,330	127	65	62	94	49	45
Coffe/Donut Shop + DT + No indoor	**1**	Drive-Through lane	179	36	18	18	15	8	7
Subtotal			2,861	218	116	102	265	135	130
		PM/							
Internal Capture	AM	DAILY							
Strip Plaza <40K	10.9%	3.8%	81	6	3	3	6	2	4
Fast Food Restaurant w/ DT	3.1%	4.3%	57	4	2	2	4	3	1
Coffe/Donut Shop + DT + No indoor	5.6%	13.3%	24	2	1	1	2	1	1
Subtotal	5.5%	4.5%	162	12	6	6	12	6	6
Pass-By Traffic	AM	PM							
Strip Plaza <40K	48.0%	48.0%	610	24	14	10	72	36	36
Fast Food Restaurant w/ DT	49.0%	49.0%	624	60	31	29	44	23	21
Coffe/Donut Shop + DT + No indoor	90.0%	98.0%	140	31	15	16	13	7	6
Subtotal			1,374	115	60	55	129	66	63
NET PROPOSED TRIPS			***1,325***	***91***	***50***	***41***	***124***	***63***	***61***
Total Proposed Driveway Volumes			***2,699***	***206***	***110***	***96***	***253***	***129***	***124***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			**(71)**	**0**	**0**	**0**	**(9)**	**(5)**	**(4)**
NET CHANGE IN DRIVEWAY VOLUMES			**(10)**	**28**	**13**	**15**	**(4)**	**(2)**	**(2)**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Strip Plaza <40K	822	1000 SF	(T) = 42.2 (X) + 229.68	48%	60/40	Ln(T) = 0.66 Ln(X) + 1.84	50/50	Ln(T) = 0.71 Ln(X) + 2.72
Fast Food Restaurant w/ DT	934	1000 SF	467.48	49%	51/49	44.61	52/48	33.03
Coffe/Donut Shop + DT + No indoor	938	Drive-Through lane	179	90/98	50/50	T = 53.21(X) - 17.43	50/50	15.08

\\mackserver\s\data\jobs - share drive\009 - thomas engineering group\059 - coffee rush - stuart\traffic\[coffee rush 1-22-25.xlsx]tgen (west-p)

ITE 11th Edition

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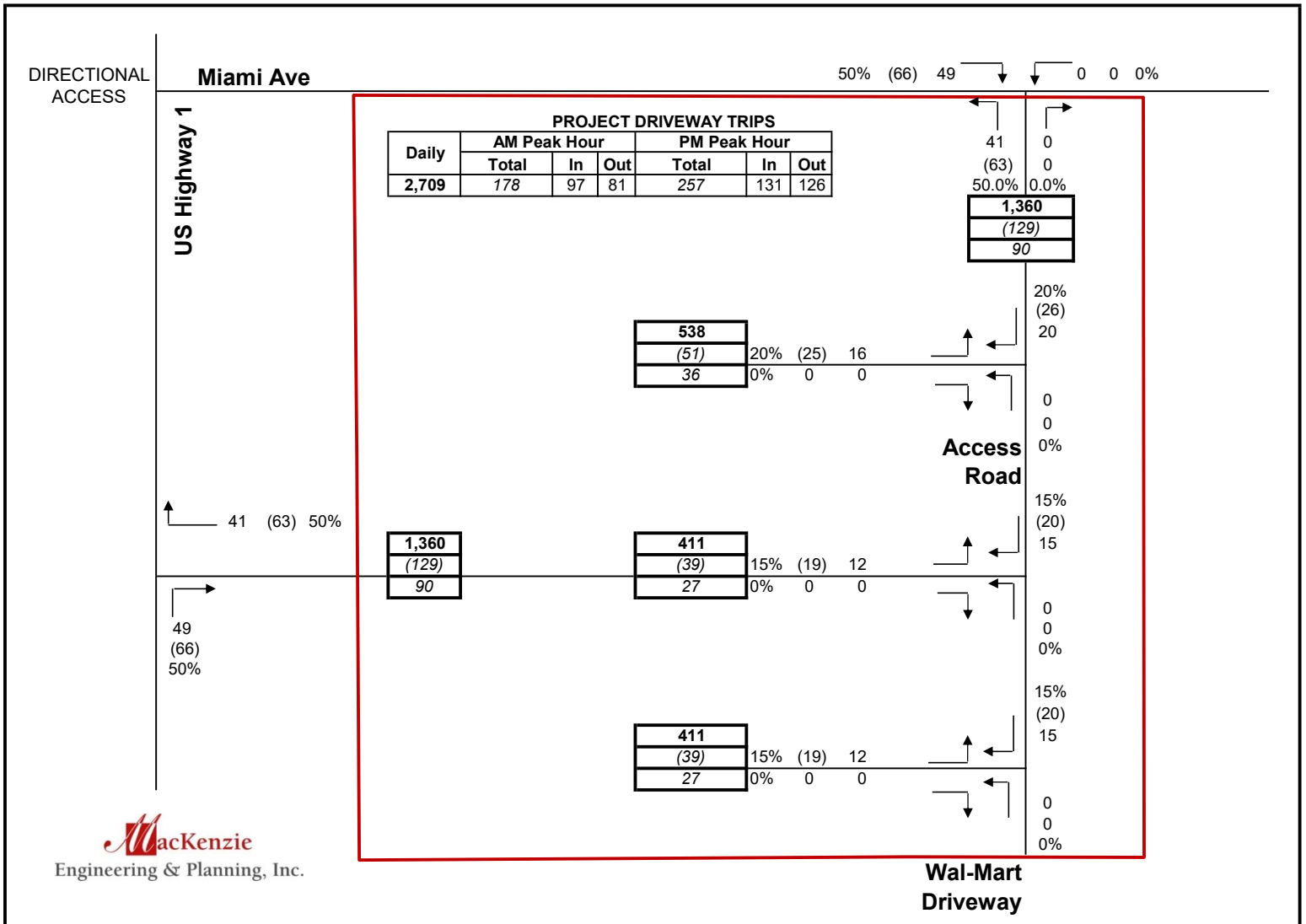
EXHIBIT 2

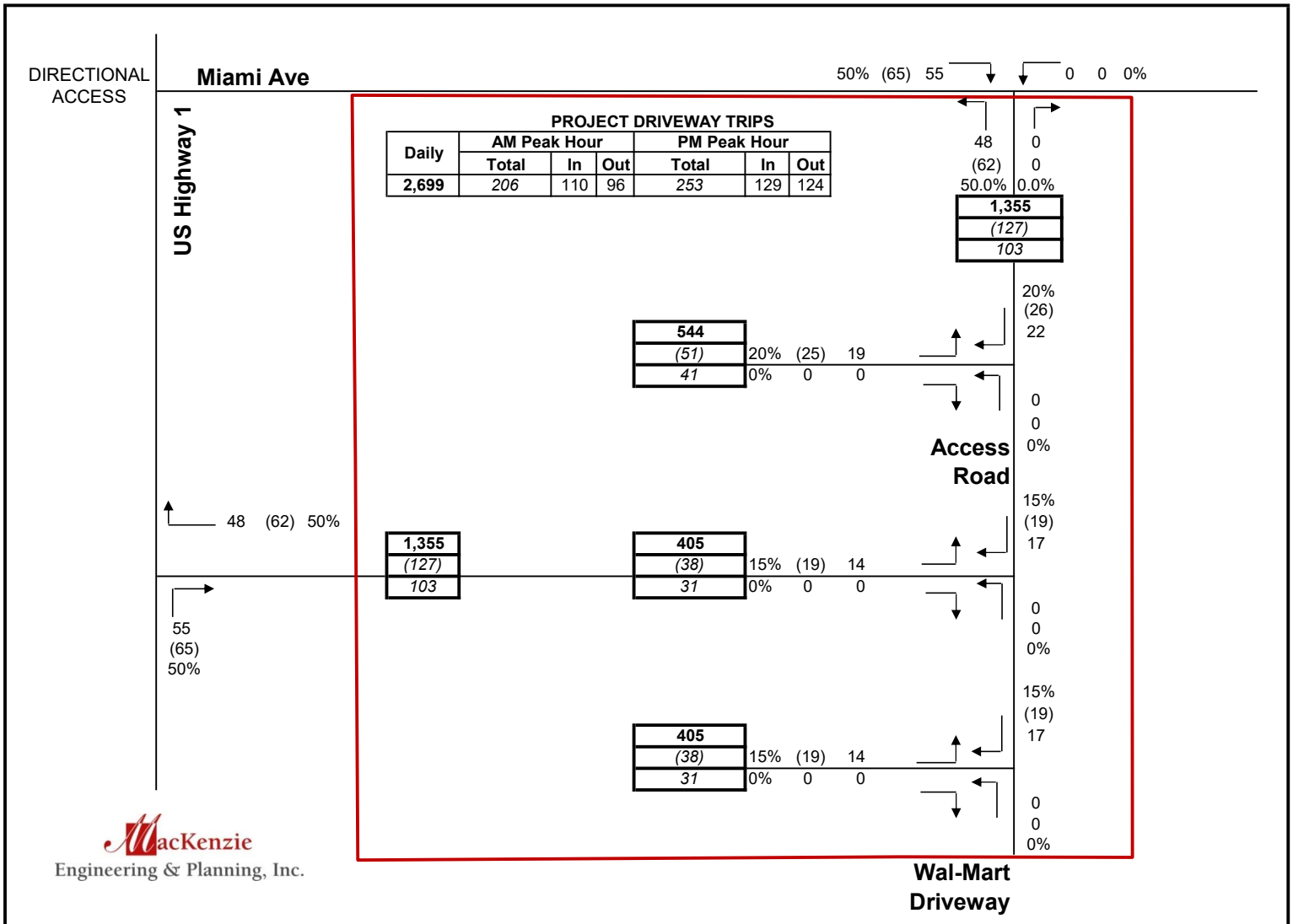


MacKenzie Engineering & Planning, Inc.

Aldi - Stuart
APPROVED PROJECT DRIVEWAY TRAFFIC

2709	Total daily driveway trips
(257)	PM peak hour driveway trips
178	AM peak hour directional driveway trips

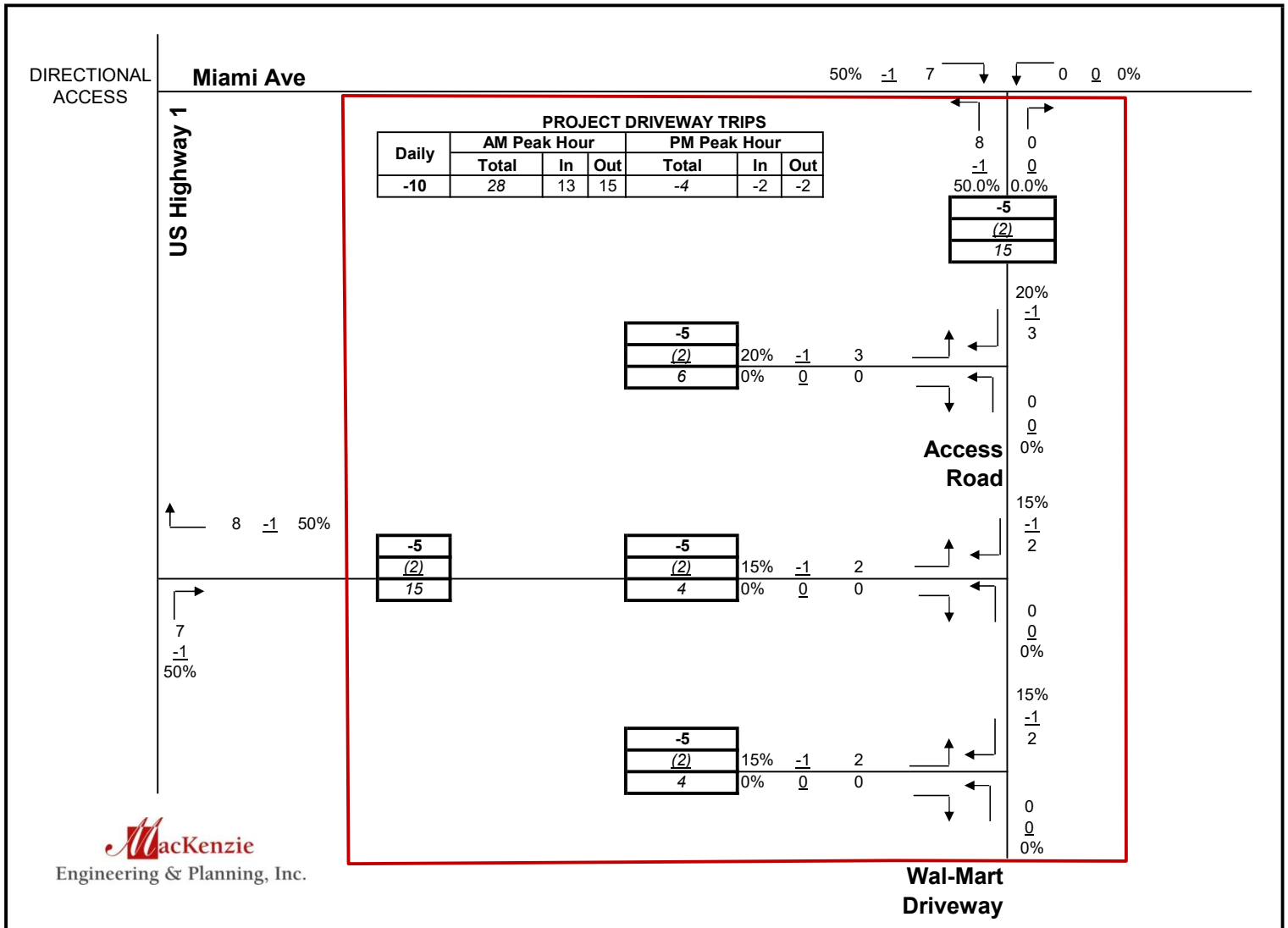
EXHIBIT 3



Aldi - Stuart
PROPOSED PROJECT DRIVEWAY TRAFFIC

2699	Total daily driveway trips
(253)	PM peak hour driveway trips
206	AM peak hour directional driveway trips

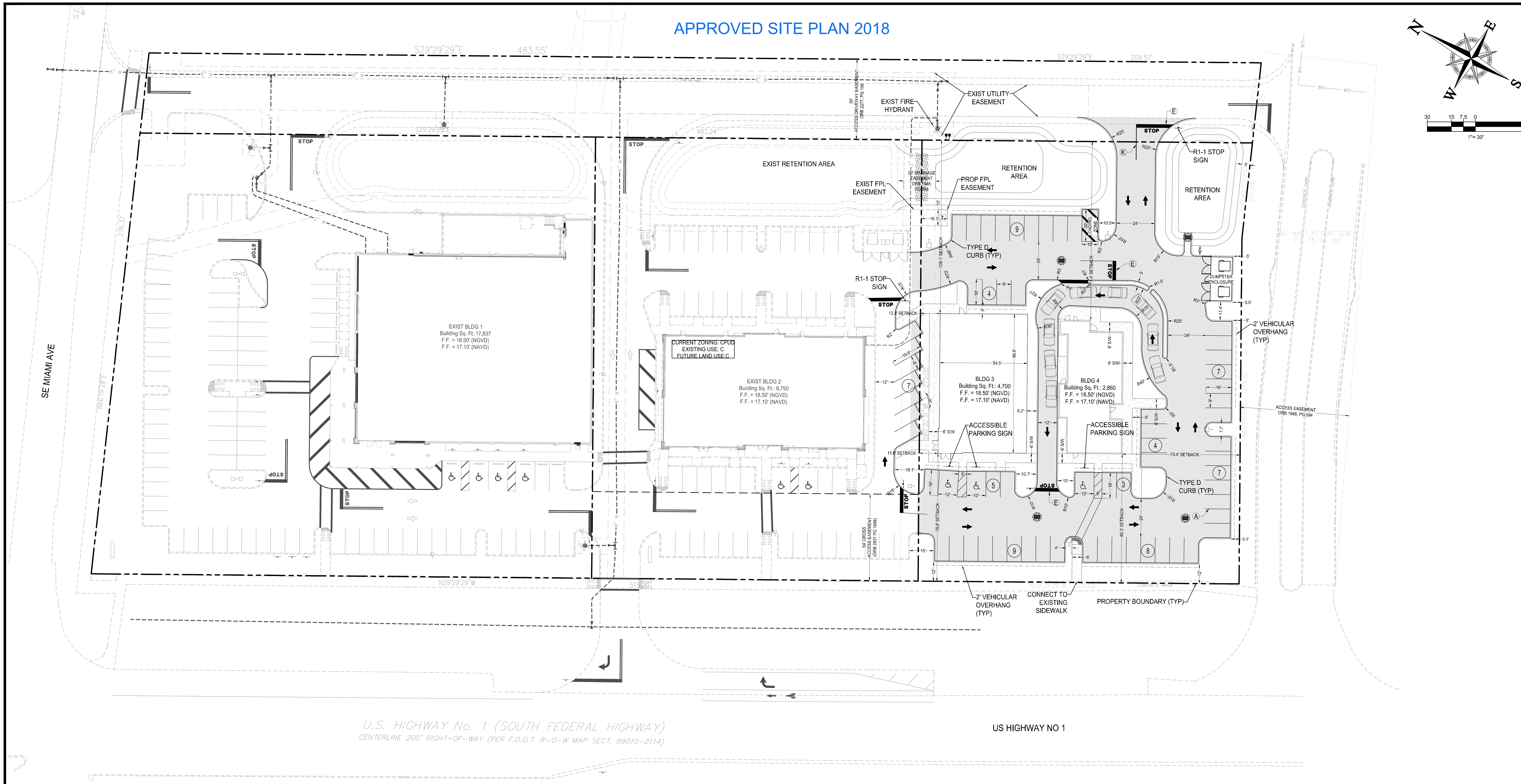
EXHIBIT 4



Aldi - Stuart
CHANGE IN PROJECT DRIVEWAY TRAFFIC

-10	Total daily driveway trips
-4	PM peak hour driveway trips
28	AM peak hour directional driveway trips

APPROVED SITE PLAN 2018

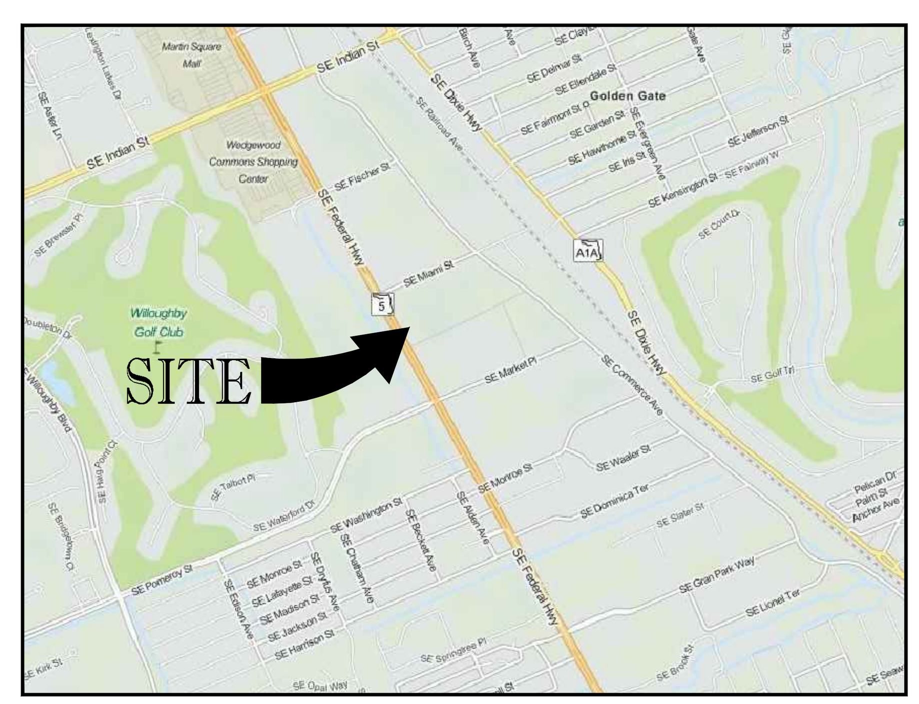


GENERAL NOTES:

1. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL NO.T-P-13
2. ALL REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH PALM BEACH COUNTY TYPICAL T-P-13
3. THERMOPLASTIC SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE SECTION 711- MINIMUM THICKNESS 90MILS (ALKYD ONLY) EXTRUDED ONLY.
4. THESE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATESTEDITION).HOWEVER,WHERECONFLICTSEXIST,TYPICALT-P-13 SHALL TAKE PRECEDENCE OVER F.D.O.T. STANDARD SPECIFICATIONS.
5. THERMOPLASTIC SHALL NOT BE INSTALLED ON ROADWAY UNTIL FIVE CALENDAR DAYS AFTER THE FINAL LIFT OF ASPHALT HAS BEEN COMPLETED.
6. ALL STOP BARS SHALL BE PLACED 4' BEHIND CROSSWALKS
7. ALL STOP BARS AND CROSSWALK STRIPING SHALL BE THERMOPLASTIC
8. ALL RADII ARE 5' UNLESS OTHERWISE NOTED

STRIPING KEY

A= 4" SOLID WHITE
B = 6" SOLID WHITE
C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'-30')
G = 6" SKIP WHITE TYP (6'-10')
H = 6" SKIP WHITE TYP (2'-4')
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW



LOCATION MAP

1"=2000'

ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD1929)

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

1000 CORPORATE DR.
SUITE 250
FT. LAUDERDALE, FL 33334
P: 954-202-7000

4950 W. KENNEDY BLVD.
SUITE 600
TAMPA, FL 33609
P: 813-379-4100

125 W INDIANTOWN RD.
SUITE 206
JUPITER, FL 33458
P: 561-203-7503

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PROJECT No.:	FJ180013
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CHECKED BY:	BMU
DATE:	5/17/18
CAD I.D.:	FJ180013-SITE PLAN

PROJECT:

STUART LANDINGS PHASE II

FOR

KONOVER SOUTH

CITY OF STUART
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

BRANDON ULMER
No. 68345
PROFESSIONAL ENGINEER
May 21, 2018
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

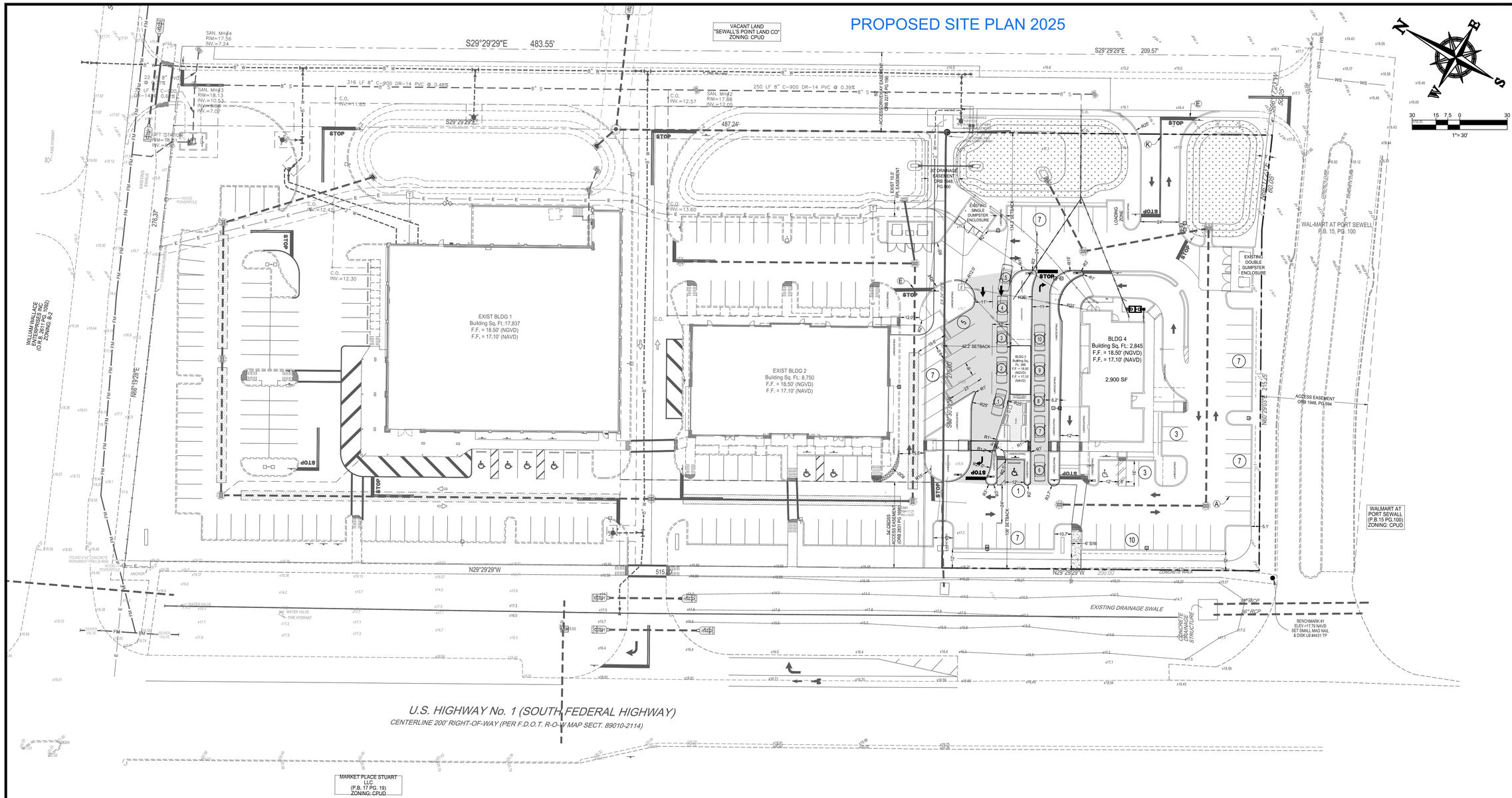
OVERALL SITE PLAN

SHEET NUMBER:

C-03

Printed on Monday, May 21, 2018, 3:36 PM by Michael Lepelletier

PROPOSED SITE PLAN 2025



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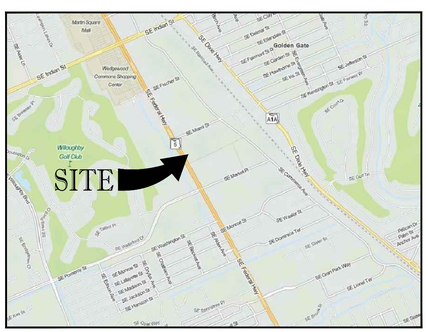

LOCATION MAP
1"=2000'

ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD1929)

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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4950 W. KENNEDY BLVD. SUITE 600 TAMPA, FL 33609 P: 813-379-4100
840 SE OSCEOLA ST STUART, FL 34994 P: (772)888-3138

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ180013
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 5/17/18
CAD I.D.: SITE PLAN

PROJECT:

COFFEE RUSH STUART LANDINGS

FOR

KONOVER SOUTH

CITY OF STUART
FLORIDA

THOMAS ENGINEERING GROUP
840 SE OSCEOLA ST
STUART, FL 34994
PH: (772) 888-3138
www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
STATE OF FLORIDA
PROFESSIONAL ENGINEER
January 13, 2025
FLORIDA LICENSE No.58629
FLORIDA BOARD OF GENERAL DESIGN No. 27528

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-04

Printed on Monday, January 13, 2025, 8:34 AM by Jason Gunther
P:\2018\FJ180013 COFFEE RUSH STUART LANDINGS\CAD\PLANS\C-04 OVERALL SITE PLAN.dwg

Kimley»Horn

To: Kristopher McCrain
Principal Planner
City of Stuart Development Department

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: February 28, 2025

Re: **Coffee Rush**
Final Review of Traffic Impact Study

Kimley-Horn has reviewed the traffic impact study (dated January 24, 2025) prepared by MacKenzie Engineering & Planning Inc. related to the above-mentioned project. The provided memo is an update to a previously approved study.

It is anticipated that the new proposed trip generation potential will result in a decrease from what was previously approved. The changes are as follows: a reduction of 71 daily trips, no change in AM peak hour trips (0 entering / 0 exiting), and a decrease of 9 PM peak hour trips (-5 entering / -5 exiting). Therefore, impacts to off-site intersections and roadways are not anticipated.

Thank you for the opportunity to assist the City of Stuart in reviewing this project. Please contact us if you have any questions or need additional information.

Kimley»Horn

June 26, 2025

Ms. Diana Spriggs, P.E.
Regulatory Division Director
City of St. Port Lucie Public Works Department
121 S.W. Port St. Lucie Blvd, Building B
Port St. Lucie, FL 34984

RE: ***Coffee Rush***
Port St. Lucie, Florida

Dear Ms. Spriggs:

Kimley-Horn and Associates, Inc. has undertaken the following queueing analysis to evaluate anticipated drive-through queues for a proposed Coffee Rush shop. The site is located on the east side of Village Parkway, just north of Meeting Street, in Port St. Lucie, Florida. The proposed Coffee Rush will be approximately 384 square feet with dual drive-through lines and 700 SF of outdoor seating.

Kimley-Horn has prepared this stacking analysis to be included as a part of the site plan application to the City of Port St Lucie to determine if adequate stacking is provided on-site. The conceptual site plan for the project site is included in **Attachment A**.

Coffee Rush Drive-Through Queuing Calculations

Queuing counts were previously collected at three Coffee Rush locations in Oregon from the hours of 6:00AM to 10:00AM. The data was recorded in one-hour intervals and included the number of vehicles serviced, the maximum queue observed, and the estimated wait time to the service window within the drive-through lanes. Data from the other Coffee Rush locations in Oregon include the addresses 2410 SW Cedar Hills Blvd, 360 Warner Milne Rd, and 12210 SW Scholls Ferry Rd in Oregon. The collected queuing counts are provided in **Attachment B**.

Proposed Coffee Rush

For this analysis, customer demand at the Coffee Rush drive-through lanes were evaluated to determine a conservative queue that could form upon buildout. The capacity of the proposed drive-through lane design was evaluated for adequacy to provide for the highest observed queuing demand across the three sites. As shown in **Table 1** below, the maximum observed queue between both drive-through lanes across three sites was five vehicles. The proposed Coffee Rush includes two drive-through lanes. Both the southbound drive-through and the northbound drive-through provide space for five vehicles each. The proposed drive-through lane design provides enough stacking on both the northbound and southbound drive-throughs to adequately handle the highest observed queuing demand. It should be noted that the northbound drive-through provides stacking for four vehicles before reaching the drive aisle. To support stacking, a ‘Do Not Block’ sign and pavement marking was added in the drive aisle, allowing Coffee Rush patrons to queue behind the stop sign without disrupting the flow of traffic.

Additionally, as shown in the site plan, a bypass lane is provided just before the position of the fifth vehicle in the southbound drive-through queue. This lane can be accessed by any vehicle queued in line prior to that point. While vehicles queued beyond the bypass lane do not have direct access to it, the owner has indicated that on site personnel will assist in reducing patron wait times by servicing vehicles ahead of the service window. As a result, vehicles beyond the bypass lane are expected to have a minimal wait times.

Table 1 – Maximum Observed Queues and Proposed Stacking Area

Provided On-Site Drive Through Vehicle Queing (Northbound Drive Through)	Provided On-Site Drive Through Vehicle Queing (Southbound Drive Through)	Site 1: Maximum Queue Observed (TOTAL)	Site 2: Maximum Queue Observed (TOTAL)	Site 3: Maximum Queue Observed (TOTAL)	Maximum Queue Across All Sites (TOTAL)	Adequate Queuing Provided?
5	5	4	5	5	5	Yes

Conclusion

A queuing analysis was performed for a proposed Coffee Rush located on the east side of Village Parkway, just north of Meeting Street, in Port St. Lucie, Florida. The proposed Coffee Rush will be approximately 384 square feet with dual drive-through lines and 700 SF of outdoor seating.

Based upon the queuing data from the Coffee Rush shops in Oregon, the maximum observed queue between both drive-through lanes across three sites was five vehicles. The proposed Coffee Rush includes two drive-through lanes. The southbound drive-through provides space for five vehicles and the northbound drive-through provides space for five vehicles. The proposed drive-through lane design provides enough stacking on the northbound and southbound drive throughs to adequately handle the highest observed queuing demand.

Please contact us if you have any questions or need additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Digitally signed
by Adam B Kerr
Date: 2025.06.27
07:36:32 -04'00'

Adam B. Kerr, P.E.
Transportation Engineer

Florida Registration Number: 64773

Attachments: Conceptual Site Plan
Coffee Rush Queuing Data

K:\WPB_TPTO\Kinlen\Coffee Rush PSL\Queuing Analysis\2025-06-20 Coffee Rush Queuing Analysis.docx

ATTACHMENT A

Conceptual Site Plan

HAZARDOUS WASTE STATEMENT

THE PROPOSED DEVELOPMENT SITE SHALL NOT PRODUCE HAZARDOUS WASTE AS IDENTIFIED AND DEFINED BY CITY CODE CHAPTER 90.

SHIELDING OF LIGHTING STATEMENT

WHERE ARTIFICIAL OUTDOOR LIGHTING IS PROVIDED, IT SHALL BE DESIGNED AND ARRANGED SO TH A NO SOURCE OF THE LIG-TING WILL BE A VISIBLE NUISANCE TO ADJOINING PROPERTY USED OR ZONED FOR A RESIDENTIAL PURPOSE. IN ADDITION, THE LIGHTING SHALL BY ITS HEIGHTS AND ARRANGEMENTS SO AS TO SHIELD PUBLIC STREETS AND HIGHWAYS AND ALL ADJACENT PROPERTIES FROM DIRECT GLARE OR HAZARDOUS INTERFERENCE OF ANY KIND.

DRAINAGE STATEMENT

THE PROPOSED DEVELOPMENT IS WITHIN THE BOUNDS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL CONCEPTUAL RESOURCE PERMIT #56-01958-P-16 AND SHALL ADHERE TO THE CONDITIONS OF AFOREMENTIONED PERMIT.

TRAFFIC STATEMENT

THE PROPOSED DEVELOPMENT WILL GENERATE THE FOLLOWING DRIVEWAY TRIPS BASED ON ITE 11TH EDITION LAND USE CODE 938

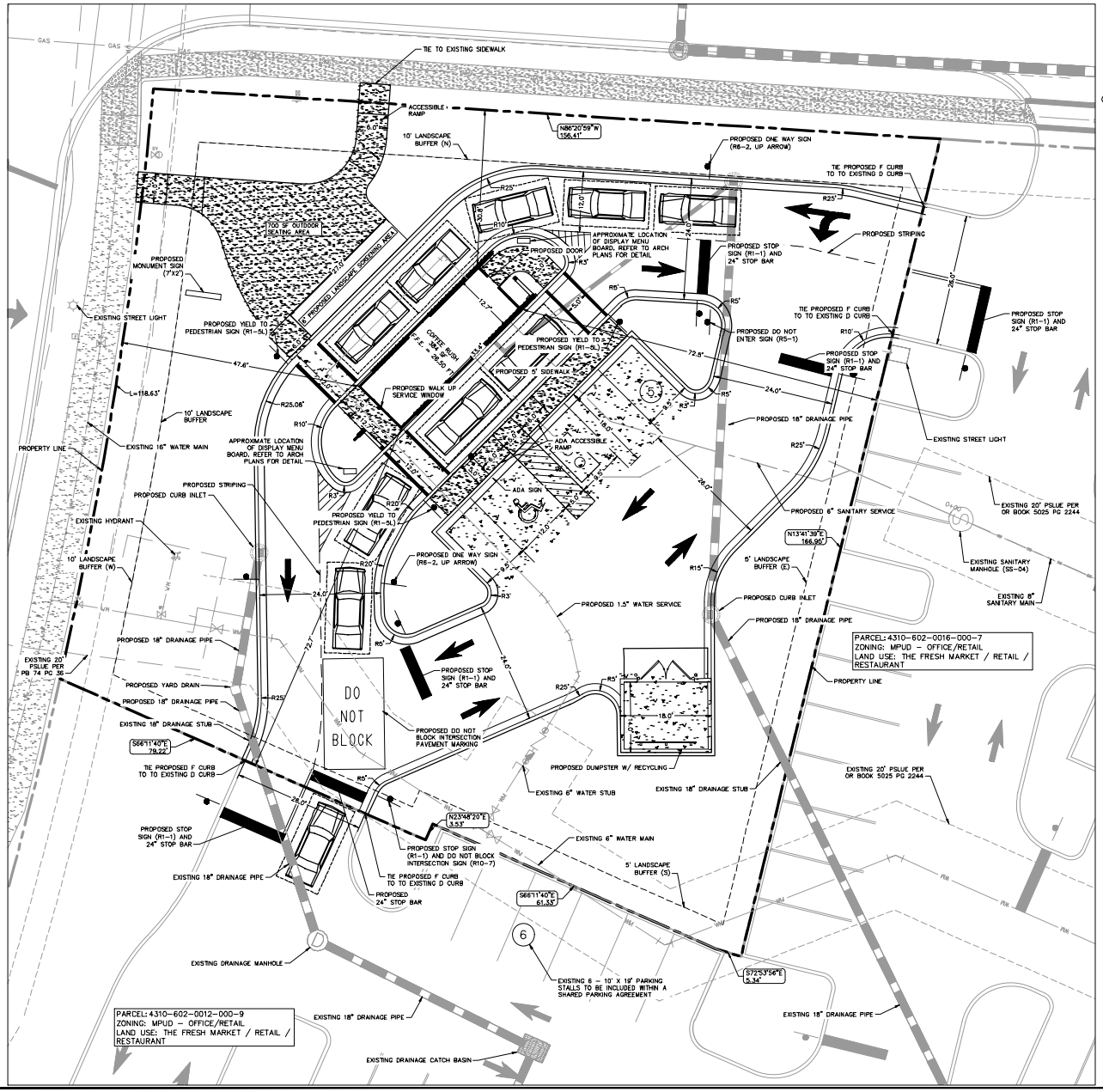
- 190 DAILY NET NEW EXTERNAL TRIPS
- 39 TOTAL AM PEAK HOUR
- 16 TOTAL PM PEAK HOUR

SUPPLY WELL STATEMENT

AT THE CURRENT TIME, THERE ARE NO PROPOSED OR EXISTING WATER SUPPLY WELL LOCATIONS WITHIN 100' OF THE PROJECT SITE & THERE ARE NO WELLFIELD PROTECTION ZONES WITHIN 200' OF THE PROJECT SITE.

GENERAL NOTES:

1. HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS
2. ALL LANDSCAPE AREAS ABUTTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
3. ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
4. SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN THE PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
5. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 153 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
6. NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS ARE TAKEN FROM OUTSIDE TO OUTSIDE)
7. NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
8. THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.
9. SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THE APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST. LUCIE LAND DEVELOPMENT REGULATIONS.)
10. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITH IN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECT ON 41.05 (5)
11. FENCE POSTS SHOULD AVOID UTILITY SERVICE LINES AT ALL TIMES.
12. UTILITY SERVICES CAN BE CONNECTED ONLY AFTER THE MAINS ARE INSTALLED AND TURNED OVER TO THE CITY.
13. SOLID & LIQUID WASTE DISPOSAL (INCLUDING RECYCLING) WILL FOLLOW THE SERVICE REGULATIONS AS SET BY THE OFFICE OF SOLID WASTE BY THE CITY OF PORT ST. LUCIE.



SIGN LEGEND

- ACCESSIBLE PARKING (FTP-20-08)
- PENALTY
- 30" STOP SIGN (R1-1)
- 9-BUTTON SIGN

PAVING LEGEND

- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LANDSCAPE AREA

SITE LEGEND

- PROPERTY LINE

DEVELOPMENT DATA			
TAX PARCEL ID NO.	4310-602-0011-000-2		
PROJECT FUTURE LAND USE	NCD		
PROJECT ZONING	MPUD		
MAX BUILDING HEIGHT	75'		
PROPOSED MAX BUILDING HEIGHT	19' - 4"		
AREA BREAKDOWN			
TOTAL AREA OF TRACT (MIN 10,000 SF/LOT)	21,197 SF	0.49 AC	100.00%
AREA OF PROPOSED BUILDINGS	360 SF	0.007 AC	1.43%
AREA OF PROPOSED PAVEMENT	11,277 SF	0.26 AC	53.06%
TOTAL PROP. IMPERVIOUS AREA (MAX 80%)	11,637 SF	0.267 AC	54.49%
TOTAL PROPOSED OPEN SPACE	9,560 SF	0.223 AC	45.51%

BUILDING SETBACKS			
	BUFFER	SETBACK	PROPOSED
NORTH	10 FT	25 FT	32.20 FT
SOUTH	5 FT	10 FT	75.00 FT
EAST	5 FT	10 FT	73.80 FT
WEST	10 FT	25 FT	49.20 FT

PARKING DATA	
OVERALL PARKING PROPOSED:	SPACES
STANDARD PARKING PROVIDED	10
ACCESSIBLE PARKING PROVIDED	1
TOTAL PARKING PROVIDED	11
OVERALL PARKING REQUIRED:	
STANDARD PARKING REQUIRED	*10
ACCESSIBLE PARKING REQUIRED	1
TOTAL PARKING REQUIRED	*11

PARKING NOTE: PER MPUD, 5TH AMENDMENT, SECTION. 7(C)(RESTAURANT (STAND-ALONE)) USES PARKING 1/1T ON 1,100 SQ. FT.

* INCLUDES 7 ADDITIONAL STALLS FOR OUTDOOR SEATING. USES PARKING RATION 1:100 SQ. FT. MAX. ON OUTDOOR SEATING

ENVIRONMENTAL SITE ASSESSMENT*				
DESCRIPTION	FOUND (Y/N)	AGENCY CONTACT INFO	MANAGEMENT PLAN (Y/N)	RELOCATION PLAN (Y/N)
WETLANDS	N	N/A	N/A	N
RARE HABITAT	N	N/A	N/A	N
THREATENED SPECIES	N	N/A	N/A	N
ENDANGERED SPECIES	N	N/A	N/A	N
SPECIES OF SPECIAL CONCERN	N	N/A	N/A	N
INVASIVE EXOTIC VEGETATION	N	N/A	N/A	N

ENVIRONMENTAL SITE ASSESSMENT NOTE:

* ENVIRONMENTAL SITE ASSESSMENT COMPLETED WITHIN THE EXISTING P25-053 LAND REQUISITION PHASE PROJECT.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), TO CONVERT TO NGVD 29 ELEVATION, ADD 1.61 TO THE NAVD 88 ELEVATION.

PSLUSD PROJECT # 11-342-48-07

CITY OF PORT ST. LUCIE PROJECT # P25-019

No.	REVISIONS	DATE	BY

Kimley»Horn
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
ALEXANDER M. DAUGHERTY
FLORIDA LICENSE NUMBER 91957
DATE: 11/22/2024

KHA PROJECT 147985000
DATE 11/22/2024
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY AMD

SITE PLAN

COFFEE RUSH - THE LANDING AT TRADITION

PREPARED FOR
COFFEE RUSH FLORIDA, LLC

PORT ST. LUCIE FLORIDA

SHEET NUMBER C-150

Plotted By:Norris, Jenny Sheet Set:Coffee Rush - The Landing at Tradition Layout:SITE PLAN June 25, 2025 08:31:29am K:\WPB_LDEV\147985000 - Coffee Rush Tradition\CAD\PlanSheets\C-150 SITE PLAN.dwg
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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ATTACHMENT B

Coffee Rush Queuing Data

Coffee Rush Queuing Analysis Data

CEDAR HILLS STORE 6/11/2025	6AM - 7AM	7AM - 8AM	8AM - 9AM	9AM - 10AM	TOTAL
Total Cars	25	32	40	34	131
Total Cars Lane 1	13	11	20	13	57
Total Cars Lane 2	12	21	20	21	74
Longest Line	2 Cars	3 Cars	4 Cars	3 Cars	
Wait Time to Window	2.47 min	4.48 min	5.12 min	4.11 min	

HILLTOP STORE 6/12/2025	6AM - 7AM	7AM - 8AM	8AM - 9AM	9AM - 10AM	
Total Cars	31	55	42	34	162
Total Cars Lane 1	15	26	20	16	77
Total Cars Lane 2	16	29	22	18	85
Longest Line	3 Cars	5 Cars	4 Cars	3 Cars	
Wait Time to Window	3.45 min	7.13 min	5.33 min	4.41 min	

SCHOLLS FERRY STORE 6/13/2025	6AM - 7AM	7AM - 8AM	8AM - 9AM	9AM - 10AM	
Total Cars	49	51	45	34	179
Total Cars Lane 1	26	25	24	21	96
Total Cars Lane 2	23	26	21	13	83
Longest Line	4 Cars	5 Cars	4 Cars	3 Cars	
Wait Time to Window	5.38 min	7.27 min	5.26 min	4.32min	

Average Wait Time/No of Cars	2 Cars	3 Cars	4 Cars	5 Cars
	3.2 min	4.7 min	5.8 min	7.6 min

THOMAS ENGINEERING GROUP

Thomas Engineering Group
840 SE Osceola Street
Stuart, FL 34994
P: (772) 888-3138
www.ThomasEngineeringGroup.com

September 26th, 2025

City of Stuart
121 S.W. Flagler Ave.
Stuart Florida 34994

Attention: Staff
Re: Project Name: Coffee Rush, Stuart Landings- Phase II, Application MJPD-25-2 , 3991 SE Federal Hwy.

Dear Staff,

The following is a response to staff comments dated: August 26th, 2025, below are the comments along with our responses in bold:

1) PRIOR COMMENT: On June 18, 2025, the Development Department met with Ron Yost to discuss the Coffee Rush at Baker Road Publix. During the meeting, Mr. Yost mentioned the possibility of producing a traffic study to show the expected number of vehicle trips at the Coffee Rush drive-throughs. If you plan to deviate from the minimum queueing standards of ten (10) queueing spaces (five in each drive-through lane). The Development Department recommends that the applicant submit the drive-through trip study for Coffee Rush (at Stuart Landings CPUD) to be included within the published agenda item for the Local Planning Agency and City Commission public hearings.

APPLICANT RESPONSE: Drive Thru study was submitted with previous submittal and included again with this submittal.
FOLLOW-UP COMMENT: The City of Stuart Development Department has not received a drive-through study for the proposed CPUD Amendment application. The queueing analysis submitted under this Major CPUD Amendment application is for a project located in Port St. Lucie, Florida. Do you have a queueing analysis for the proposed development at this location?
RESPONSE: The recent queueing analysis is for similar stores; we believe this to be more accurate than estimating conditions for a future store.

Should you have any questions or require any additional information please do not hesitate to contact me at 772.888.3138.

Thank you for your time and kind consideration with regard to this matter.
Sincerely,

THOMAS ENGINEERING GROUP, LLC

Jason Gunther, PE 58629 / Branch Manager/ jgunther@thomaseg.com

CAPTEC Engineering, Inc.
Civil Engineering Professionals

301 NW Flagler Avenue • Stuart, Florida 34994 • (772) 692-4344 • www.gocaptec.com

January 29, 2025
068.494

Kristopher McCrain
CITY OF STUART
121 SW Flagler Ave
Stuart, FL 34994
(772) 266-9427
kmccrain@ci.stuart.fl.us

RE: COFFEE RUSH – MINOR PUD AMENDMENT APPROVAL

Dear Mr. McCrain:

CAPTEC Engineering (CAPTEC) has reviewed the submittal materials received via email on January 17, 2022. The Applicant is requesting a Minor PUD Amendment for the Coffee Rush, located at 3991 SE Federal Highway, in Stuart.

CAPTEC has reviewed the following information provided by the Applicant to the City:

- Civil Plan (1-14-25)
- Site Plan (1-14-25)
- Planned Unit Development (PUD) Amendment Application form

CAPTEC reviewed the submitted items for drainage compliance. Although no drainage statement was provided, CAPTEC determined that the proposed project is consistent with the existing SFWMD permit for the site. Therefore, the project is **approved**.

CAPTEC performed this review for the City of Stuart in order to confirm compliance with the applicable City of Stuart Codes and Regulations. Neither the Reviewer nor the City of Stuart is the Design Engineer of Record and, therefore, neither entity accepts responsibility for the accuracy or contents of the design documents and/or other data submitted by the Applicant. This project has not been reviewed for any Martin Count/FDOT criteria.

The applicant is requested to provide a written response to the above comments. CAPTEC's fees for the above stated review are attached. Payment is due upon receipt of this letter to the applicant. CAPTEC will not review further response to comments until all prior fees are paid in full.

Please note suggestions provided by CAPTEC are offered in order to assist the Applicant in complying with the City of Stuart Codes and Regulations. However, the Applicant bears the burden of demonstrating that their submittal meets the applicable City Code requirements.

If you should need further clarification or have any questions with regard to this matter, please feel free to contact me.

Sincerely,

Joseph W. Capra, P.E.
City Engineer Consultant

Attachment: invoice

P:\000\068\068.494 - Coffee Rush (Stuart Landings Ph 2)\2025-0129 1st review - Minor PUD Amendment.docx