City of Stuart

AGENDA

LOCAL PLANNING AGENCY
JULY 9, 2026
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Deana Peterson
Vice Chair - Christina Ouillette
Board Member - Paul Grosso
Board Member - Caitlynne Palmieri
Board Member - Clay Scherer
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 06/11/2026 LPA MINUTES

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. COFFEE RUSH AT CORNERSTONE - PUBLIX AT BAKER ROAD CPUD AMENDMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2555-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT TO PHASE III OF THE PUBLIX AT BAKER ROAD COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR PHASE III OF THE PUBLIX AT BAKER ROAD CPUD TO ACCOMMODATE A 635 SQUARE FOOT COFFEE RUSH AT CORNERSTONE CENTER CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND OUTDOOR SEATING AREA; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 1501 N.W. 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: 7/9/2026 **Prepared by:** Susej Meleqi

Title of Item:
APPROVAL OF 06/11/2026 LPA MINUTES

Summary Explanation/Background Information on Agenda Request:
APPROVAL OF 06/11/2026 LPA MINUTES

Funding Source:
N/A

Recommended Action:
Approve minutes.

ATTACHMENTS:
1. 06112026 LPA Minutes

MINUTES
LOCAL PLANNING AGENCY OF THE CITY OF STUART
JUNE 11, 2026
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

LOCAL PLANNING AGENCY

Chair - Deana Peterson
Vice Chair - Christina Ouillette
Board Member - Paul Grosso
Board Member - Caitlynne Palmieri
Board Member - Clay Scherer
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 Peterson, Vice Chair Ouilette, Board Member Palmieri, Board Member Scherer
ABSENT: Board Member Grosso, Board Member Vogl

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

5:31 PM MOTION: Approve.
MOVED BY: Caitlynne Palmieri
SECONDED BY: Clay Scherer
Motion approved unanimously.

APPROVAL OF MINUTES

1. APPROVAL OF 05/14/2026 LPA MINUTES

5:31 PM MOTION: Approve.
MOVED BY: Clay Scherer
SECONDED BY: Caitlynne Palmieri
Motion approved unanimously.

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

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

2. FINAL ORDER OF VARIANCE APPROVAL - 1678 SE 10 STREET - PETITION NUMBER 103:

VARIANCE PETITION FROM SECTION 6.09.02.C.1 AND SECTION 6.09.02.E. OF THE CITY OF STUART LAND DEVELOPMENT CODE TO ALLOW AN ACCESSORY DWELLING UNIT ONE-HALF FOOT (0.6) FROM THE SIDE PROPERTY LINE. THE REQUIRED SETBACK IS 5-FEET.

Board Members provided ex parte communications.

City Attorney, Lee Baggett Swore in (4) people - Mechelle Arbuzow, Planner II, Tyson Waters, Applicants Representative, and Braden Olsen and Kylie Olsen, Owners of property.

Ms. Arbuzow, Planner II, presented public notice, site location, zoning designation, future land use designation, background, and variance request for the LDC Section 6.09.02.C.1 and section 6.09.02.E.2, LPA standards of review, limitations on granting variances, staff does not recommend approval of variance.

Mr. Waters, Mr. Olsen and Mrs. Olsen provided background information on the home and their personal stories.

Board Members discussed the fencing, set back on the property, the survey on the home, plans for the accessory dwelling unit, and feedback from neighbors.

PUBLIC COMMENT:

1. Stephen Bowers - Stuart; Is a neighbor of the Olsens' and is in favor of approving the variance.

6:04 PM MOTION: Approve the Variance.
MOVED BY: Caitlynne Palmieri
SECONDED BY: Clay Scherer
Motion approved unanimously.

3. FINAL ORDER OF VARIANCE APPROVAL - 700 SW SAINT LUCIE CRESCENT - PETITION NUMBER VAR-26-2:

VARIANCE PETITION FROM SECTION 5.06.02.B.2. OF THE CITY OF STUART LAND DEVELOPMENT CODE TO ALLOW THE INSTALLATION OF A FENCE WITHIN THE REQUIRED TWENTY-FIVE FEET SHORELINE PROTECTION ZONE SETBACK FROM THE MEAN HIGH-WATER LINE.

Board members provided ex parte communications.

City Attorney Baggett swore in five (5) people, Mechelle Arbuzow, Planner II, Brian Scott, applicant, Dean Watson, neighbor of the applicant, Bill Clark, neighbor of the applicant, Richard Zurich, neighbor of the applicant.

Ms. Arbuzow presented the public notice, zoning designation, and future land use, site plan, pictures of property, variance request LDC section 5.06.02, limitations on granting variances, and staff's recommendation of not approving the variance.

Mr. Scott provided a history of himself, history of the property and provided pictures.

Mr. Watson spoke about his experience as a neighbor living there on the shoreline.

Mr. Clark stated he believes the fence is a good idea due to young people going to the open space near Mr. Scotts home to vape.

Mr. Scott stated that he has explored different options such as landscaping.

Board Member discussed the variance, whether there is a hardship, buffer zones, landscape instead of the fence, and trespassing signage.

6:45 PM MOTION: I move not to grant the variance.
MOVED BY: Caitlynne Palmieri
SECONDED BY: Cristina Ouillette
MOTION WAS RETRACTED - 6:49 PM

PUBLIC COMMENT:

1. Cathy Wyckoff - Stuart; spoke about wanting improvements to the park, requested clarification of the park boundaries, and stated she did not oppose the proposed fence but encouraged the use of landscaping to help preserve the park's scenic character.

6:49 PM: MOTION: Grant the variance for the applicant.
MOVED BY: Clay Scherer
SECONDED BY: ----
Motion failed due to lack of second.

STAFF UPDATE

ADJOURNMENT

6:50 PM

Susej T. Meleqi, Board Secretary **Deanna Peterson, Chair**

Minutes to be approved at the LPA Meeting this 9th day of July, 2026.

CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Local Planning Agency

Meeting Date: 7/9/2026 **Prepared by:** Jodi Nentwick

Title of Item:
COFFEE RUSH AT CORNERSTONE - PUBLIX AT BAKER ROAD CPUD AMENDMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2555-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT TO PHASE III OF THE PUBLIX AT BAKER ROAD COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR PHASE III OF THE PUBLIX AT BAKER ROAD CPUD TO ACCOMMODATE A 635 SQUARE FOOT COFFEE RUSH AT CORNERSTONE CENTER CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND OUTDOOR SEATING AREA; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 1501 N.W. 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:

This Major Amendment request seeks to establish a Coffee Rush fast-food convenience restaurant with two drive-through lanes within the undeveloped portion of land (Phase III) of the Publix at Baker CPUD.

The purpose of this application is to amend the Publix at Baker Road Commercial Planned Unit Development (CPUD) (Ordinance No. 2104-07) to allow the development of an approximately 635-square-foot Coffee Rush drive-through with outdoor seating area on the remaining undeveloped portion of the 7.45-acre CPUD property (Phase III). The proposed development includes a small building with two drive-through lanes, one on each side of the building, and a pedestrian service window at the front entrance.

To facilitate the proposed development, the applicant is requesting two waivers: (1) approval of a change in use and for Phase III (2) a waiver from the required vehicle queue length.

Condition of Approval No. 5 of Ordinance No. 2104-07 requires a Major PUD Amendment for any use in Phase III other than a bank. Accordingly, the applicant has submitted a Major PUD Amendment, along with supporting site plans and documentation, to change the approved use from a bank to a **Restaurant, Convenience – Drive-Through.**

Funding Source:
N/A

Recommended Action:
Staff recommends that the Local Planning Agency (LPA) forward a recommendation of approval to the City Commission.

ATTACHMENTS:

1. Ordinance 2555-2026 - Coffee Rush at Publix at Baker Road
2. LPA Staff Report - Coffee Rush Cornerstone Center
3. Project Narrative
4. CPUD Signed Application
5. Site Plan
6. Survey
7. Landscape Plan
8. Architectural Plans
9. Design Standards Letter
10. Drainage Report
11. Fire Truck Access Plan
12. Garbage Truck Access Plan
13. Photometric Plan
14. Queuing Study

BEFORE THE CITY COMMISSION

CITY OF STUART, FLORIDA

ORDINANCE NUMBER 2555-2026

* * * * *

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT TO PHASE III OF THE PUBLIX AT BAKER ROAD COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR PHASE III OF THE PUBLIX AT BAKER ROAD CPUD TO ACCOMMODATE A 635 SQUARE FOOT COFFEE RUSH AT CORNERSTONE CENTER CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND OUTDOOR SEATING AREA; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 1501 N.W. 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 September 24, 2007, the City Commission adopted Ordinance 2104-07, approving an amendment to the Commercial Planned Unit Development (CPUD) zoning agreements recorded in O.R. Book 1341, at Page 1139 and in O.R. Book 1341, at Page 1154 of the Public Records of Martin County located on the northeast corner of N.W. Federal Highway and N.W. Baker Road; providing for approval of a Master/Final Site Plan; providing conditions for compliance with site design qualitative development standards to establish the "Publix at Baker Road" Commercial Planned Unit Development (CPUD), and;

WHEREAS, on May 1, 2025, a Major CPUD Amendment application was submitted by Robert Good, P.E., The Good Group on behalf of Publix Super Markets, Inc. (Property Owner) and Coffee Rush, Inc. (Applicant) to request modifications to Phase III of the Publix at Baker Road CPUD Master Plan to accommodate the 635 square foot Coffee Rush restaurant with walk-up service only and dual drive-through facilities, and outdoor seating area; and

WHEREAS, on July 9, 2026, 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 Publix at Baker Road 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 Publix at Baker Road 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 Publix at Baker Road 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 +/-7.79-acre subject parcel 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 Publix at Baker Road 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 Publix at Baker Road CPUD, and shall replace any earlier approvals:

1. Project Narrative (2 pages) prepared by The Good Group, LLC dated December 5, 2025.
2. Site Plan (Sheet C-09) prepared by and digitally sealed by Robert Good II, The Good Group, LLC dated April 24, 2026.
3. Tree Disposition and Landscape Plans (Sheets L1.01 – L3.03) prepared by and digitally sealed by Marc S. Bortak, Bortak Design Irrigation and Landscape Architecture dated December 9, 2025.
4. Fire Truck Access Plan (Sheet C-16) prepared by and digitally sealed by Robert Good II,

The Good Group, LLC dated Apil 24, 2026.

5. Garbage Disposal Plan (Sheet C-17) prepared by and digitally sealed by Robert Good II, The Good Group, LLC dated April 24, 2026.
6. Stormwater Report (Pages 1-53) prepared by and digitally sealed by Elissa Taylor, The Good Group, LLC dated December 3, 20258.
7. Photometric Plan (Sheet LT-1) prepared by and digitally sealed by Greogory A. Reynolds, Aloha Pacifica, Inc dated December 9, 2025.
8. Queueing Study (2 Pages) prepared by and digitally sealed by Shaun G. MacKenzie, MacKenzie Engineering & Planning Inc. dated September 3, 2025.
9. Architecture Site Plans, including signage (Sheet AO.5, A1.1, A4.1) prepared by and digitally sealed by Micheal K. Sheeley, MKI Architecture, LLC dated by December 12, 2025.
10. Design Standard Letter (1 Page) prepared by and digitally by Michael K. Sheeley, MK Architecture, dated December 12, 2025.
11. Survey (Sheet 1) prepared by and digitally by Michael J. Feldbusch dated October 29, 2025.

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 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 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.

First read on the ____ day of _____, 2026.

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
SEAN REED, MAYOR				
VACANT, VICE MAYOR				
EULA CLARKE, COMMISSIONER				
LAURA GIOBBI, COMMISSIONER				
CAMPBELL RICH, COMMISSIONER				

ADOPTED on second and final reading this _____day of _____, 2026.

ATTEST:

_____
MARY R. KINDEL, MMC
CITY CLERK

_____
SEAN REED
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

_____
LEE J. BAGGETT, ESQ
CITY ATTORNEY

"EXHIBIT A" – LEGAL DESCRIPTION

LEGAL DESCRIPTION

Parcel 1:

For a point of reference commence at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 29, Township 37 South, Range 41 East; thence run S 89 degrees 58' 58" W along the North line of said SE 1/4 of SW 1/4 for a distance of 275 feet to the Point and Place of Beginning. (1) thence run N 19 degrees 12' 11" W a distance of 250 feet; (2) thence run S 89 degrees 58' 58" W a distance of 613.36 feet more or less to the Easterly right-of-way line of U.S. Highway No. 1 (SRD NO. 5); (3) thence run S 19 degrees 12' 11" E along said Easterly right-of-way line a distance of 464.86 feet; (4) thence run S 89 degrees 44' 43" E a distance of 200 feet; (5) thence run S 19 degrees 12' 11" E a distance of 157.00 feet more or less to the Northerly right-of-way line of Baker Road; (6) thence run S 89 degrees 44' 43" E along said Northerly right-of-way line a distance of 290.82 feet; (7) thence run N 0 degrees 02' 16" E a distance of 353.54 feet back to the Point and Place of Beginning.
LESS those land conveying to National Oil and Gas Distributor, Inc., in Official Records Book 1236, Page 222, of the Public Records of Martin County, Florida.

Parcel 2:

Start at the Northeast corner of the Southeast one quarter of the Southwest one quarter of Section 29, Township 37 South, Range 41 East, Martin County, Florida, thence run North 89°33' 32" West a distance of 994.42 feet to the centerline of U.S. Highway No. 1; thence run South 18° 41' 32" East along said centerline, a distance of 214.47 feet; thence run South 89° 13' 32" East to the Easterly right of way of the aforesaid U.S. Highway No. 1, a distance of 106.05 feet to the Point of Beginning, thence continue to run South 89° 13' 32" East a distance of 200 feet; thence North 18° 41' 32" West a distance of 50.00 feet; thence run North 89° 13' 32" West to the aforesaid Easterly right of way of U.S. Highway No 1, a distance of 200 feet; thence run South 18° 13' 32" East along said Easterly right of way. a distance of 50.00 feet to the Point of Beginning.
AND
A parcel of land lying in the Southeast one-quarter of the Southwest one-quarter of Section 29, Township 37 South, Range 41 East, Martin County, Florida, being more particularly described as follows:
Start at the Northeast corner of the Southeast one-quarter of the Southwest one-quarter of Section 29, Township 37 South, Range 41 East, Martin County, Florida; thence run North 89° 33' 32" West a distance of 994.42 feet to the centerline of U.S. Highway No. 1, thence run South 18°41' 32" East along said centerline, a distance of 371.47 feet; thence run South 89° 13' 32" East to the Easterly right of way of the aforesaid U.S. Highway No. 1, a distance of 106.05 feet to the Point of Beginning, thence continue to run South 89° 13' 32" East a distance of 200 feet; thence run North 18° 41' 32" West a distance of 157 feet; thence run North 89° 13' 32" West to the aforesaid Easterly right of way of U.S. Highway No. 1, a distance of 200 feet, thence run South 18° 41' 32" East along said Easterly right of way, a distance of 157 feet to the Point of Beginning.

Less lands from Parcels 1 and 2 conveyed to Martin County recorded in Official Records Book 2494, Page 1596 more particularly described as follows:

A parcel of land lying in Section 29, Township 37 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

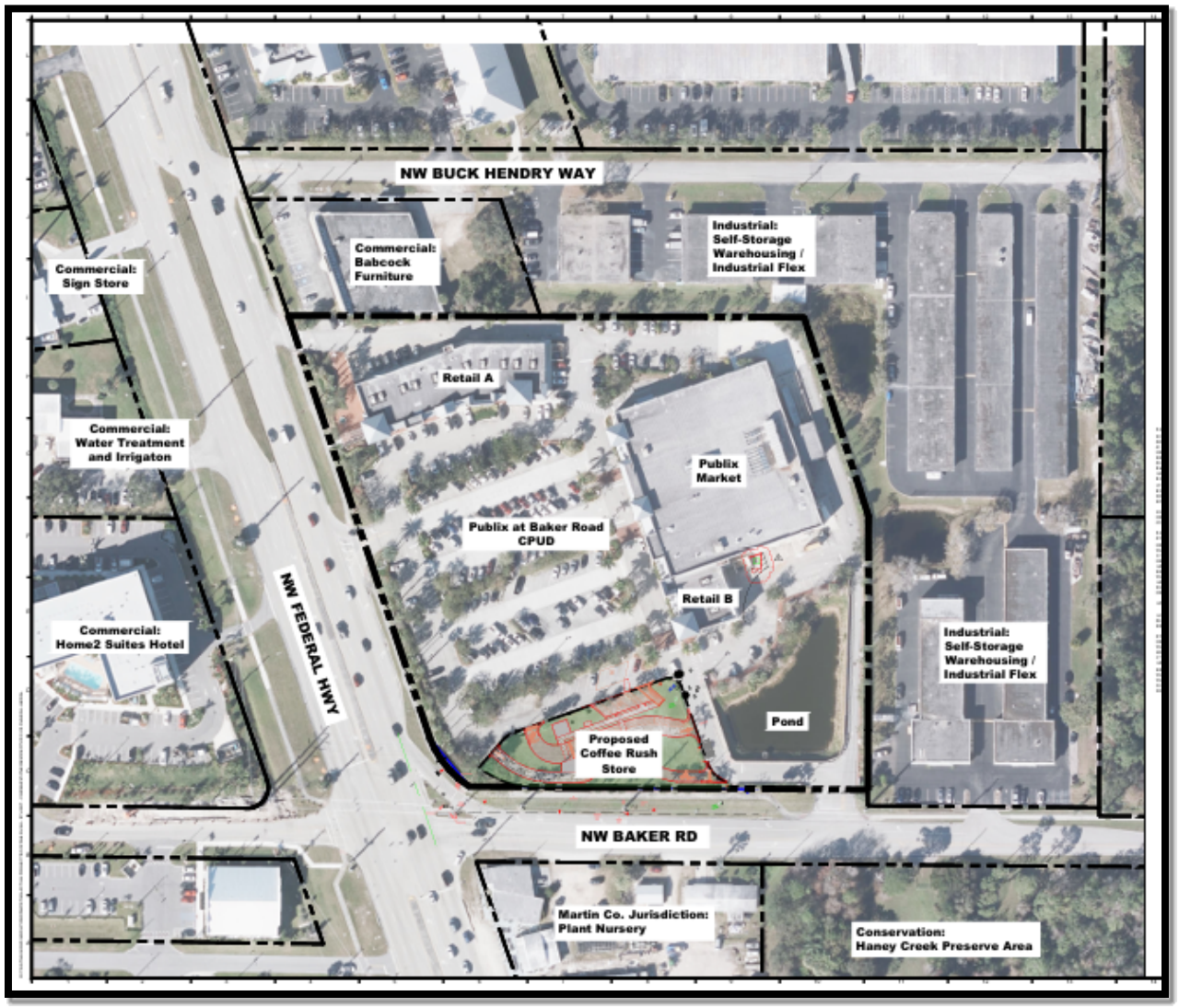
For a Point of Reference, commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 29; thence North 89°53'27" West, a distance of 275.64 feet; thence South 00°12'22" West, a distance of 324.93 feet to a point on the North ultimate right of way line of NW Baker Road, said point lying 57.50 feet North of Baker Road centerline, and the POINT OF BEGINNING; thence continue South 00°12'22" West, a distance of 29.29 feet to a point lying on the existing North right of way line, as monumented, of NW Baker Road; thence North 89°31'02" West, along said existing right of way line, a distance of 490.74 feet to a point on the East right of way line of US Highway No. 1; thence North 18°59'52" West, along said East right of way line, a distance of 91.03 feet to a non-tangent intersection with a curve concave to the Northeast, a radial line from said point bears North 68°57'21" East and having a radius of 116.74 feet; thence Southerly through a central angle of 36°29'49", an arc distance of 74.36 feet to a non-tangent intersection; thence South 89°28'36" East, a distance of 474.18 feet to the POINT OF BEGINNING.

Parcel Area: 7.79-Acres

Parcel I.D. No.: 29-37-41-000-000-000-000-000-00050-4

Parcel Address: 1501 N.W. Federal Highway, Stuart, FL 34997

"EXHIBIT B" – LOCATION MAP



"EXHIBIT C" – CONDITIONS OF APPROVAL

All conditions adopted under Ordinance No. 2104-2007 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.

Before Issuance of Construction Site Permit (Infrastructure)

7. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit.
8. 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.
9. All development activities shall comply with the City's Concurrency Management System before the issuance of building permits.

Development and Construction

10. 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.
11. 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.
12. 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.
13. Building addresses and/or numbers shall be in plain view and shown on each building plan submitted at the time of building permit application.
14. Any sidewalk damaged during construction shall be repaired or replaced before the issuance of a Certificate of Occupancy.
15. Temporary or freestanding storage units are prohibited on the property once construction is complete.
16. In the event of any conflict in the provisions of Exhibit "C" Development Conditions and attached exhibits, Exhibit "C" shall prevail.

17. No trailers, prefabricated, 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.

18. Subject to the provisions of the City's Land Development Code, 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.

19. Prior to the issuance of the Certificate of Completion, the Applicant, property owner, developer, and/or successor in interest shall receive zoning compliance from the City of Stuart.

Development Timetable

20. The Timetable of development for Publix at Baker Road 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**

Prohibited

21. No temporary or modular buildings are permitted on the property except for permitted temporary construction/leasing trailers.

22. Billboards are prohibited on the property.

23. Banners and any other sign or advertising device not in accordance with the City's Land Development Code are prohibited, except as may be permitted by this CPUD.

24. No vehicles shall be displayed or stored within the public right-of-way at any time.

"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 Publix at Baker Road CPUD, and shall replace any earlier approvals:

1. Project Narrative (2 pages) prepared by The Good Group, LLC dated December 5, 2025.

2. Site Plan (Sheet C-09) prepared by and digitally sealed by Robert Good II, The Good Group, LLC dated April 24, 2026.

3. Tree Disposition and Landscape Plans (Sheets L1.01 – L3.03) prepared by and digitally sealed by Marc S. Bortak, Bortak Design Irrigation and Landscape Architecture dated December 9, 2025.

4. Fire Truck Access Plan (Sheet C-16) prepared by and digitally sealed by Robert Good II, The Good Group, LLC dated Apil 24, 2026.

5. Garbage Disposal Plan (Sheet C-17) prepared by and digitally sealed by Robert Good II, The Good Group, LLC dated April 24, 2026.

6. Stormwater Report (Pages 1-53) prepared by and digitally sealed by Elissa Taylor, The Good Group, LLC dated December 3, 20258.

7. Photometric Plan (Sheet LT-1) prepared by and digitally sealed by Greogory A. Reynolds, Aloha Pacifica, Inc dated December 9, 2025.

8. Queueing Study (2 Pages) prepared by and digitally sealed by Shaun G. MacKenzie, MacKenzie Engineering & Planning Inc. dated September 3, 2025.

9. Architecture Site Plans, including signage (Sheet AO.5, A1.1, A4.1) prepared by and digitally sealed by Micheal K. Sheeley, MKI Architecture, LLC dated by December 12, 2025.

10. Design Standard Letter (1 Page) prepared by and digitally by Michael K. Sheeley, MK Architecture, dated December 12, 2025.

11. Survey (Sheet 1) prepared by and digitally by Michael J. Feldbusch dated October 29, 2025.

TO: Local Planning Agency (LPA)

FROM: Jodi Kugler, Development Director

MEETING DATE: Thursday, July 9, 2026

SUBJECT: Coffee Rush at Cornerstone Center – Major Amendment to the Publix at Baker Road Commercial Planned Unit Development (CPUD) (*Project: MJPD-25-4*)

AGENDA REQUEST:

This Major Amendment request seeks to establish a Coffee Rush fast-food convenience restaurant with two drive-through lanes within the undeveloped portion of land (Phase III) of the Publix at Baker CPUD.

GENERAL INFORMATION:

Property Owner:	Public Super Markets, Inc. PO Box 407 Lakeland, FL 33802
Applicant:	Ron Yost, President Coffee Rush, Inc. 2315 Falcon Drive West Linn, OR 97068
Agent of Record:	Robert Good The Good Group 120 S. Olive Avenue, Suite 202 West Palm Beach, FL 33401
Location:	TBD – Phase III (Undeveloped)
Parcel ID:	29-37-41-000-000-000-000-000-000-00050-4
Parcel Size:	+/- 7.79 Acres
Future Land Use:	Commercial
Zoning District:	CPUD (Commercial Planned Unit Development)

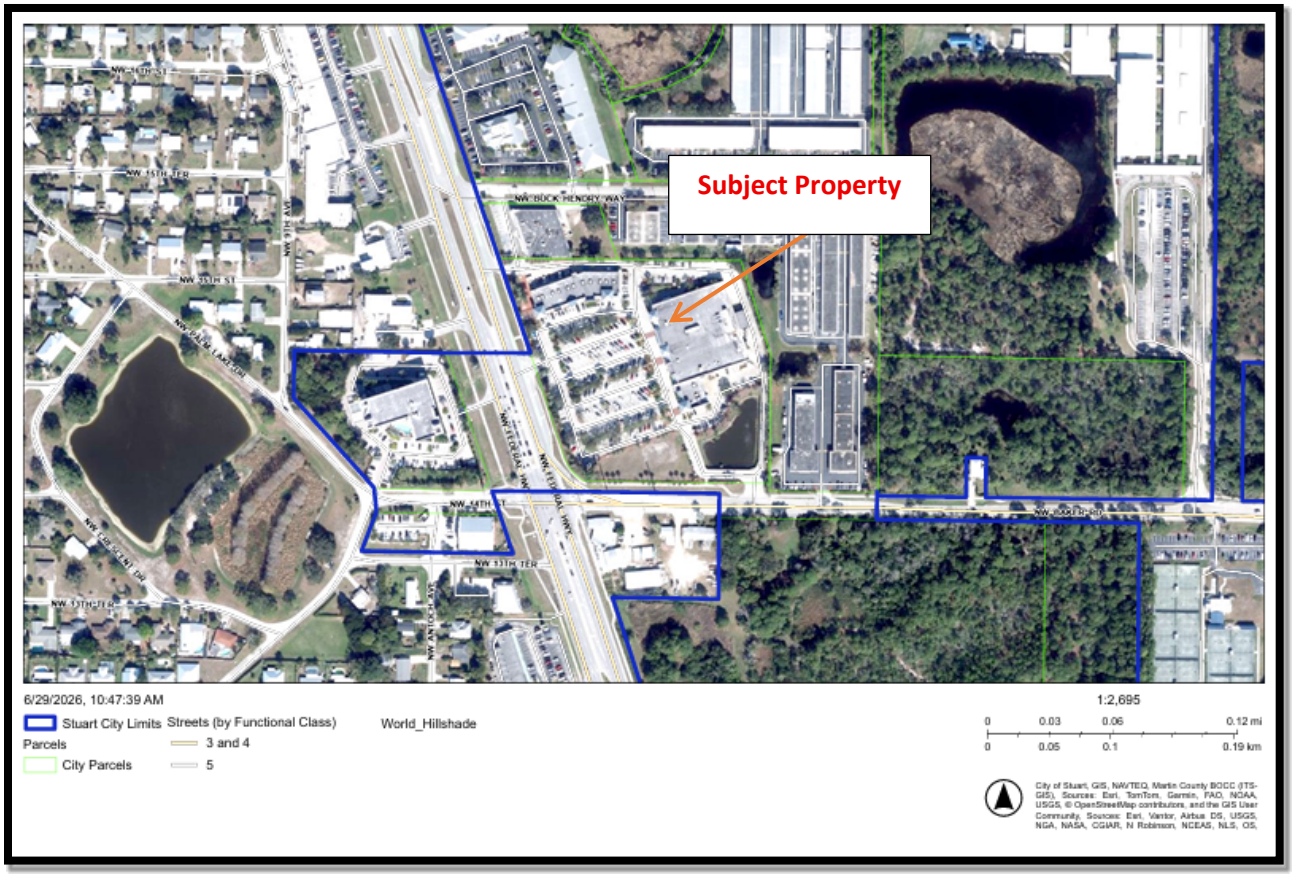
PROJECT BACKGROUND:

On September 24, 2007, the City Commission granted a CPUD Amendment via Ordinance 2104-07 and approved a Master Final Site Plan to construct a 56,938 ft^2 shopping center with a 39,393 ft^2 Publix Supermarket anchor building and 4,200 ft^2 attached retail space, a detached 13,345 ft^2 retail building, and a Phase II development consisting of a 3,400 ft^2 building within a 17,664 ft^2 out parcel located at the southwest corner of the site.

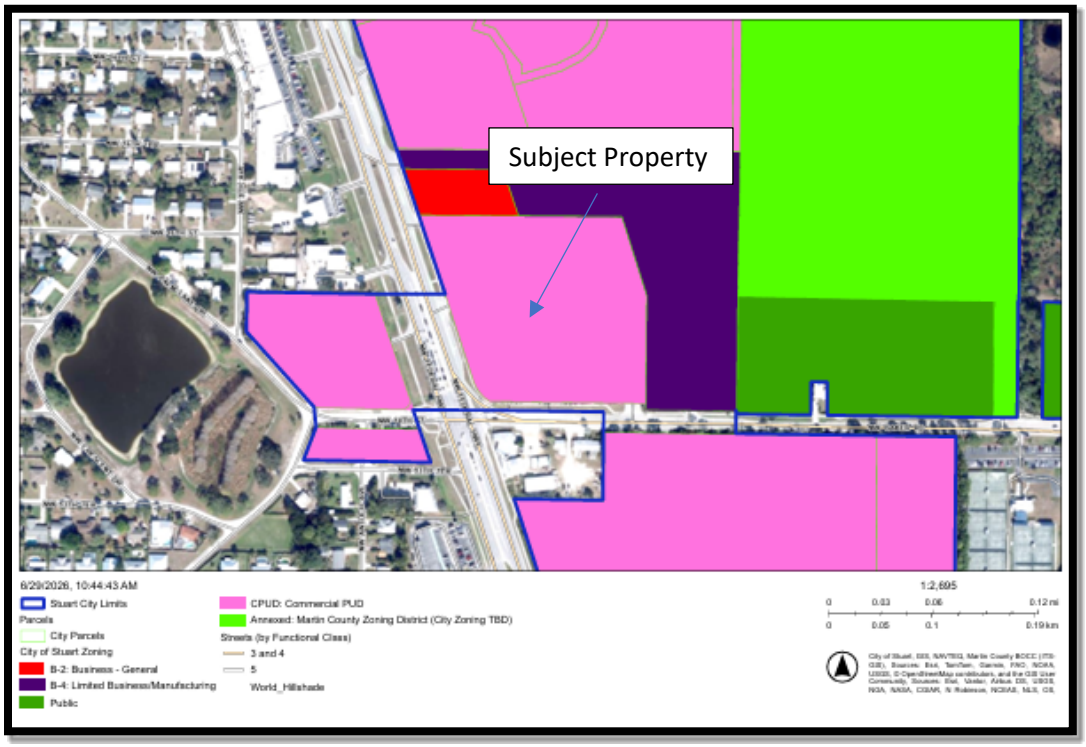
During the Commission meeting on November 13, 2007, the City Attorney stated that the applicant submitted a revised site plan to address the Right-of-way dedications requirements with Martin County on NW Baker Road. Staff did not have enough time to review the revised site plan before the City Commission meeting; therefore, the Commission had two choices: to continue with a first reading of the item, pending the review of the new revised site plan, or to withdraw Ordinance 2144-07 and schedule before the City Commission if needed. The Board voted to approve the first reading and withdraw/void the item if resolved by staff before the second reading.

During the Commission meeting on November 26, 2007, the City Manager explained that staff reviewed and accepted the revised site plan drawings and that further action by the City Commission is not required. The Ordinance of Repeal *(Ordinance No. 2144-07)* approved at the first reading by the City Commission was voided.

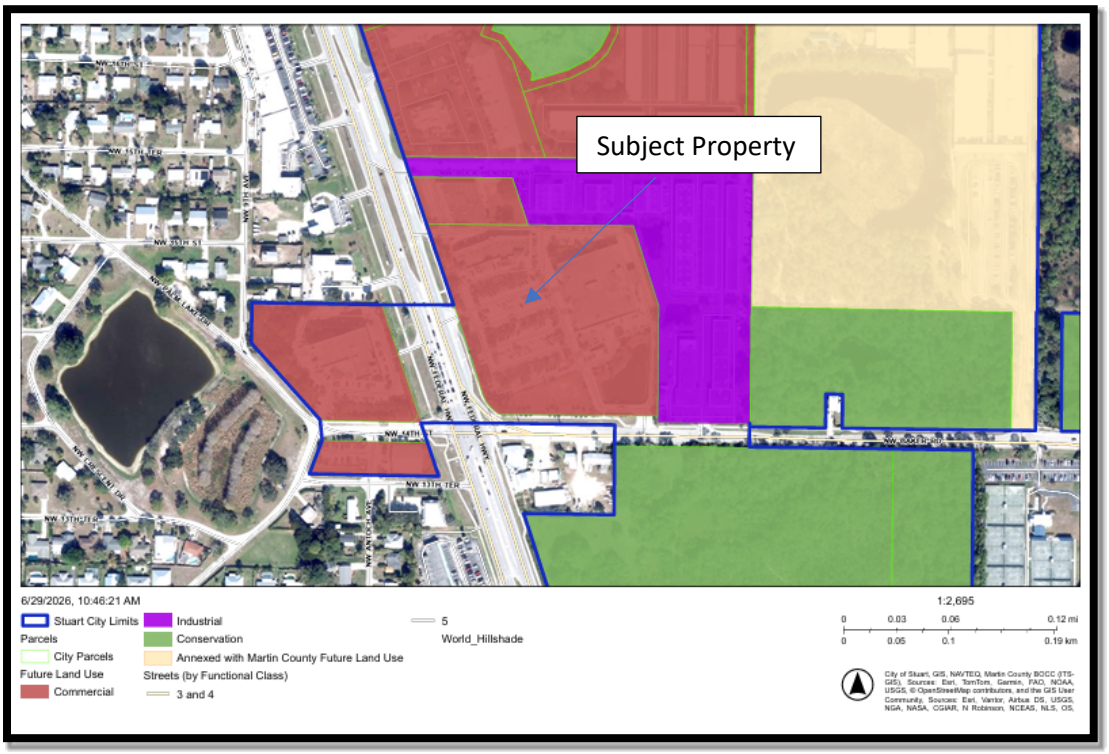
AERIAL LOCATION MAP



ZONING DISTRICT MAP



FUTURE LAND USE MAP



ADJACENT USE, ZONING & FUTURE LAND USE:

Location		Zoning District	Future Land Use	Existing Land Use
Subject Parcel		**Commercial Planned Unit Development *(CPUD)***	**Commercial**	**Publix Cornerstone Plaza**
Adjacent Parcels	**North**	Limited, Business/Manufacturing *(B-4)* & Commercial, General *(B-2)*	Industrial & Commercial	Self-Storage Warehousing/Industrial Flex & Babcock Furniture
	South	Commercial Planned Unit Development *(CPUD)* & Martin County's Jurisdiction	Conservation & Martin County's Jurisdiction	Nursery & Haney Creek Preserve Area
	East	Limited, Business/Manufacturing *(B-4)*	Industrial	Self-Storage Warehousing & Industrial Flex
	West	ROW & Commercial Planned Unit Development *(CPUD)*	Right-of-Way & Commercial	NW Federal Highway Right-of-Way

PROJECT ANALYSIS

The purpose of this application is to amend the Publix at Baker Road Commercial Planned Unit Development (CPUD) (Ordinance No. 2104-07) to allow the development of an approximately 490-square-foot Coffee Rush drive-through on the remaining undeveloped portion of the 7.45-acre CPUD property (Phase III). The proposed development includes a small building with two drive-through lanes, one on each side of the building, and a pedestrian service window at the front entrance.

To facilitate the proposed development, the applicant is requesting two waivers: (1) approval of a change in use and (2) a waiver from the required vehicle queue length.

Condition of Approval No. 5 of Ordinance No. 2104-07 requires a Major PUD Amendment for any use on Phase III other than a bank. Accordingly, the applicant has submitted a Major PUD Amendment, along with supporting site plans and documentation, to change the approved use from a bank to a **Restaurant, Convenience – Drive-Through**.

****

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:*

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.*

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

Staff Finding: *The proposed Major CPUD Amendment will not create an isolated land use to adjacent and nearby classifications.*

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: All levels of services to public facilities have been addressed.

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 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. 2104-07, per Land Development Code Section 11.01.10.*

g. 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.*

h. 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.*

i. 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.*

j. 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.

k. 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

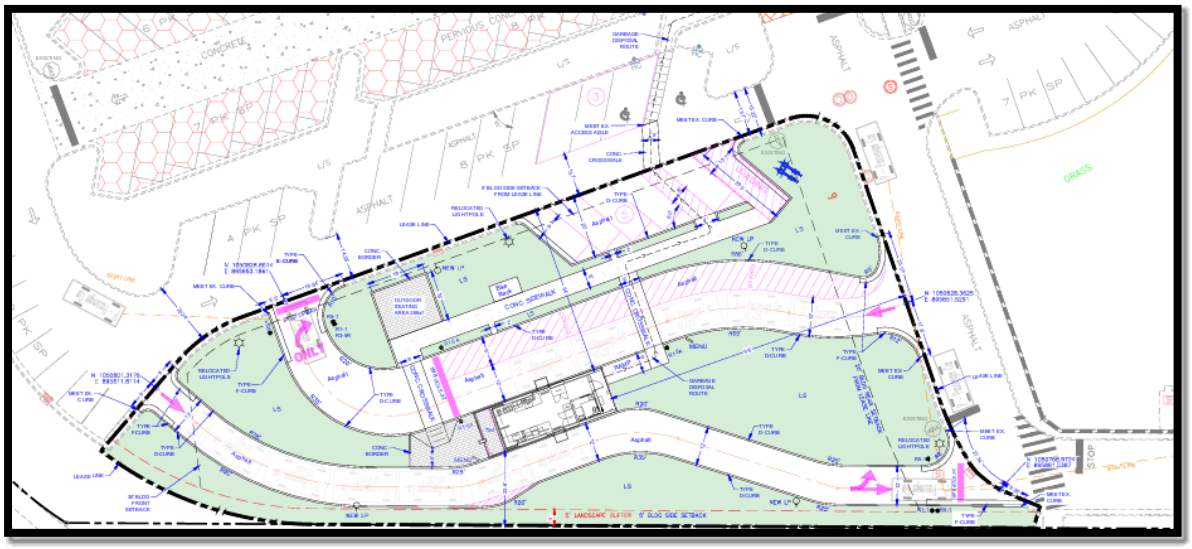
The applicant is requesting approval from the City Commission to deviate from the following Land Development Code requirements:

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.	Five (5) vehicles on the north side of the north side of the building seven (7) vehicles on the south side of the building, for a total of twelve (12) vehicles. The Coffee Rush store does not have an order box, but rather a simple menu board. Customers normally order online.

CPUD MASTER PLAN:

The final Master Site Plan for Phase III of the Publix at Baker Road 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



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
Publix	39,393	0.904
Retail A	13,345	0.306
Retail B	4,200	0.096
Restaurant (Proposed Coffee Rush)	635	0.015
Total:	**57,573**	**1.317**

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 proposed project is expected to generate the following net external trips:

- 36 daily, 9 AM peak hour (4 in/5 out), and 1 PM peak hour (0/1 out) trips.

Th proposed project is expected to generate the following driveway trips:

- 358 daily, 89 A peak hour (45 in/44 out), and 30 PM peak hour (15 in/15 out) trips.

The traffic analysis was carried out in accordance with the City of Stuart's Land Development Code. The proposed development is a project with de minimis impact per LDC Chapter 4, Section 4.04.02, the project salifies transportation concurrency.

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.

STORMWATER:

The proposed Coffee Rush site (Future Phase III) was included in the original master stormwater management system and permitted under the original South Florida Water Management District (SFWMD) permit. Stormwater

runoff from the proposed development will be conveyed to the existing stormwater inlets located on the east and west sides of the site.

Following the completion of the Cornerstone Center (Phases I and II), it was determined that the pervious concrete installed within the drive lanes impeded the movement of shopping cartwheels, making it difficult for customers to maneuver carts throughout the shopping center. As a result, the pervious concrete within the drive lanes was replaced with standard impervious concrete. This modification reduced the amount of pervious surface area on the property. The resulting reduction in pervious area has been reflected in the updated Site Data calculations included on the cover sheet of the submitted plans.

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.*

STAFF RECOMMENDATION:

Staff requesting the Local Planning Agency (LPA) forward a recommendation for approval to the City Commission as outlined in Ordinance No. 2555-2026.

THE GOOD GROUP

Commercial Real Estate • Development • Civil Engineering
120 S. Olive Avenue, Suite 202 • West Palm Beach, FL 33401
Phone: 407.738.1978 • www.thegoodgroup.com

December 5, 2025

Jodi Kugler
Principal Planner
Development Department
121 SW Flagler Ave.
Stuart, FL 34994

Subject: Coffee Rush at Cornerstone Center
1501 N.W. Federal Highway, Stuart, Florida
Publix at Baker Road CPUD
Planned Unit Development Amendment Application

Project Narrative

The purpose of this project and the amendment to the Publix at Baker Road CPUD (Ordinance #2104-07) is to construct 635 gross sf Coffee Rush store with drive-through lanes on the remaining undeveloped portion of land (Future Phase III aka Phase II in some documents) of the approximately 7.45-acre CPUD property. The Coffee Rush store will have two drive-through lanes, for serving vehicular traffic, one on each side of a small building, and will also serve pedestrian-oriented foot traffic with a service window at the front of the small building. Coffee Rush is unique convenient quick service coffee provider with existing stores in Oregon, operating over 30 years, and its new planned rollout of new stores in Florida, with the first store opened in Ft. Myers, Florida in late November 2025.

In order to facilitate approval of this proposed Coffee Rush store, we request five waivers: (1) change of use, (2) the required vehicle queue, (3) bypass lane requirements, (4) parking requirements, and (5) open space requirements.

According to the condition of approval #5 in Ordinance #2104-07, any proposed use other than a bank of the Phase III portion of the property requires the submittal for a Major PUD Amendment. This amendment application, site plans, and documentation are submitted in support of the use being changed from a Bank use to a “Restaurant, Convenience – Drive Through” use.

Land Development Code Section 6.01.07(D), Standards for drive-through facilities, has a vehicle queue requirement for Restaurant, Convenience – Drive Through of 6 spaces minimum, plus an additional four vehicle spaces between the order box and pick up window, for a total queue of 10 spaces per lane. Coffee Rush store customers normally order online and quickly pick up their order from one of the two drive-through service windows, one window on each side of its small building. Thus, Coffee Rush store does not have an order box, but rather a simple menu board. The proposed Coffee Rush store site layout allows for a stacking queue of 5 vehicles on the north side of the building and 7 vehicles on the south side of the building, for a total of 12 vehicles. As the proposed use is not a fast-food restaurant but rather a quick pick-up coffee store, we ask for a waiver for the vehicle queue. Included within this application for consideration is the “administrative deviation” for the Coffee Rush store now open in Ft. Myers, Florida.

A Traffic Impact Statement for this Coffee Rush site is submitted with this application.

The proposed Coffee Rush site (Future Phase III) was included in the original master stormwater system and South Florida Water Management District (SFWMD) permit. The stormwater from this site will be directed to the existing stormwater inlets on the east and west sides of the site.

Sometime after the Cornerstone Center - Publix anchored shopping center (Phases I & II) was completed, it was found that the pervious concrete within the drive lanes restricted the free flow of the shopping cart wheels which made it difficult for customers to push. This required the replacement of the pervious concrete within the drive lanes with standard non-pervious concrete. In doing so, it reduced the amount of pervious area within the property. This reduction of pervious area is reflected in the updated Site Data calculations on the cover sheet of the submitted plans.

Coffee Rush store parking requirement of 1 space per employee on largest shift (4 employees) and 1 space per 100 sf of service area (382 sf) is met onsite (depicted as Future Phase, which is generally the former original Phase III area) with the proposed new five (5) parking spaces and the use of 3 existing spaces along the drive aisle. A proposed new loading zone is also located onsite.

Coffee Rush stores historically do not need a standard large trash dumpster of their own. As this development is a lessee of the Publix property and not an individual parcel, the developer/owner has chosen to utilize the common garbage disposal dumpster(s) located behind the existing restaurant, north of the pond, as other lessees in the shopping center do.

The Fire Access Plan shows the fire truck access route from Federal Highway.

Water and sanitary sewer service connections are already provided to this site and are located at the northeast corner of the Coffee Rush store location. Review and approval of the connections by Martin County is pending CPUD Utility Plan approval.

Landscape, irrigation, and photometric plans are included in this submittal.

Sincerely,
THE GOOD GROUP

Robert H. Good, P.E.

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

Received by: _____
Reviewed by: _____

Planned Unit Development (PUD) Amendment Application

Project ID#_____
(Staff Entry)

Pre-App Conference Date: Jan. 30, 2025	Application Date: Jan. 6, 2025

SITE INFORMATION

Project Name: Coffee Rush @ Baker Road Publix	Parcel ID#: 29-37-41-000-000-00050-4
Site Address: 1501 NW Federal Highway, Stuart FL	
Subdivision:	Lot(s):
Site Acreage: 7.45 acres	Flood Zone/Base Flood Elevation: Zone X, No BFE
Existing Zoning District / CRA Subdistrict (if applicable): Commercial Planned Unit Development (CPUD)	
Proposed Zoning District / CRA Subdistrict (if applicable): Commercial Planned Unit Development (CPUD)	
Current Comprehensive Plan Future Land Use Designation: Commercial	
Proposed Comprehensive Plan Future Land Use Designation: Commercial	
Existing Land Use: Publix Cornerstone Plaza	Proposed Land Use: Commercial
Proposed Square Footage (if applicable): 490 sf	Proposed Density (if applicable):

PETITIONER INFORMATION

Property Owner: Publix Super Markets, Inc.	Phone Number / Email Address:
Property Owner's Mailing Address: P.O. Box 407, Lakeland FL 33802	
Applicant (if not Owner): Ron Yost, Coffee Rush Florida LLC	Phone Number / Email Address: 503-970-4964
Applicant's Mailing Address: 2315 Falcon Drive, West Linn, OR 97068	
Agent/Contact Person: Robert Good, The Good Group	Phone Number / Email Address: 407-738-1978
Agent's Mailing Address: 120 S. Olive Ave., Suite 202, West Palm Beach FL 33401	
Architect:	Engineer: Robert Good, P.E., The Good Group
Planner:	Landscape Architect:

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared _____

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 CPUD Amendment in the City of Stuart, FL.
3. That he/she has appointed Robert Good P.E. to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Publix - Publix Super Markets, Inc.

William W Rayburn, IV

Signature of Owner:

William W Rayburn, IV VP of Real Estate Assets

By: Name/Title

PO Box 407

Street Address

Lakeland, FL 33802

City, State, Zip Code

P.O. Box

City, State, Zip Code

863-688-1188

Telephone Number

Fax Number

Email Address:

STATE OF FLORIDA, COUNTY OF Polk

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

24th day of April, 2025 By William W. Rayburn V.t

Personally Known OR Produced Identification

Type of Identification Produced:

Notary Public

My Commission expires:

12/26/2028

NOTARY PUBLIC STATE OF FLORIDA

VICKI BREKKE
Commission # HH 608727
Expires December 26, 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: West Linn OR 97068
Title: Ower	Telephone Number: 503-970-4964
Company: Coffee Rush Florida, LLC	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 April, 2025.

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 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.)

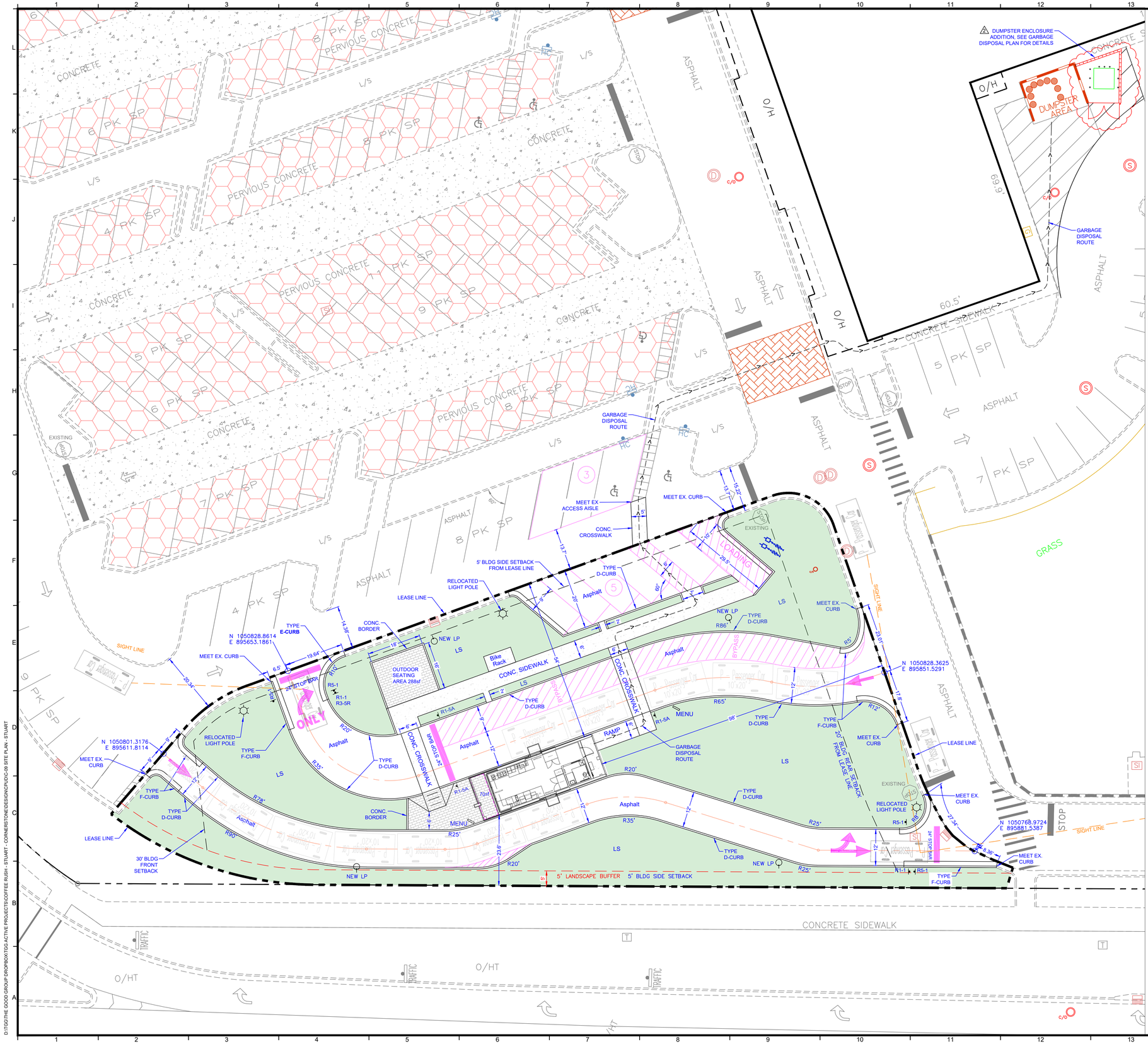
Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (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	SQUARE FEET	ACRES	
ORIGINAL TOTAL SITE AREA (CPUD AREA):	**339,351**	**7.79**	
INCLUDES 14,148 SF (0.325 AC) RIGHT OF WAY DEDICATION			
(ROW=0.213 AC - GREEN SPACE & 0.112 - IMPERVIOUS AREA)			
NEW SURVEY NET TOTAL SITE AREA (CPUD AREA):	**324,222**	**7.443**	
(U.S. SURVEYOR ALTA SURVEY, OCTOBER 28th 2025)			
	SQUARE FEET	**ACRES**	**PERCENT**
BUILDING AREA	**57,573**	**1.322**	**17.757**
PUBLIX	39,393	0.904	
RETAIL A	13,345	0.306	
RETAIL B	4,200	0.096	
RESTAURANT, CONVENIENCE - DRIVE THRU	**635**	**0.015**	
PERVIOUS AREA	**64,987**	**1.492**	**20.044**
LANDSCAPE AREA (PUBLIX, RETAIL A, RETAIL B)	**49,362**	**1.133**	
LANDSCAPE AREA (RESTAURANT, CONVENIENCE - DRIVE THRU)	**11,177**	**0.257**	
POND GREEN	4,448	0.102	
IMPERVIOUS AREA	**201,663**	**4.630**	**62.199**
LAKE AT CONTROL	19,013	0.436	
PERVIOUS CONCRETE	**28,235**	**0.648**	
DRIVEWAYS & SIDEWALKS (PUBLIX, RETAIL A, RETAIL B)	**141,981**	**3.259**	
DRIVEWAYS & SIDEWALKS (RESTAURANT, CONVENIENCE - DRIVE THRU)	**12,434**	**0.285**	
PERVIOUS CALCULATIONS (FOR CITY CODE CALCULATIONS)			
LANDSCAPE AREA (PUBLIX, RETAIL A, RETAIL B)(EXCLUDES PARKING OPEN AREA)	**30,369**	**0.697**	
LANDSCAPE AREA (RESTAURANT, CONVENIENCE - DRIVE THRU)	**11,177**	**0.257**	
POND GREEN	4,448	0.102	
TOTAL GREEN AREA	45,994	1.056	
50% PERVIOUS CONCRETE CREDIT (CITY OF STUART CREDIT)	**14,117**	**0.32**	
TOTAL SITE GREEN REQUIRED	**81,056**	**1.861**	**25.00**
TOTAL SITE GREEN\PERVIOUS AREA (INCLUDING PERVIOUS CREDIT)(CITY CODE)	**60,111**	**1.380**	**18.54**
TOTAL SITE GREEN\PERVIOUS AREA (EXCLUDES PERVIOUS CREDIT)(SFWMD CODE)	**64,987**	**1.492**	**20.04**

PARKING DATA
PUBLIX (NEIGHBORHOOD GROCERY): 39,393 @ 5.0/1,000 SF = **197**
RETAIL A (STRIP SHOPPING CENTER): 13,345 @ 4.0/1,000 SF = **53**
RETAIL B (STRIP SHOPPING CENTER): 4,200 @ 4.0/1,000 SF = **17**
RESTAURANT, CONVENIENCE - DRIVE THRU:
1 PER EMPLOYEE (4 SPACES), & 1/100 SF SERVICE AREA (382 SF) = **8**
TOTAL PARKING REQUIRED: **275** (INCLUDING 7 ADA) = 4.83/1,000 SF
TOTAL PARKING PROVIDED: **263** (INCLUDING 11 ADA) = 4.65/1,000 SF (2)
COFFEE STORE LOADING ZONE REQUIRED: <5,000 SF = 1 SPACE
COFFEE STORE LOADING ZONE PROVIDED: 1 SPACE
RESTAURANT, CONVENIENCE - DRIVE THROUGH QUEUE
REQUIRED: **10** PER LANE (6 PLUS, 4 BETWEEN ORDER BOARD AND WINDOW)
PROVIDED: **12** (7 ON SOUTH LANE, 5 ON NORTH LANE)

OPEN AREA (LANDSCAPE AREA)
HARDSCAPE AREA (TBD)
NON-PERVIOUS CONCRETE AREA
PERVIOUS CONCRETE

MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT MJPD-25-4

Robert Good II — Digitally signed by Robert Good II Date: 2026.04.24 13:46:48 -04'00'

ROBERT H. GOOD, STATE OF FLORIDA ENGINEER, LICENSE NO. 47753
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT H. GOOD, P.E. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. (per F.A.C. 61G15-23.004, amended 11/02/2020)

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	12/4/25
2	REVISED PER CITY COMMENTS	4/24/26
3		
4		
5		

DESIGNED BY: RBE | DRAWN BY: RBE | DATE: 2/1/2025 | CHKD BY: RHG
JOB NUMBER: | SCALE: NA

SITE GEOMETRY PLAN

COFFEE RUSH AT CORNERSTONE CENTER
CITY OF STUART, FLORIDA

COFFEE RUSH FLORIDA, LLC

THE GOOD GROUP
Commercial Real Estate • Development • Civil Engineering
120 S. Olive Avenue, Suite 202 • West Palm Beach, FL 33401
Phone: 770.874.9210 • www.thegoodgroup.com

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4/24/2026

ROBERT H. GOOD LICENSE No. 47753 STATE OF FLORIDA PROFESSIONAL ENGINEER

ROBERT H. GOOD
P.E. #47753
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
THE GOOD GROUP LLC
FLORIDA CERTIFICATE OF AUTHORIZATION #6897

SHEET NUMBER
C-09

D:\TGG\THE GOOD GROUP DROPBOX\TGG ACTIVE PROJECTS\COFFEE RUSH - STUART - CORNERSTONE\DES\GNCP\JDC\09 SITE PLAN - STUART

US Surveyor Internal Use Only= DAB 35 4/25
US Surveyor Internal Use Only= DAB 25 7/25

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY

NOTES CORRESPONDING TO SCHEDULE B

AS PER PROPERTY INFORMATION REPORT NO. 12349971 DATED 04/02/2025

1. Easement in favor of Florida Power & Light Company recorded June 8, 1926, in Deed Book 13, Page 424, Public Records of Martin County, Florida.
BLANKET IN NATURE – TREE TRIM BOUNDS SHOWN HEREON

2. Easement in favor of Florida Power & Light Company recorded July 29, 1926, in Deed Book 14, Page 306, Public Records of Martin County, Florida.
EASEMENT BLANKET IN NATURE – TREE TRIM LINE WITH 50' OF ELECTRIC LINE, IMMEDIATELY INSIDE PROPERTY LINE AND ADJOINING STATE HIGHWAY– SHOWN HEREON

3. Easement in favor of Florida Power & Light Company recorded Febraury 23, 1927, in Deed Book 16, Page 228, Public Records of Martin County, Florida.
EASEMENT BLANKET IN NATURE – LOCATED INSIDE PROPERTY LINE ADJOINING STATE #4 HIGHWAY (FLORIDA STATE RD. NO.4/U.S. HIGHWAY NO.1) – NO WIDTH GIVEN

4. Easements in favor of American Telephone and Telegraph Company recorded August 7, 1947, in Deed Book 42, Pages 322 and 327 and assigned to Southern Bell Telephone and Telegraph Company recorded June 28, 1989, in Official Records Book 821, Page 1408, Public Records of Martin County, Florida.
DOES NOT TOUCH SURVEYED PROPERTY – LOCATED 1.16' WEST OF U.S. HIGHWAY No.1

5. Easement in favor of Florida Power & Light Company recorded April 29, 1957, in Deed Book 92, Page 136, Public Records of Martin County, Florida.
BLANKET IN NATURE – CAN NOT DETERMINE LOCATION OF CUTHBERT ROAD

6. Easements in favor of Martin County Cable Co., Inc. recorded May 14, 1980, in Official Records Book 495, Page 2290, Public Records of Martin County, Florida.
SHOWN HEREON

7. Easement in favor of Florida Power & Light Company recorded March 28, 1991, in Official Records Book 899, Page 2467, Public Records of Martin County, Florida.
SHOWN HEREON; EASEMENT LIES WITHIN THE PARCEL 1 AND PARCEL 2 LESS AND EXCEPT PARCEL.

8. Easement in favor of Florida Power & Light Company recorded April 12, 1991, in Official Records Book 902, Page 472, Public Records of Martin County, Florida.
SHOWN HEREON; EASEMENT LIES WITHIN THE PARCEL 1 AND PARCEL 2 LESS AND EXCEPT PARCEL

9. Water and Wastewater Service Agreements recorded March 13, 2009, in Official Records Book 2378, Page 2839 and Official Records Book 2378, Page 2853, Public Records of Martin County, Florida.
BLANKET IN NATURE

10. Easement in favor of Florida Power & Light Company recorded September 3, 2009, in Official Records Book 2410, Page 869, Public Records of Martin County, Florida.
SHOWN HEREON

11. Utility Easement in favor of Martin County, together with reservations in favor of the grantor, recorded October 7, 2009, in Official Records Book 2416, Page 546, Public Records of Martin County, Florida.
SHOWN HEREON

12. Notice of Prohibition of Liens on Landlord's Interest by Publix Super Markets, Inc., a Florida corporation recorded April 29, 2021, in Official Records Book 3219, Page 2538, Public Records of Martin County, Florida.
BLANKET IN NATURE

LEGAL DESCRIPTION

Parcel 1:

For a point of reference commence at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 29, Township 37 South, Range 41 East; thence run S 89 degrees 58' 58" W along the North line of said SE 1/4 of SW 1/4 for a distance of 275 feet to the Point and Place of Beginning. (1) thence run N 19 degrees 12' 11" W a distance of 250 feet; (2) thence run S 89 degrees 58' 58" W a distance of 613.36 feet more or less to the Easterly right-of-way line of U.S. Highway No. 1 (SR) No. 5); (3) thence run S 19 degrees 12' 11" E along said Easterly right-of-way line a distance of 464.86 feet; (4) thence run S 89 degrees 44' 43" E a distance of 200 feet; (5) thence run S 19 degrees 12' 11" E a distance of 157.00 feet more or less to the Northerly right-of-way line of Baker Road; (6) thence run S 89 degrees 44' 43" E along said Northerly right-of-way line a distance of 290.82 feet; (7) thence run N 0 degrees 02' 16" E a distance of 353.54 feet back to the Point and Place of Beginning.
LESS those land conveying to National Oil and Gas Distributor, Inc., in Official Records Book 1236, Page 222, of the Public Records of Martin County, Florida.

Parcel 2:

Start at the Northeast corner of the Southeast one quarter of the Southwest one quarter of Section 29, Township 37 South, Range 41 East, Martin County, Florida, thence run North 89°33' 32" West a distance of 994.42 feet to the centerline of U.S. Highway No. 1; thence run South 18° 41' 32" East along said centerline, a distance of 214.47 feet; thence run South 89° 13' 32" East to the Easterly right of way of the aforesaid U.S. Highway No. 1, a distance of 106.05 feet to the Point of Beginning, thence continue to run South 89° 13' 32" East a distance of 200 feet; thence North 18° 41' 32" West a distance of 50.00 feet; thence run North 89° 13' 32" West to the aforesaid Easterly right of way of U.S. Highway No 1, a distance of 200 feet; thence run South 18° 13' 32" East along said Easterly right of way, a distance of 50.00 feet to the Point of Beginning.
AND
A parcel of land lying in the Southeast one-quarter of the Southwest one-quarter of Section 29, Township 37 South, Range 41 East, Martin County, Florida, being more particularly described as follows:
Start at the Northeast corner of the Southeast one-quarter of the Southwest one-quarter of Section 29, Township 37 South, Range 41 East, Martin County, Florida; thence run North 89° 33' 32" West a distance of 994.42 feet to the centerline of U.S. Highway No. 1, thence run South 18°41' 32" East along said centerline, a distance of 371.47 feet; thence run South 89° 13' 32" East to the Easterly right of way of the aforesaid U.S. Highway No. 1, a distance of 106.05 feet to the Point of Beginning, thence continue to run South 89° 13' 32" East a distance of 200 feet; thence run North 18° 41' 32" West a distance of 157 feet; thence run North 89° 13' 32" West to the aforesaid Easterly right of way of U.S. Highway No. 1, a distance of 200 feet, thence run South 18° 41' 32" East along said Easterly right of way, a distance of 157 feet to the Point of Beginning.

Less lands from Parcels 1 and 2 conveyed to Martin County recorded in Official Records Book 2494, Page 1596 more particularly described as follows:

A parcel of land lying in Section 29, Township 37 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 29; thence North 89°33'27" West, a distance of 275.64 feet; thence South 00°12'22" West, a distance of 324.93 feet to a point on the North ultimate right of way line of NW Baker Road, said point lying 57.50 feet North of Baker Road centerline, and the POINT OF BEGINNING; thence continue South 00°12'22" West, a distance of 29.29 feet to a point lying on the existing North right of way line, as monumented, of NW Baker Road; thence North 89°31'02" West, along said existing right of way line, a distance of 490.74 feet to a point on the East right of way line of US Highway No. 1; thence North 18°59'52" West, along said East right of way line, a distance of 91.03 feet to a non-tangent intersection with a curve concave to the Northeast, a radial line from said point bears North 68°57'21" East and having a radius of 116.74 feet; thence Southerly through a central angle of 36°29'49", an arc distance of 74.36 feet to a non-tangent intersection; thence South 89°28'36" East, a distance of 474.18 feet to the POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY
SURVEYOR'S CERTIFICATION

TO: Publix Super Markets, Inc., a Florida corporation; Fidelity National Title Insurance Company;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10, 11a, 11b, 13, 16 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 14th, 2025.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

For inquiries, questions or concerns about this survey contact mjfeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 201

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
AMERICA'S ALTA SURVEYOR
1-800- TO SURVEY

PREPARED FOR:
PUBLIX SUPER MARKETS, INC.
STORE #1237

PROJECT LOCATION:
MARTIN COUNTY, STATE OF FLORIDA

PROJECT ADDRESS:
1501 NW FEDERAL HIGHWAY
STUART, FL 34994

PROJECT TYPE:
ALTA/NSPS LAND TITLE SURVEY

MICHAEL J. FELDBUSCH, PSM
License Number 7358
STATE OF FLORIDA
Professional Surveyor and Mapper

LB NO. 6899
EB NO. 6403

Michael J Feldbusch
Digitally signed by Michael J Feldbusch
Date: 2025.10.29 14:48:11 -05'00'

MICHAEL J. FELDBUSCH, PSM
FLORIDA REGISTRATION No. 7358
DATE OF CERTIFICATION 07/31/2025

NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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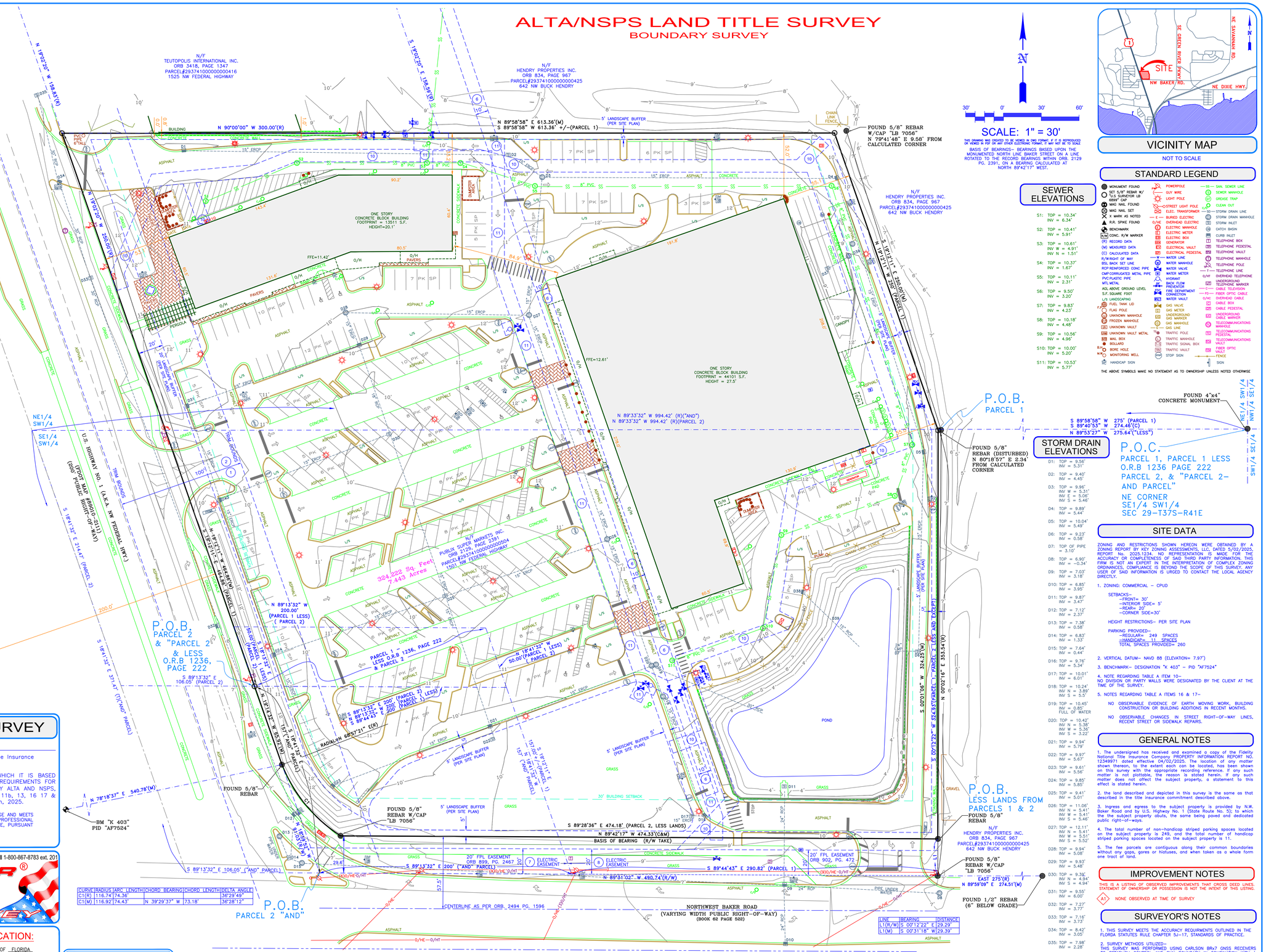
SHEET 1 OF 1

JOB NUMBER:
SS57092.DWG

©COPYRIGHT NOTE:
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND THE DIGITAL MILLENNIUM COPYRIGHT ACT, TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

FLOOD NOTE:
Based on maps prepared by the Federal Emergency Management Agency (FEMA) available on line at www. msc.fema.gov., and by graphic plotting only, this property is located in Zone X on Flood Insurance Rate Map Number 12085C 0132H which bears an effective date of February 19, 2020 and is not in a special flood hazard area.

NOTICE: OTHER FLOODMAPS MAY EXIST THAT SHOW FLOODPLAIN AS DETERMINED BY STATE OR MUNICIPALITIES. THE CERTIFICATION ONLY COVERS THE FEMA FIRM MAP REFERENCED HEREON.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(R)	116.74'	74.36'			36°29'49"
C1(M)	116.92'	74.43'	N 39°29'37" W	73.18'	36°28'12"

LINE	BEARING	DISTANCE
L1(R/W)	S 00°12'22" E	29.29'
L1(M)	S 00°31'18" W	29.39'

SURVEYOR'S REPORT

The following report describes evidence for boundary determination, ambiguities and uncertainties found in the course of this survey.
The boundary was determined by holding the monumented north line Baker Street as per ORB. 2492 PG. 1596 on a line rotated to south line of the record bearings within ORB. 2129 PG. 2391, on a bearing calculated at North 89°42'17" West. This alignment fit the existing monuments as follows: The 5/8" rebar with cap "LB 7056" being at the original southeast corner of Parcel 1, being common to the southwest corner of Hendry Properties, Inc. (ORB 834 PG. 967) was found within 0.10 feet of record dimension. The 5/8" rebar found a the northerly point of curvature for the "Less Lands" right-of-way dedication was found within 0.07 feet of record dimension. Also, a 1/2" rebar found for the southeast corner of said Hendry Properties was found at 0.49 feet short of record, this is consistent with the found 4"x4" concrete monument found (No CCR exist) for the Northeast corner of the southeast 1/4 of southwest 1/4 of Section 29, Township 37 South, Range 41 East as it is 0.54 feet short of record, both calling for 275 feet and no tenths. The remaining monuments were set at record dimensions according to the provided title commitment description, as shown hereon, all of which fit occupation lines.
There is uncertainty in the East line of the subject property as 2 monuments were found as shown on this survey, one being a disturbed 5/8" rebar being 2.34 feet northeasterly of the calculated corner and the other being a 5/8" rebar with an LB7056 cap found 9.58 feet northeasterly from the calculated corner. LB7056 is Laventure & Associates Inc. according to the Florida Professional Surveyors and Mappers, Surveyor Search. Laventure & Associates Inc. was contacted in an attempt to find a copy of their survey, I was told they have not done a survey in that area, no previous survey was recovered. There is the possibility of a gap along the East line.

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

Know what's below
Call before you dig.
811
IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

VICINITY MAP
NOT TO SCALE

STANDARD LEGEND

- MONUMENT FOUND
- SET 5/8" REBAR W/ "U.S. SURVEYOR LB 6899" CAP
- MAG NAIL FOUND
- MAG NAIL SET
- X MARK AS NOTED
- R.R. SPIKE FOUND
- BENCHMARK
- C/M CONC. R/W MARKER
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- S.F. SQUARE FOOT
- L/S LANDSCAPING
- FUEL TANK LID
- FLAG POLE
- UNKNOWN MANHOLE
- FROZEN MANHOLE
- UNKNOWN VAULT
- UNKNOWN VAULT METAL
- MAIL BOX
- BOLLARD
- BORE HOLE
- MW MONITORING WELL
- HANDICAP SIGN
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- BURIED ELECTRIC
- O/HE OVERHEAD ELECTRIC
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- ELECTRICAL VAULT
- (E) ELECTRICAL PEDESTAL
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- BACK FLOW PREVENTER
- FIRE DEPARTMENT CONNECTION
- WATER VAULT
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- GAS MANHOLE
- GAS LINE
- TRAFFIC POLE
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC VAULT
- STOP SIGN
- SAN. SEWER LINE
- SEWER MANHOLE
- GREASE TRAP
- CLEAN OUT
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM INLET
- CATCH BASIN
- CURB INLET
- TELEPHONE BOX
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- O/HT OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE MARKER
- CABLE TELEVISION
- FIBER OPTIC CABLE
- O/HC OVERHEAD CABLE
- CABLE BOX
- CABLE PEDESTAL
- UNDERGROUND CABLE MARKER
- TELECOMMUNICATIONS MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS VAULT
- FIBER OPTIC VAULT
- FENCE
- SIGN

THE ABOVE SYMBOLS MAKE NO STATEMENT AS TO OWNERSHIP UNLESS NOTED OTHERWISE

SEWER ELEVATIONS

S1: TOP = 10.34' INV = 6.34'
S2: TOP = 10.41' INV = 5.91'
S3: TOP = 10.61' INV W = 4.91' INV = 1.51'
S4: TOP = 10.37' INV = 1.67'
S5: TOP = 10.11' INV = 2.31'
S6: TOP = 9.50' INV = 3.20'
S7: TOP = 9.83' INV = 4.23'
S8: TOP = 10.18' INV = 4.48'
S9: TOP = 10.56' INV = 4.96'
S10: TOP = 10.00' INV = 5.20'
S11: TOP = 10.53' INV = 5.77'

STORM DRAIN ELEVATIONS

D1: TOP = 9.56' INV = 5.31'
D2: TOP = 9.40' INV = 4.45'
D3: TOP = 9.96' INV W = 5.31' INV E = 5.06' INV S = 5.46'
D4: TOP = 9.89' INV = 5.44'
D5: TOP = 10.04' INV = 5.49'
D6: TOP = 9.23' INV = 0.58'
D7: TOP OF PIPE = 3.10'
D8: TOP = 6.90' INV = 1.90'
D9: TOP = 7.03' INV = 3.18'
D10: TOP = 6.85' INV = 3.95'
D11: TOP = 9.87' INV = 3.47'
D12: TOP = 7.12' INV = 2.37'
D13: TOP = 7.38' INV = 0.58'
D14: TOP = 6.83' INV = 1.33'
D15: TOP = 7.64' INV = 0.44'
D16: TOP = 9.76' INV = 5.34'
D17: TOP = 10.01' INV = 6.01'
D18: TOP = 10.24' INV N = 3.89' INV S = 5.5'
D19: TOP = 10.45' INV = 0.85' FULL OF WATER
D20: TOP = 10.42' INV N = 5.38' INV W = 5.36' INV S = 3.22'
D21: TOP = 9.94' INV = 5.79'
D22: TOP = 9.97' INV = 5.67'
D23: TOP = 9.61' INV = 5.56'
D24: TOP = 9.85' INV = 5.85'
D25: TOP = 9.41' INV = 5.01'
D26: TOP = 11.06' INV N = 5.41' INV W = 5.41' INV S = 5.46'
D27: TOP = 12.11' INV N = 5.41' INV W = 5.51' INV S = 5.52'
D28: TOP = 9.94' INV = 5.08'
D29: TOP = 9.93' INV = 5.48'
D30: TOP = 9.38' INV N = 4.94' INV S = 4.94'
D31: TOP = 9.55' INV = 6.00'
D32: TOP = 7.27' INV = 3.77'
D33: TOP = 7.16' INV = 3.73'
D34: TOP = 8.42' INV = 3.05'
D35: TOP = 7.98' INV = 2.28'
D36: TOP = 10.30' INV = 3.20'
D37: TOP = 8.54' INV = 6.64'
D38: TOP = 9.57' INV= 6.47'
D39: TOP OF PIPE= 3.76
D40: TOP=9.84' INV= 5.94'

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A ZONING REPORT BY KEY ZONING ASSESSMENTS, LLC, DATED 5/02/2025, REPORT No. 2025-1234. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING: COMMERCIAL – CPUD

SETBACKS–
–FRONT= 30'
–INTERIOR SIDE= 5'
–REAR= 20'
–CORNER SIDE=30'

HEIGHT RESTRICTIONS– PER SITE PLAN

PARKING PROVIDED–
–REGULAR= 249 SPACES
–HANDICAP= 11 SPACES
TOTAL SPACES PROVIDED= 260

2. VERTICAL DATUM– NAVD 88 (ELEVATION= 7.97')

3. BENCHMARK– DESIGNATION "K 403" – PID "AF7524"

4. NOTE REGARDING TABLE A ITEM 10– NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT AT THE TIME OF THE SURVEY.

5. NOTES REGARDING TABLE A ITEMS 16 & 17–

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.

NO OBSERVABLE CHANGES IN STREET RIGHT–OF–WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.

GENERAL NOTES

1. The undersigned has received and examined a copy of the Fidelity National Title Insurance Company PROPERTY INFORMATION REPORT NO. 12349971 dated effective 04/02/2025. The location of any matter shown thereon, to the extent each can be located, has been shown on this survey with the appropriate recording reference. If any such matter is not plottable, the reason is stated herein. If any such matter does not affect the subject property, a statement to this effect is stated herein.

2. the land described and depicted in this survey is the same as that described in the title insurance commitment described above.

3. Ingress and egress to the subject property is provided by N.W. Baker Road and by U.S. Highway No. 1 (State Route No. 5); to which the the subject property abuts, the same being paved and dedicated public right–of–ways.

4. The total number of non–handicap striped parking spaces located on the subject property is 249, and the total number of handicap striped parking spaces located on the subject property is 11.

5. The fee parcels are contiguous along their common boundaries without any gaps, gores or hiatuses, and when taken as a whole form one tract of land.

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A1 NONE OBSERVED AT TIME OF SURVEY

SURVEYOR'S NOTES

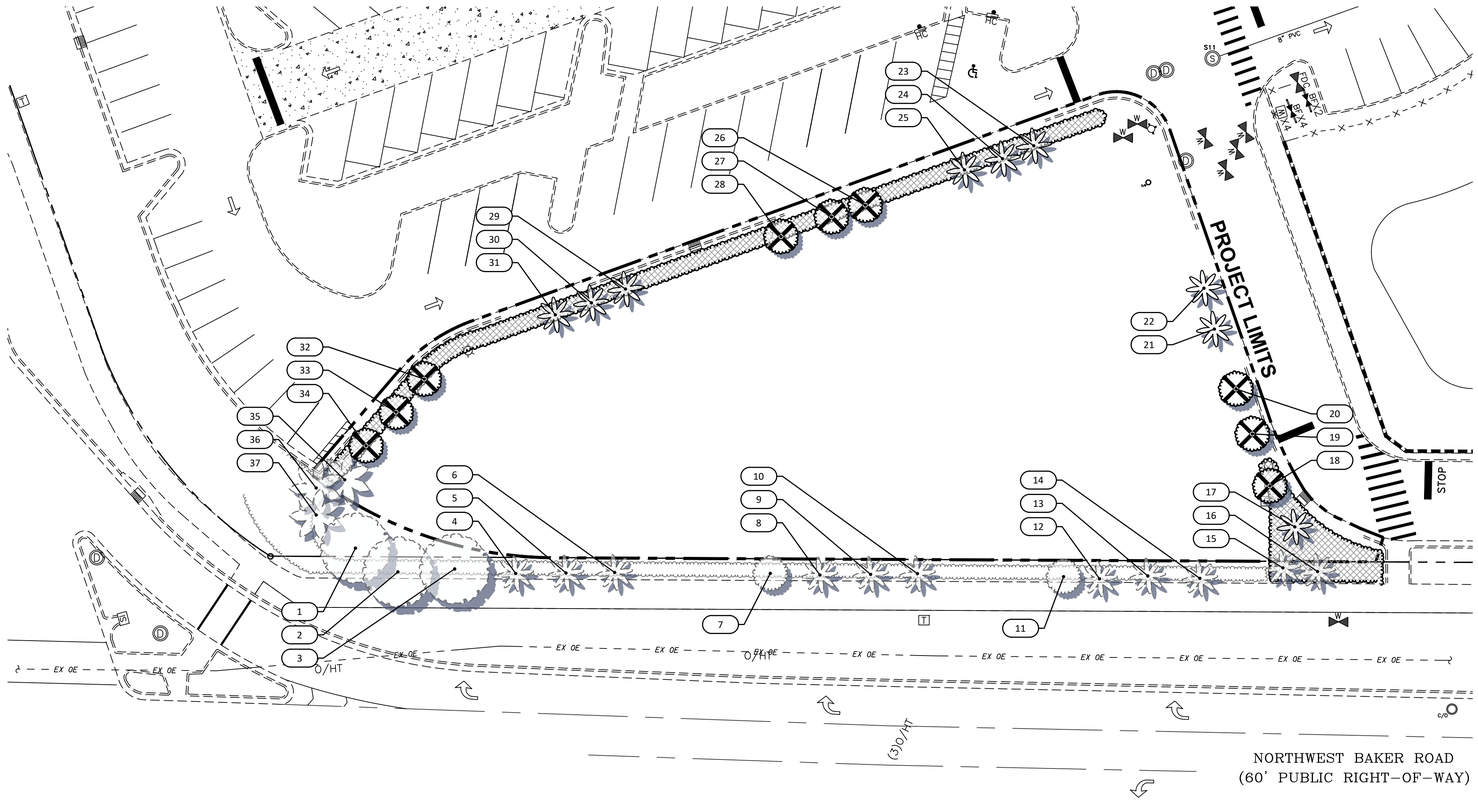
1. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OUTLINED IN THE FLORIDA STATUTES RULE CHAPTER 5J–17, STANDARDS OF PRACTICE.

2. SURVEY METHODS UTILIZED– THIS SURVEY WAS PERFORMED USING: CARLSON BRx7 GNSS RECEIVERS TO ESTABLISH CONTROL AND RUN BOUNDARY IN COMBINATION WITH A TOPCON GT603 ROBOTIC TOTAL STATION FOR TOPOGRAPHIC DATA.

3. PURPOSE OF SURVEY– TO PROVIDE PUBLIX SUPERMARKETS INC. WITH A ALTA/NSPS BOUNDARY, TOPOGRAPHIC SURVEY FOR PLANNING AND DESIGN PURPOSES.

RECORD "PARCEL 1" CLOSURE 1:544,529.8
RECORD "PARCEL 2 AND" CLOSURE: NO ERROR
RECORD "LESS" CLOSURE 1:100,153.7
MEASURED CLOSURE 1:275,478.5

DATE OF ORIGINAL:	APRIL 29th, 2025		
REVISION:	CLIENT COMMENTS_BD	DATE:	JUNE 16, 2025
REVISION:	ADDED TOPOGRAPHY	DATE:	JULY 31, 2025
REVISION:	REVIEW COMMENTS	DATE:	OCTOBER 29, 2025
FIELD SURVEY:	EV	CAD:	DAB
PLS REVIEW:	MJF		



0 20 40 60 feet

SCALE: 1" = 20'-0"

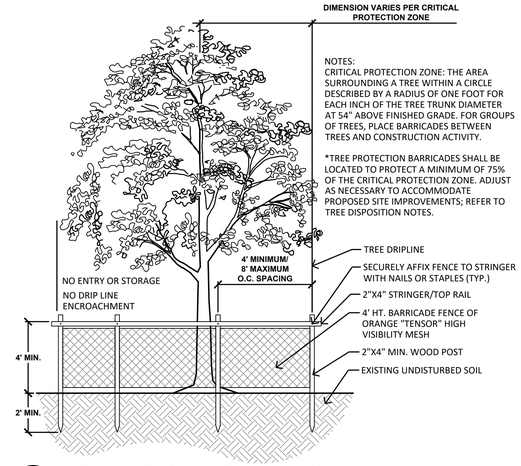
Sunshine811

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 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	DELONIX REGIA	ROYAL POINCIANA	14"	GOOD	REMAIN	-	
2	DELONIX REGIA	ROYAL POINCIANA	8"	FAIR	REMAIN	-	SUPPRESSED CANOPY
3	DELONIX REGIA	ROYAL POINCIANA	6"	POOR	REMAIN	-	SUPPRESSED CANOPY, LIMB DECAY
4	SABAL PALMETTO	CABBAGE PALM	12"	GOOD	REMAIN	-	
5	SABAL PALMETTO	CABBAGE PALM	11"	GOOD	REMAIN	-	
6	SABAL PALMETTO	CABBAGE PALM	8"	GOOD	REMAIN	-	
7	TABEBUIA SPP.	PINK TRUMPET TREE	4"	FAIR	REMAIN	-	
8	SABAL PALMETTO	CABBAGE PALM	13"	GOOD	REMAIN	-	
9	SABAL PALMETTO	CABBAGE PALM	12"	GOOD	REMAIN	-	
10	SABAL PALMETTO	CABBAGE PALM	11"	GOOD	REMAIN	-	
11	TABEBUIA SPP.	PINK TRUMPET TREE	6"	FAIR	REMAIN	-	
12	SABAL PALMETTO	CABBAGE PALM	12"	GOOD	REMAIN	-	
13	SABAL PALMETTO	CABBAGE PALM	12"	GOOD	REMAIN	-	
14	SABAL PALMETTO	CABBAGE PALM	14"	GOOD	REMAIN	-	
15	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10"	FAIR	REMAIN	-	NUTRIENT DEFICIENCY
16	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10"	FAIR	REMAIN	-	NUTRIENT DEFICIENCY
17	SYAGRUS ROMANZOFFIANA	QUEEN PALM	12"	FAIR	RELOCATE	-	NUTRIENT DEFICIENCY
18	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	4"	POOR	REMOVE	0"	TRUNK AND LIMB DECAY
19	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	5"	POOR	REMOVE	0"	TRUNK AND LIMB DECAY
20	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	4"	POOR	REMOVE	0"	TRUNK AND LIMB DECAY
21	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10"	FAIR	REMAIN	-	NUTRIENT DEFICIENCY
22	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8"	FAIR	REMAIN	-	NUTRIENT DEFICIENCY
23	SABAL PALMETTO	CABBAGE PALM	11"	GOOD	RELOCATE	-	
24	SABAL PALMETTO	CABBAGE PALM	10"	GOOD	RELOCATE	-	
25	SABAL PALMETTO	CABBAGE PALM	10"	GOOD	RELOCATE	-	
26	TABEBUIA SPP.	PINK TRUMPET TREE	5"	GOOD	REMOVE	0"	
27	TABEBUIA SPP.	PINK TRUMPET TREE	4"	GOOD	REMOVE	0"	
28	TABEBUIA SPP.	PINK TRUMPET TREE	6"	FAIR	REMOVE	15"	
29	SABAL PALMETTO	CABBAGE PALM	11"	GOOD	RELOCATE	-	
30	SABAL PALMETTO	CABBAGE PALM	11"	GOOD	RELOCATE	-	
31	SABAL PALMETTO	CABBAGE PALM	9"	GOOD	RELOCATE	-	
32	TABEBUIA SPP.	PINK TRUMPET TREE	5"	FAIR	REMOVE	0"	
33	TABEBUIA SPP.	PINK TRUMPET TREE	6"	FAIR	REMOVE	15"	
34	TABEBUIA SPP.	PINK TRUMPET TREE	6"	FAIR	REMOVE	15"	
35	ROYSTONEA REGIA	ROYAL PALM	18"	GOOD	REMAIN	-	
36	ROYSTONEA REGIA	ROYAL PALM	16"	GOOD	REMAIN	-	
37	ROYSTONEA REGIA	ROYAL PALM	14"	GOOD	REMAIN	-	

TOTAL TREE MITIGATION REQUIRED: 45"

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).

PERMIT DOCUMENTS

bortak.design
Irrigation | Landscape Architecture
1 SE Ocean 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.

REGISTERED LANDSCAPE ARCHITECT MARC STEFAN BORTAK LA 6667430 STATE OF FLORIDA

Marc S. Bortak Digitally signed by Marc S. Bortak Date: 2025.12.09 10:49:11 -05'00'

PROJECT INFORMATION

COFFEE RUSH: CORNERSTONE STUART

1501 NW FEDERAL HIGHWAY

STUART, FLORIDA

PROJECT NUMBER
2024-024-001

CLIENT PROJECT NUMBER
N/A

VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

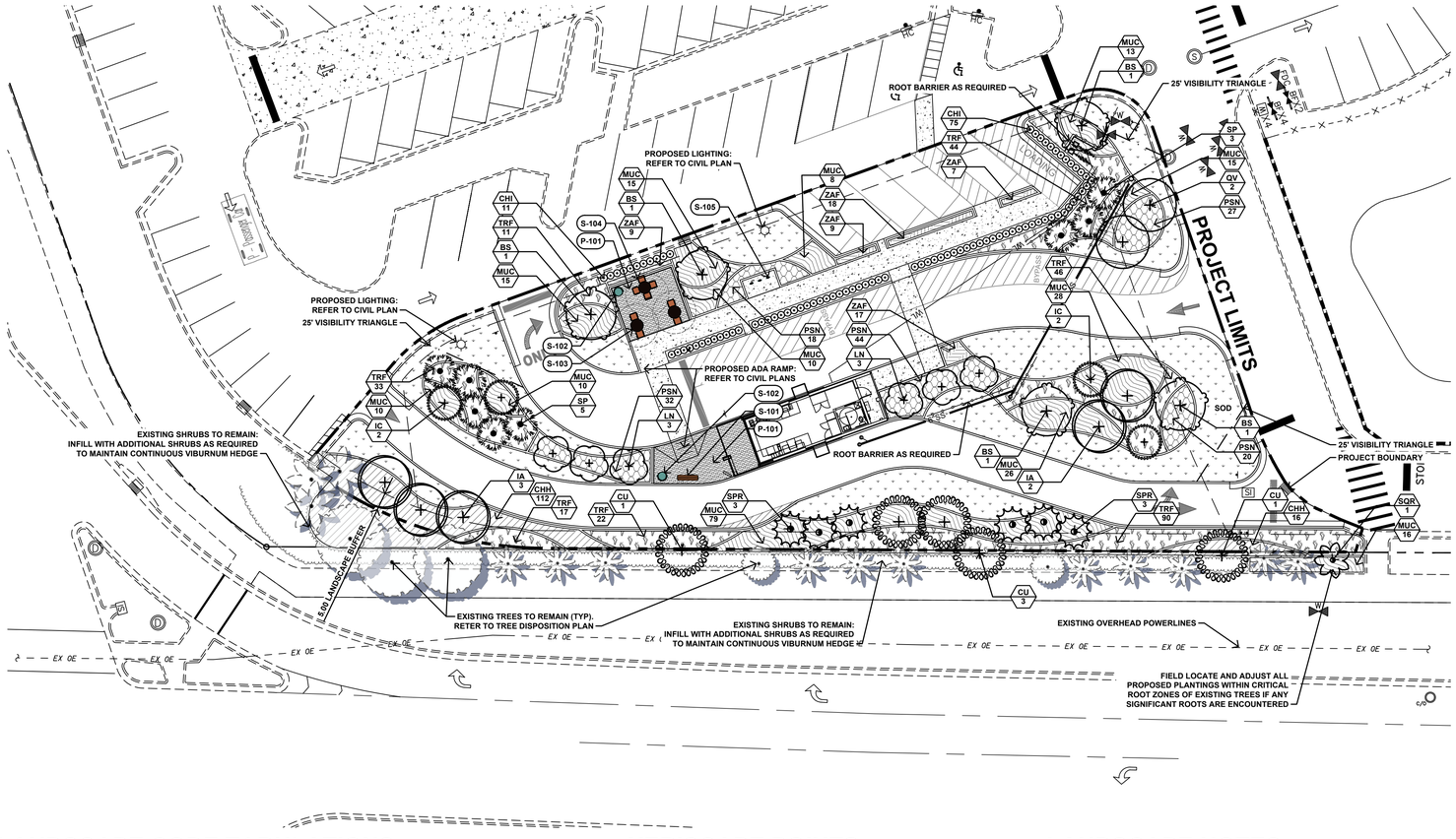
REVISIONS
1 2025-12-09 CITY COMMENTS

DATE OF ISSUE
12/9/2025

DRAWING TITLE
TREE DISPOSITION PLANS

DRAWING NUMBER
L1.01

Plot Date: 12/9/2025 3:47:10 PM Username: stefa Layout Name: L1.01
Folder Path: C:\Data\Project\2024\2024-024-001_Coffee-Rush-Cornerstone Filename: 2024-024-001_Tree-Disposition-Plan.dwg



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!

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	NATIVE	DRGT
TREES							
	BS	5	GUMBO LIMBO BURSERA SIMARUBA	SEE SIZE	12' OAH, 6' SPR.	YES	HIGH
	IC	4	DAHOON HOLLY ILEX CASSINE	SEE SIZE	12' OAH, 6' SPR.	YES	MEDIUM
	LN	6	NATCHEZ CRAPE MYRTLE LAGERSTROEMIA INDICA 'NATCHEZ'	SEE SIZE	12' OAH, 6' SPR.	NO	HIGH
	QV	2	SOUTHERN LIVE OAK QUERCUS VIRGINIANA	SEE SIZE	12' OAH, 6' SPR.	YES	HIGH
	SP	8	CABBAGE PALMETTO SABAL PALMETTO 2:1 TREES	B & B	14' G.W.	YES	
MITIGATION							
	CU	5	SEA GRAPE COCCOLOBA UVIFERA STANDARD	B & B	4.5" DBH, 12 HT	YES	HIGH
	IA	5	EAST PALATKA HOLLY ILEX X ATTENUATA 'EAST PALATKA'	SEE SIZE	4.5" DBH, 12 HT	YES	MEDIUM
RELOCATED TREES							
	SPR	6	CABBAGE PALMETTO SABAL PALMETTO 2:1 TREES	RELOCATED		YES	HIGH
	SQR	1	QUEEN PALM SYAGRUS ROMANZOFFIANA 2:1 TREES	RELOCATED		NO	MEDIUM
SHRUBS							
	CHI	86	COCO PLUM CHRYSOBALANUS ICACO	SEE SIZE	24" HT, 18" SPR	YES	MEDIUM

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	NATIVE	DRGT	SPACING
SHRUB AREAS								
	CHH	128	HORIZONTAL COCO PLUM CHRYSOBALANUS ICACO 'HORIZONTALIS'	3 GAL	18" HT, FULL	YES	MEDIUM	36" o.c.
	MUC	245	PINK MUHLY GRASS MUHLENBERGIA CAPILLARIS	3 GAL	24" HT, FULL	YES	HIGH	36" o.c.
	PSN	141	WILD COFFEE PSYCHOTRIA NERVOSA	3 GAL	24" HT, FULL	YES	MEDIUM	30" o.c.
	TRF	263	FLORIDA GAMAGRASS TRIPSACUM FLORIDANUM	3 GAL	24" HT, FULL	YES	HIGH	36" o.c.
GROUND COVERS								
	ZAF	60	FLORIDA COONTIE ZAMIA FLORIDANA	3 GAL	14" HT, FULL	YES	MEDIUM	18" o.c.
TURF								
	SOD	4,462 SF	ARGENTINE BAHIAGRASS PASPALUM NOTATUM 'ARGENTINE'	SOD	FULL	NO	HIGH	

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
PAVING			
	P-101	BELGARD HOLLAND STONE COLOR: SAVANNAH PATTERN: FLEMISH BOND	676 SF
SITE FURNISHINGS			
	S-101	GREEN THEORY ARY2, ARRAY BACKLESS BENCH FRAME: AGED COPPER STANDARD POWDER COAT SLATS: THERMALLY MODIFIED ASH HARDWOOD TIMBER	1
	S-102	GREEN THEORY BIK5-1, BIKKI BIN ENCLOSURE (32 GALLON) FRAME: AGED COPPER STANDARD POWDER COAT SLATS: THERMALLY MODIFIED ASH HARDWOOD TIMBER	2
	S-103	GREEN THEORY CAROUSEL SEATING FRAMED WOOD - AGED COPPER - THERMALLY MODIFIED ASH - CIRCULAR - 2 SEATER W ADA - BACKLESS	2
	S-104	GREEN THEORY CAROUSEL SEATING FRAMED WOOD - AGED COPPER - THERMALLY MODIFIED ASH - CIRCULAR - 4 SEATER - BACKLESS	1
	S-105	GREEN THEORY PPC7, PAPERCLIP BICYCLE RACK FRAME: AGED COPPER STANDARD POWDER COAT	3

LANDSCAPE CODE TABULATIONS

			MEASUREMENT	REQUIRED	PROVIDED	NOTES
		ZONING:	CPUD			
		DEVELOPED AREA:	24,222 SF	0.6 AC		
		DEVELOPMENT STATUS:	MAJOR			
SEC. 6.04.03 LANDSCAPE DESIGN						
B	1	LANDSCAPE AREA (MIN 20%)	20%	4,844 SF	11,177 SF	
SEC. 6.04.02 GENERAL PROVISIONS						
A	1	PERCENT NATIVE (ALL VEGETATION)				
		TREES	50%		PROVIDED	
		SHRUBS				
		NO ONE SPECIES OF TREE SHALL EXCEED 25% OF THE MIN NO. OF REQUIRED TREES	25%	8 TREES	PROVIDED	
	2	MIN 50% OF ALL REQUIRED TREES SHALL BE SHADE TREES	50%	16 TREES	16 TREES	3 EXISTING
SEC. 6.04.07 PARKING AREA INTERIOR LANDSCAPE						
		VEHICULAR USE AREA			12,434 SF	
		INTERIOR LANDSCAPE AREA: 50% OF REQ. AREA	50%	2,422 SF	3,018 SF	
A	1	LANDSCAPE STRIP MIN. 10' WIDTH	292 LF	2,920 SF	3,375 SF	EXISTING BUFFER
	2 A	1 TREE : 30 LF	30 LF	10 TREES	EXISTING	EXISTING TREES
	B	HEDGE, WALL OR BERM		292 LF	EXISTING	HEDGE
	C	SHRUB OR VINE (STREET SIDE) 5' O.C.	5	59 SHRUBS	EXISTING	EXISTING BUFFER
	4	MIN 25% OF STRIP = GROUND COVER	25%	730 SF	797 SF	EXISTING BUFFER
C	2	MIN. 2' LANDSCAPE STRIP BTWN BUILDING AND ACCESS DRIVE	78 LF	156 SF	4,783 SF	PROVIDED IN MEDIAN
		1 TREE : 30 LF	78 LF	3 TREES	3 TREES	PROVIDED IN MEDIAN
		HEDGE		78 LF	60 LF	PROVIDED IN MEDIAN
	3	1 TREE: 500SF (INTERIOR)	500 SF	6 TREES	6 TREES	
	6	TERMINAL ISLANDS: 1 TREE /ISLAND	3 ISLANDS	3 TREES	3 TREES	
SEC. 6.04.08 DEVELOPMENT LANDSCAPING REQUIREMENTS						
C		1 TREE : 2,500SF	2,500 SF	10 TREES	10 TREES	
		TOTAL REQUIRED TREES		32 TREES	32 TREES	EXISTING+RELOCATED+PROPOSED

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

TREE MITIGATION CHART

TOTAL DBH REMOVED	18"
TOTAL MITIGATION REQUIRED	45"
TOTAL TREE MITIGATION PROVIDED:	
TREE DBH	45"
TOTAL	45"

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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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: 2025.12.09 15:36:00 -05'00'

PROJECT INFORMATION

COFFEE RUSH: CORNERSTONE STUART

1501 NW FEDERAL HIGHWAY

STUART, FLORIDA

PROJECT NUMBER
2024-024-001

CLIENT PROJECT NUMBER
N/A

VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

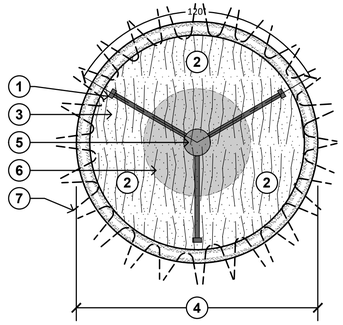
REVISIONS
1 2025-12-09 CITY COMMENTS

DATE OF ISSUE
12/9/2025

DRAWING TITLE
LANDSCAPE PLANS

DRAWING NUMBER
L2.01

Plot Date: 12/9/2025 3:47:14 PM Username: stefa Layout Name: L2.01
Folder Path: C:\Data\Project\2024\2024-024-001_Coffee Rush-Cornerstone Filename: 2024-024-001_Landscape-Plan.dwg



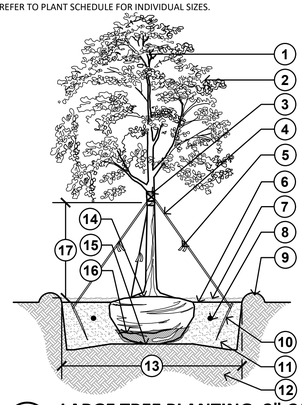
1. 2"X4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
2. 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3. CONSTRUCT TEMPORARY 3" WATERING BASIN
4. 2X DIAMETER OF THE ROOTBALL.
5. TREE TRUNK
6. ROOTBALL
7. TREE CANOPY

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.

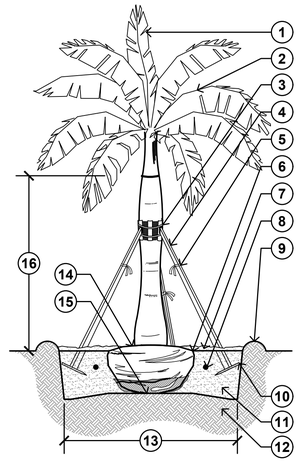
REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



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

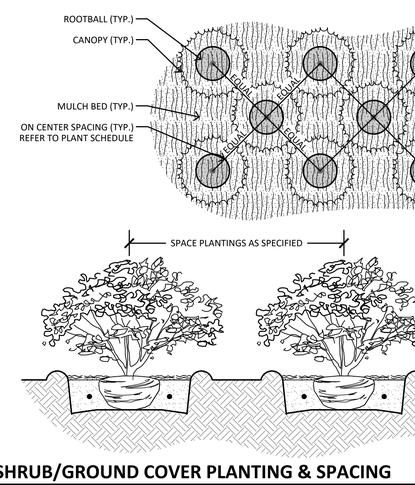
1/4" = 1'-0" 329302-01



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



SHRUB SPACING DETAIL PLAN
N.T.S.

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

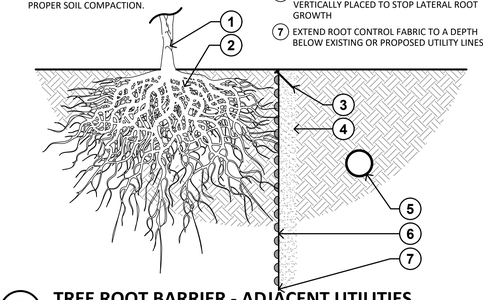
1" = 1'-0" 329302-06

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.

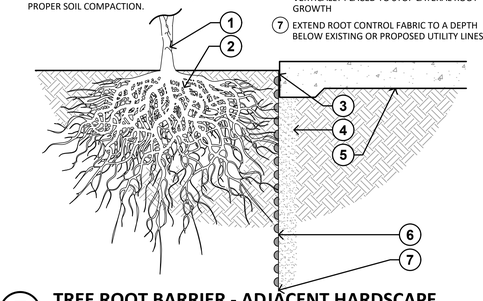


1. PROPOSED OR EXISTING TREE
2. FUTURE OR EXISTING ROOT STRUCTURE
3. SECURE FABRIC EVERY 2'-0" WITHIN 1/4" OF TOP EDGE
4. EXCAVATE TRENCHES A MINIMUM OF 4" WIDE: TRENCHES MUST BE A MINIMUM LENGTH OF MATURE PLANT CANOPY PLUS 10 FEET, CENTERED ON THE ROOT SOURCE AND ADJACENT TO PROTECTION AREA
5. PROPOSED 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.

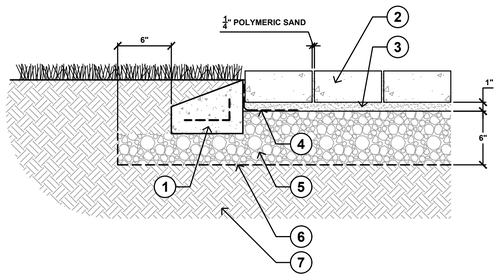


1. PROPOSED OR EXISTING TREE
2. FUTURE OR EXISTING ROOT STRUCTURE
3. SECURE FABRIC USING ADHESIVE
4. EXCAVATE TRENCHES A MINIMUM OF 4" WIDE: TRENCHES MUST BE A MINIMUM LENGTH OF MATURE PLANT CANOPY PLUS 10 FEET, CENTERED ON THE ROOT SOURCE AND ADJACENT TO PROTECTION AREA
5. PROPOSED CONCRETE OR ASPHALT 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"

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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: 2025.12.09 13:10:00-05'00'

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1501 NW FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER
2024-024-001

CLIENT PROJECT NUMBER
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REVISIONS
1 2025-12-09 CITY COMMENTS

DATE OF ISSUE
12/9/2025

DRAWING TITLE
LANDSCAPE DETAILS

DRAWING NUMBER
L2.02

Plot Date: 12/9/2025 3:47:17 PM Username: stefa Layout Name: L2.02
Folder Path: C:\Data\Project\2024\2024-024-001_Coffee-Rush-Cornerstone Filename: 2024-024-001_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 THE GOOD GROUP ON 12/09/2024, REVISED ON 11/21/2025, 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.

PERMIT DOCUMENTS

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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 · STATE OF FLORIDA · LA 6667430
Marc S Bortak
Digitally Signed by Marc S Bortak
Date: 2025.12.09 09:30:56-05'00'

PROJECT INFORMATION

COFFEE RUSH:
CORNERSTONE STUART
1501 NW FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER
2024-024-001
CLIENT PROJECT NUMBER
N/A
VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS
1 2025-12-09 CITY COMMENTS

DATE OF ISSUE
12/9/2025
DRAWING TITLE
LANDSCAPE SPECIFICATIONS
DRAWING NUMBER
L2.03

Plot Date: 12/9/2025 3:47:20 PM Username: stefa Layout Name: L2.03
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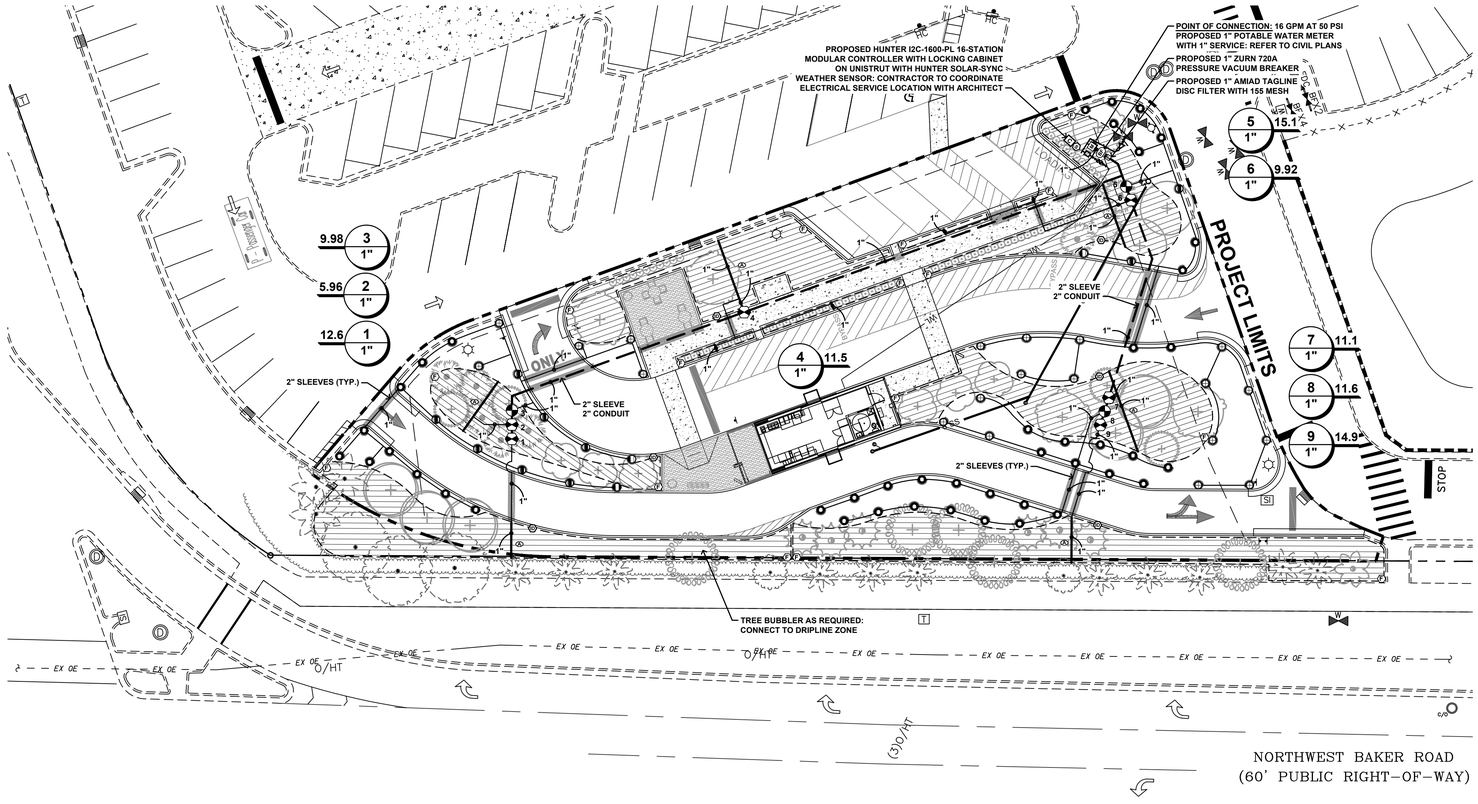

0 20 40 60 feet

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!

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	HUNTER MP800SR PROS-06-PRS40-CV ADJ	43	ADJ	40		10'
	HUNTER PROS-06-PRS40-CV WITH MP STRIP LCS	2	LCS	40	0.22	5'x15'
	HUNTER PROS-06-PRS40-CV WITH MP STRIP RCS	1	RCS	40	0.22	5'x15'
	HUNTER PROS-06-PRS40-CV WITH MP STRIP SS	9	SST	40	0.44	5'x30'
	HUNTER PROS-06-PRS40-CV WITH MP815 L	3	210-270	40		15'
	HUNTER PROS-06-PRS40-CV WITH MP815 M	17	90-210	40		15'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
F	HUNTER PLD-BV MANUAL FLUSH VALVE, BARBED INSERT.	16	
A	HUNTER PLD-AVR AIR RELIEF VALVE WITH 1/2" MPT CONNECTION.	6	
ID	HUNTER ECO-ID SYSTEM OPERATION INDICATOR WITH 1/2" FPT CONNECTION INSTALLED ON SJ-512 SWING JOINT.	6	
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-12-PC HDL-06-12-PC: HUNTER DRIPLINE WITH 0.6 GPH FLOW. LIGHT BROWN TUBING WITH GRAY STRIPING. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	6,603 LF	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G REMOTE CONTROL VALVE, WITH GLASS-FILLED NYLON CONSTRUCTION, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET.	3
	HUNTER ICZ-101 1" REMOTE CONTROL VALVE, WITH GLASS-FILLED NYLON CONSTRUCTION, GLOBE CONFIGURATION, NPT THREADED INLET/OUTLET, WITH 1" HY100 FILTER.	6
BF	ZURN 720A 1" PRESSURE VACUUM BREAKER.	1
C	HUNTER I2C-1600-PL 16-STATION OUTDOOR MODULAR CONTROLLER WITH ONE ICM-800 MODULE AND 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	1,200 LF
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	278.9 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.	198.6 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	12.64	33.8	0.64 in/h
2	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	5.96	32.7	0.64 in/h
3	HUNTER ICV-G	1"	TURF ROTARY	9.98	43.5	0.60 in/h
4	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	11.52	33.3	0.64 in/h
5	HUNTER ICV-G	1"	TURF ROTARY	15.13	45.1	0.60 in/h
6	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	9.92	33.1	0.64 in/h
7	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	11.11	33.3	0.64 in/h
8	HUNTER ICV-G	1"	TURF ROTARY	11.57	43.4	0.60 in/h
9	HUNTER ICZ-101	1"	AREA FOR DRIPLINE	14.89	34.2	0.64 in/h

GENERAL NOTES

1. VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. TAKE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
3. COORDINATE WITH UTILITY PROVIDERS ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
4. VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY THE POWER LINES.
5. MAINLINE LOCATION SHOWN ARE FOR GRAPHIC CLARITY 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. SUBMIT ANY MAJOR DESIGN CHANGES TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL BEFORE CONSTRUCTION. PROCEED AT YOUR OWN RISK WITHOUT WRITTEN APPROVAL.
8. DO NOT MAKE SUBSTITUTIONS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.
9. PROVIDE ADDITIONAL BUBBLERS AS NEEDED TO SUPPORT ESTABLISHMENT OF TREE AND PALM SPECIMENS.

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.

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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: 2025.12.09 14:58:31 -05'00'

PROJECT INFORMATION

COFFEE RUSH: CORNERSTONE STUART

1501 NW FEDERAL HIGHWAY

STUART, FLORIDA

PROJECT NUMBER
2024-024-001

CLIENT PROJECT NUMBER
N/A

VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS
1 2025-12-09 CITY COMMENTS

DATE OF ISSUE
12/9/2025

DRAWING TITLE
IRRIGATION PLANS

DRAWING NUMBER
L3.01

PERMIT DOCUMENTS

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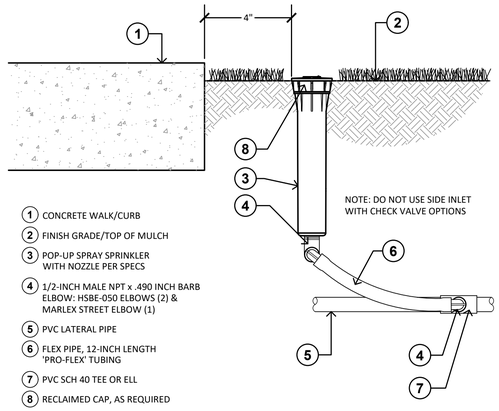
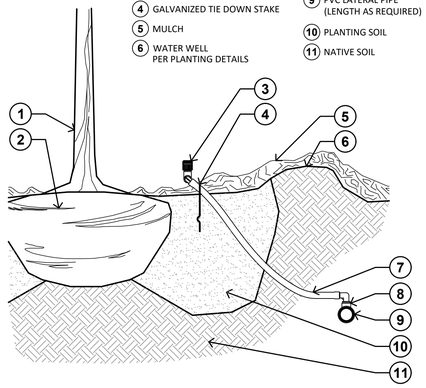


1. CONCRETE WALK/CURB
2. FINISH GRADE/TOP OF MULCH
3. POP-UP SPRAY SPRINKLER WITH NOZZLE PER SPECS
4. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW: HSBE-050 ELBOWS (2) & MARLEX STREET ELBOW (1)
5. PVC LATERAL PIPE
6. FLEX PIPE, 12-INCH LENGTH 'PRO-FLEX' TUBING
7. PVC SCH 40 TEE OR ELL
8. RECLAIMED CAP, AS REQUIRED

1 6" POP-UP SPRAY

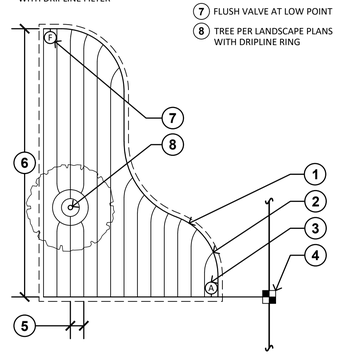
3" = 1'-0" 328403.13-05



1. TREE OR PALM
2. ROOT BALL
3. BUBBLER AS SPECIFIED
4. GALVANIZED TIE DOWN STAKE
5. MULCH
6. WATER WELL PER PLANTING DETAILS
7. FLEX PIPE
8. PVC TEE OR ELL WITH MARLEX FITTING
9. PVC LATERAL PIPE (LENGTH AS REQUIRED)
10. PLANTING SOIL
11. NATIVE SOIL

2 TREE BUBBLER

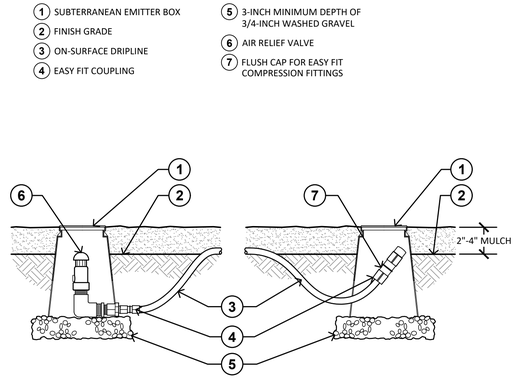
1 1/2" = 1'-0" 328403.53-06



1. 1" PVC HEADER
2. DRIPLINE FITTING
3. AIR RELIEF VALVE AT HIGH POINT
4. REMOTE CONTROL VALVE WITH DRIPLINE FILTER
5. ROW SPACING AS PER PLANS: OFFSET EMITTERS FOR TRIANGULAR SPACING
6. DRIPLINE LATERAL NOT TO EXCEED MAXIMUM RECOMMENDED LENGTH
7. FLUSH VALVE AT LOW POINT
8. TREE PER LANDSCAPE PLANS WITH DRIPLINE RING

3 TYPICAL DRIPLINE LAYOUT

1 1/2" = 1'-0" 328413.56-92

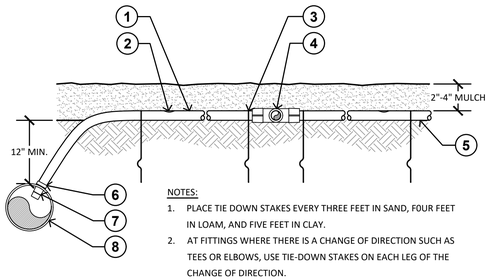


1. SUBTERRANEAN EMITTER BOX
2. FINISH GRADE
3. ON-SURFACE DRIPLINE
4. EASY FIT COUPLING
5. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
6. AIR RELIEF VALVE
7. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS

4 AIR RELIEF AND FLUSH VALVE

1 1/2" = 1'-0" 328413.56-87

1. ON-SURFACE DRIPLINE
2. INLINE DRIP EMITTER OUTLET
3. TIE DOWN STAKE (TYPICAL)
4. EASY FIT COMPRESSION TEE
5. FINISH GRADE
6. RATCHET CLAMP (INCLUDED WITH ADAPTER)
7. INSERT ADAPTER FOR PVC PIPE
8. PVC LATERAL PIPE: MINIMUM 1" IN DIAMETER MINIMUM 12" DEPTH

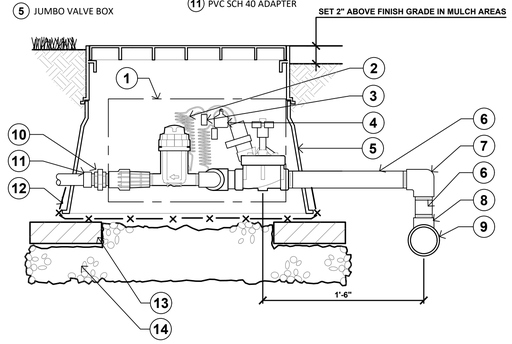


NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

5 TYPICAL DRIPLINE AND HEADER

1 1/2" = 1'-0" 328413.56-86

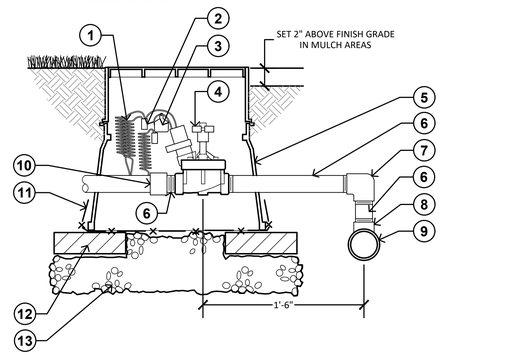
1. CONTROL ZONE KIT (AS SPECIFIED)
2. 30-INCH LINEAR LENGTH OF WIRE, COILED
3. WATERPROOF CONNECTION (1 OF 2)
4. ZONE ID TAG
5. JUMBO VALVE BOX
6. PVC SCH 80 NIPPLE
7. PVC SCH 40 ELL
8. PVC SCH 40 TEE
9. PVC MAINLINE PIPE
10. PVC UNION
11. PVC SCH 40 ADAPTER
12. 1/2" WIRE CLOTH GOPHER SCREEN WRAP ALL SIDES
13. BRICK (1 OF 4)
14. 6-INCH MINIMUM DEPTH 3/4" WASHED GRAVEL



6 CONTROL ZONE KIT WITH BASKET FILTER

1 1/2" = 1'-0" 32 8413.76-31

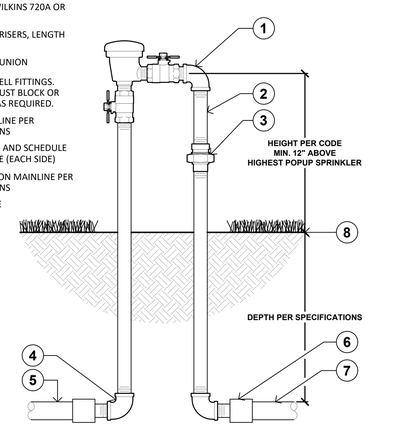
1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (1 OF 2)
3. ZONE ID TAG
4. REMOTE CONTROL VALVE WITH PRESSURE REGULATOR
5. STANDARD VALVE BOX
6. PVC SCH 80 NIPPLE
7. PVC SCH 40 ELL
8. PVC SCH 40 TEE
9. PVC MAINLINE PIPE
10. PVC SCH 40 ADAPTER
11. 1/2" WIRE CLOTH GOPHER SCREEN WRAP ALL SIDES
12. BRICK (1 OF 4)
13. 6-INCH MINIMUM DEPTH 3/4" WASHED GRAVEL



7 PRESSURE REGULATING REMOTE CONTROL VALVE

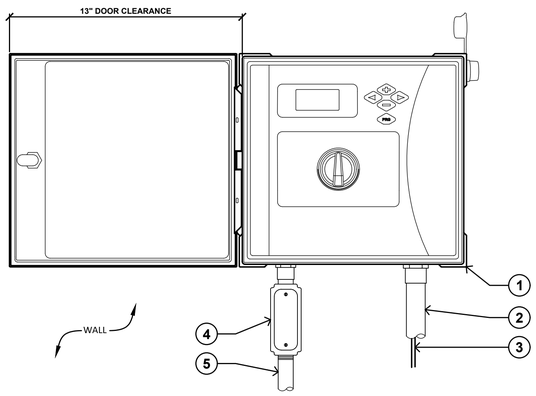
1 1/2" = 1'-0" 328406.13-11

1. PRESSURE VACUUM BREAKER ASSEMBLY: WILKINS 720A OR EQUAL
2. GALVANIZED RISERS, LENGTH AS REQUIRED
3. GALVANIZED UNION
4. GALVANIZED ELL FITTINGS. PROVIDE THRUST BLOCK OR RESTRAINTS AS REQUIRED.
5. PVC SERVICE LINE PER SPECIFICATIONS
6. PVC COUPLER AND SCHEDULE 80 TOE NIPPLE (EACH SIDE)
7. PVC IRRIGATION MAINLINE PER SPECIFICATIONS
8. FINISH GRADE



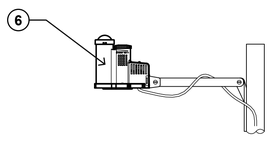
8 PRESSURE VACUUM BREAKER ASSEMBLY

1 1/2" = 1'-0" 32 8409.43-04



1. MODULAR WALL MOUNT IRRIGATION CONTROLLER: INSTALL CONTROLLER AND METAL CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES AND SENSOR
4. JUNCTION BOX
5. 1-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY
6. WEATHER SENSOR WITH BRACKET MOUNTED ON POLE AT A HEIGHT ABOVE IRRIGATION SPRAY PATTERN (MIN. 6' HT)

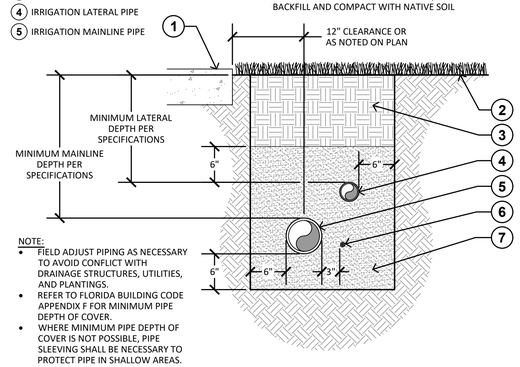
NOTES:
1. USE GRAY SCH 40 PVC CONDUIT FOR ABOVE AND BELOW GRADE CONDITIONS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER BUILDING OVERHANGS.



9 MODULAR WALL MOUNT CONTROLLER WITH WEATHER SENSOR

3" = 1'-0" 328409.13-45

1. CURB, EDGE OF ROADWAY, HARDSCAPE SURFACE OR PROPERTY LINE
2. FINISH GRADE
3. NATIVE SOIL BACKFILL COMPACT TO 95%
4. IRRIGATION LATERAL PIPE
5. IRRIGATION MAINLINE PIPE
6. IRRIGATION CONTROL WIRE OR TWO-WIRE CABLE PER SPECIFICATIONS
7. 100% COARSE SAND BEDDING, WATER JET & MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

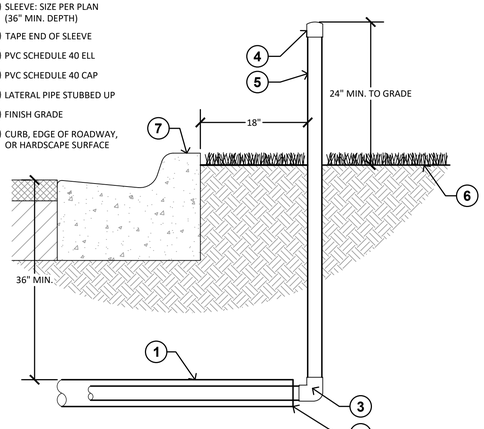


NOTE:
- FIELD ADJUST PIPING AS NECESSARY TO AVOID CONFLICT WITH DRAINAGE STRUCTURES, UTILITIES, AND PLANTINGS.
- REFER TO FLORIDA BUILDING CODE APPENDIX F FOR MINIMUM PIPE DEPTH OF COVER.
- WHERE MINIMUM PIPE DEPTH OF COVER IS NOT POSSIBLE, PIPE SLEEVING SHALL BE NECESSARY TO PROTECT PIPE IN SHALLOW AREAS.

10 MAINLINE AND LATERAL TRENCH

1" = 1'-0" 328409.79-30

1. SLEEVE: SIZE PER PLAN (36" MIN. DEPTH)
2. TAPE END OF SLEEVE
3. PVC SCHEDULE 40 ELL
4. PVC SCHEDULE 40 CAP
5. LATERAL PIPE STUBBED UP
6. FINISH GRADE
7. CURB, EDGE OF ROADWAY, OR HARDSCAPE SURFACE



11 PIPE SLEEVING

1" = 1'-0" 328409.76-32

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(407) 304-9312 | www.bortak.design

REGISTRATION

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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: 2025.12.09 10:51:11-05'00'

PROJECT INFORMATION

COFFEE RUSH: CORNERSTONE STUART

1501 NW FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER
2024-024-001

CLIENT PROJECT NUMBER
N/A

VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS
1 2025-12-09 CITY COMMENTS

DATE OF ISSUE
12/9/2025

DRAWING TITLE
IRRIGATION DETAILS

DRAWING NUMBER
L3.02

Plot Date: 12/9/2025 3:47:34 PM Username: stefa Layout Name: L3.02
Folder Path: C:\Data\Project\2024\2024-024-001_Coffee-Rush-Cornerstone Filename: 2024-024-001_Irrigation-Plan.dwg

IRRIGATION NOTES

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 CODE 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. VERIFY LOCATION OF ALL EXISTING UTILITIES.
   - 1.3. TAKE ALL NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING NEAR EXISTING UTILITY LINES.
   - 1.4. COORDINATE AND VERIFY PROPER CLEARANCE WITH ELECTRICAL SERVICE PROVIDER FOR WORK NEAR OVERHEAD OR UNDERGROUND POWER LINES.
   - 1.5. SUBMIT MANUFACTURER'S CUT SHEETS/SPECIFICATIONS FOR ALL COMPONENTS FOR APPROVAL PRIOR TO INSTALLATION.
   - 1.6. THE IRRIGATION CONTRACTOR SHALL BE CERTIFIED AS A CERTIFIED IRRIGATION CONTRACTOR BY THE IRRIGATION ASSOCIATION. MAINTAIN CURRENT CERTIFICATION IN GOOD STANDING.
2. SCOPE OF WORK
   - 2.1. PROVIDE ALL COMPONENTS FOR A COMPLETE, FUNCTIONAL AUTOMATIC LANDSCAPE IRRIGATION SYSTEM IN ACCORDANCE WITH 100% IRRIGATION PLANS, SPECIFICATIONS, AND ALL APPLICABLE CODES AND REGULATIONS. INCLUDE MATERIALS (PIPE, VALVES, FITTINGS, CONTROLLERS, WIRE, PRIMER, GLUE, ETC.), LAYOUT, PUBLIC PROTECTION, EXCAVATION, ASSEMBLY, INSTALLATION, BACKFILLING, COMPACTION, ROAD SURFACE REPAIR, CONTROLLER AND LOW-VOLTAGE FEEDS TO VALVES, CLEANUP, MAINTENANCE, GUARANTEE, AND AS-BUILT PLANS.
   - 2.2. ENSURE 100% HEAD-TO-HEAD COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR. INSTALL RAIN SENSOR TO PREVENT FALSE ACTIVATION FROM ADJACENT HEADS. COMPLY WITH LOCAL CODES AND REGIONAL WATER MANAGEMENT RESTRICTIONS. PRIORITIZE ZONES BY PUBLIC SAFETY, THEN HYDRAULIC REQUIREMENTS. THIS SEQUENCING IS A REQUIRED 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. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS BEFORE STARTING WORK.
   - 2.4. REVIEW SITE CONDITIONS INCLUDING GRADE DIFFERENCES, STRUCTURES, AND UTILITIES. DO NOT INSTALL IRRIGATION SYSTEM WHEN FIELD CONDITIONS CONFLICT WITH DRAWINGS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. PROCEEDING WITHOUT NOTIFICATION TRANSFERS FULL RESPONSIBILITY FOR NECESSARY REVISIONS TO THE CONTRACTOR.
   - 2.5. REPAIR OR REPLACE ALL SITE ELEMENTS DAMAGED DURING WORK. COORDINATE INSTALLATION OF PIPE SLEEVES AND LATERALS WITH OTHER CONTRACTORS FOR INSTALLATION THROUGH WALLS, UNDER ROADWAYS, PAVING, ETC.
   - 2.6. IMMEDIATELY REPAIR OR RESTORE ALL UTILITY SERVICES DISRUPTED BY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS RESULTING FROM SERVICE DISRUPTIONS AND REPAIRS DUE TO NEGLIGENCE.
3. SUBMITTALS
   - 3.1. DO NOT SUBSTITUTE OR DEVIATE FROM SPECIFIED BRANDS, MODELS, OR SIZES WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OF RECORD.
   - 3.2. NOTIFY THE LANDSCAPE ARCHITECT OF RECORD BEFORE MAKING ANY MAJOR DESIGN CHANGES. PROCEED AT CONTRACTOR'S RISK WITHOUT PRIOR APPROVAL. UNAPPROVED SUBSTITUTIONS OR CHANGES WILL RESULT IN REJECTION AND REQUIRE REPLACEMENT 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. PROVIDE A ONE-YEAR WARRANTY FROM THE DATE OF WRITTEN FINAL ACCEPTANCE.
   - 6.2. ENFORCE ALL MANUFACTURER AND SUPPLIER WARRANTIES. IMMEDIATELY CORRECT ALL DEFICIENCIES DUE TO MATERIALS, WORKMANSHIP, OR INSTALLATION.
   - 6.3. PROMPTLY REPAIR ANY DAMAGE CAUSED BY SYSTEM MALFUNCTION.
7. POINT OF CONNECTION (P.O.C.)
   - 7.1. THE POC IS A PROPOSED 1" POTABLE WATER METER WITH 1" SERVICE LINE UTILIZING AN EXISTING POTABLE WATER MAIN. VERIFY THE SYSTEM PROVIDES A MINIMUM OF 16 GPM AT 50 PSI BEFORE INSTALLATION.
   - 7.2. IF CONDITIONS ARE NOT MET, NOTIFY THE LANDSCAPE ARCHITECT OF RECORD BEFORE PROCEEDING. FAILURE TO DO SO TRANSFERS FULL RESPONSIBILITY FOR FUTURE SYSTEM CORRECTIONS TO THE CONTRACTOR.
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. INSTALL PIPES IN PLANTING BEDS WHEN FEASIBLE. IF IT IS NECESSARY TO HAVE PIPING UNDER HARDSCAPES, SUCH AS ROADS, WALKS, AND PATIOS, THE PIPES MUST BE SLEEVED USING PVC SCHEDULE 40 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. RESTRAIN ALL MAINLINE PIPING USING MECHANICAL JOINT FITTINGS, RESTRAINING COLLARS, THREADED RODS, THRUST BLOCKS, ETC., AS AND WHERE REQUIRED. REFER TO PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PRACTICES.
   - 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. INSTALL SPRAY HEADS 4" FROM SIDEWALKS OR CURBED ROADWAYS AND 12" FROM UNCURBED ROADWAYS AND BUILDING FOUNDATIONS. INSTALL ROTORS 4" FROM SIDEWALKS OR CURBED ROADWAYS, 12" FROM BUILDING FOUNDATIONS, AND 36" FROM UNCURBED ROADWAYS.
   - 9.4. INSTALL SHRUB HEADS ON 3/4" PVC SCHEDULE 40 RISERS. SET RISERS A MINIMUM OF 18" OFF SIDEWALKS, ROADWAY CURBING, BUILDING FOUNDATIONS, AND/OR ANY OTHER HARDSCAPED AREAS. SET SHRUB HEADS 4" BELOW THE MAINTAINED HEIGHT OF PLANTS AND LOCATE 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. INSTALL VALVE BOXES ONLY IN SHRUB BEDS UNLESS OTHERWISE APPROVED. DO NOT PLACE VALVE BOXES IN SPORTS FIELDS OR PLAY AREAS.
10. POWER SUPPLY
   - 10.1. PROVIDE POWER SUPPLY FOR THE CONTROLLER. USE 120-VOLT, 20-AMP CIRCUIT.
11. CONTROL WIRING
   - 11.1. USE 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. PROVIDE 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. VERIFY THAT THE EARTH TO GROUND RESISTANCE DOES NOT EXCEED 10 OHMS. GROUND AND TEST EACH CONTROLLER.
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. INSTALL BUBBLERS USING PVC SCHEDULE 80 NIPPLES AND PLACE AT THE BASE OF TREES FOR LOW LEVEL WATERING.
   - 14.2. USE PRESSURE-COMPENSATING HEADS AND RISERS. MOUNT ALL POP-UP HEADS ON FLEXIBLE SWING JOINTS.
   - 14.3. INSTALL ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED 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'.
     - 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

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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: 2025.12.09 13:37:00 -05'00'

PROJECT INFORMATION

COFFEE RUSH: CORNERSTONE STUART
1501 NW FEDERAL HIGHWAY
STUART, FLORIDA

PROJECT NUMBER
2024-024-001

CLIENT PROJECT NUMBER
N/A

VERIFY SCALES
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS
1 2025-12-09 CITY COMMENTS

DATE OF ISSUE
12/9/2025

DRAWING TITLE
IRRIGATION SPECIFICATIONS

DRAWING NUMBER
L3.03

Plot Date: 12/9/2025 3:47:36 PM Username: stefa Layout Name: L3.03
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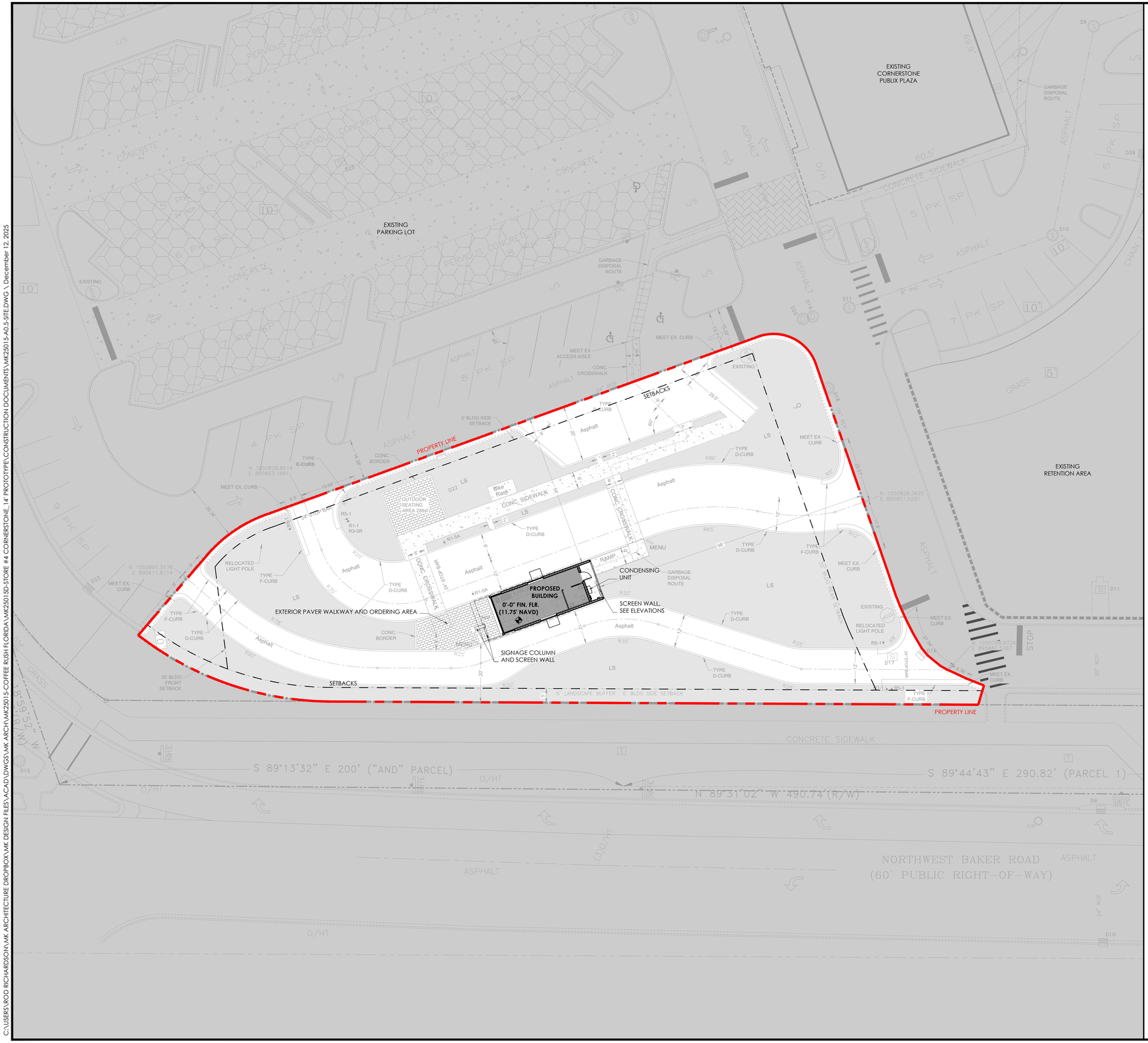


GENERAL NOTES:

SEE D.O./CIVIL DRAWINGS FOR COMPLETE SITE INFORMATION.

REFER TO FLOOR PLANS FOR ACTUAL DESIGN PLAN. BUILDING FOOTPRINT SHOWN HERE FOR REFERENCE ONLY.

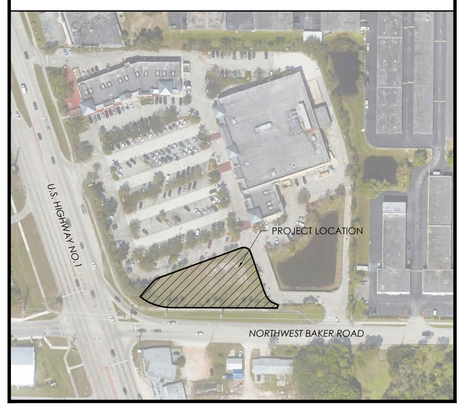
ARCHITECTURAL SITE PLAN

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

0 8' 16' 32' 64'

PROJECT LOCATION

SCALE: N.T.S.



STATE OF FLORIDA
MICHAEL K. SHEELEY
AR0010564
REGISTERED ARCHITECT

Digitally signed by Michael K Sheeley
Date: 2025.12.12 12:34:58 -05'00'

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No:	REVISIONS
1	-
2	-
3	-
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5	-

CONSTRUCTION DOCUMENTS FOR
COFFEE RUSH AT CORNERSTONE
1501 NW FEDERAL HIGHWAY
STUART, FL

MK Architecture LLC
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239.482.2121
AR10564 ID6790
www.MK-ARCH.com

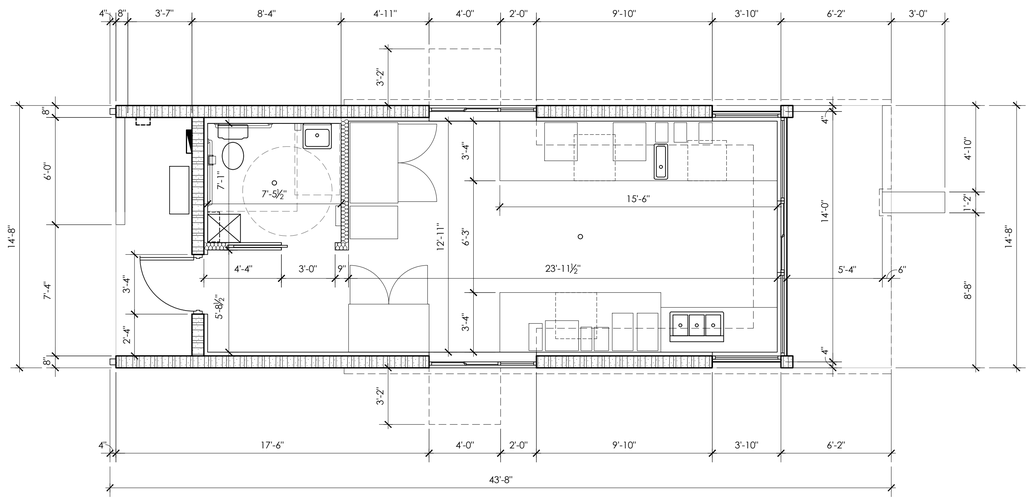
ARCHITECTURE

MICHAEL K. SHEELEY
REG. # 0010564

STATE OF FLORIDA
MICHAEL K. SHEELEY
AR0010564
REGISTERED ARCHITECT

JOB:	MK25015D
DATE:	12-12-2025
DRWN. BY:	C. RIOS
CAD REF:	SITE

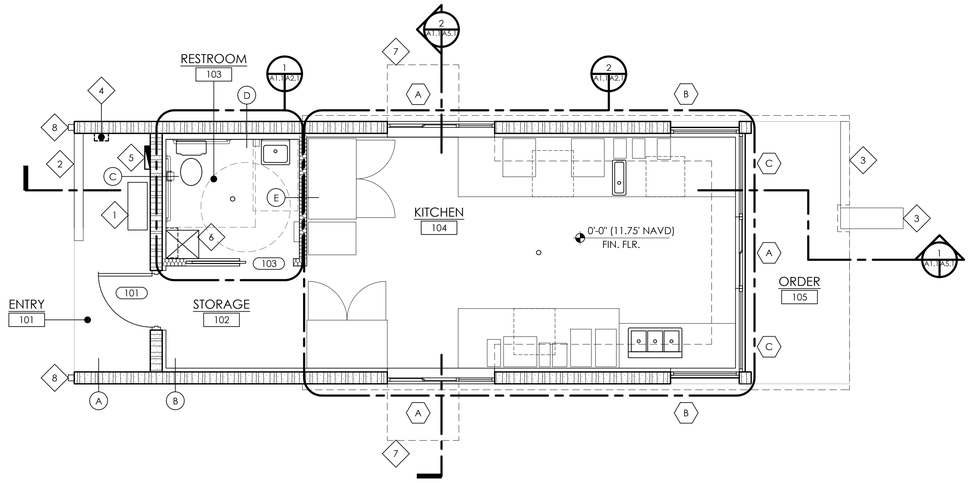
SHEET
A0.5



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:	411 S.F.
OUTDOOR COVERED AREA:	128 S.F.
TOTAL FBC AREA:	539 S.F.
TOTAL GROSS AREA:	635 S.F.

NOTED PLAN KEYNOTES

1. CONDENSING UNIT
2. SCREEN WALL BY SIGNAGE MFR.
3. SIGNAGE COLUMN AND SCREEN WALL BY SIGNAGE MFR.
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
- KNOTWOOD INTERLOCKING ALUM. SOFFIT BOARDS, COLOR TO BE ATLANTIC CEDAR
- RECESSED L.E.D. 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.

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CONSTRUCTION DOCUMENTS FOR
COFFEE RUSH AT CORNERSTONE
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STUART, FL

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ARCHITECTURE

MICHAEL K. SHEELEY
REG. # 0010564
STATE OF FLORIDA
MICHAEL K. SHEELEY
AR0010564
REGISTERED ARCHITECT

JOB:	MK25015D
DATE:	12-12-2025
DRWN. BY:	C. RIOS
CAD REF:	FLR

SHEET
A1.1

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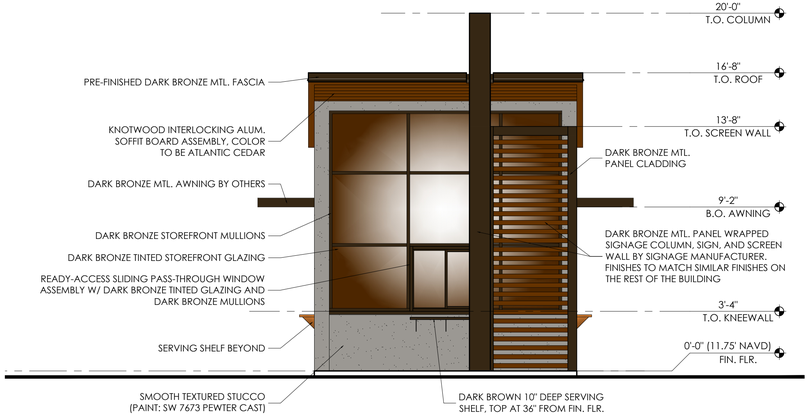
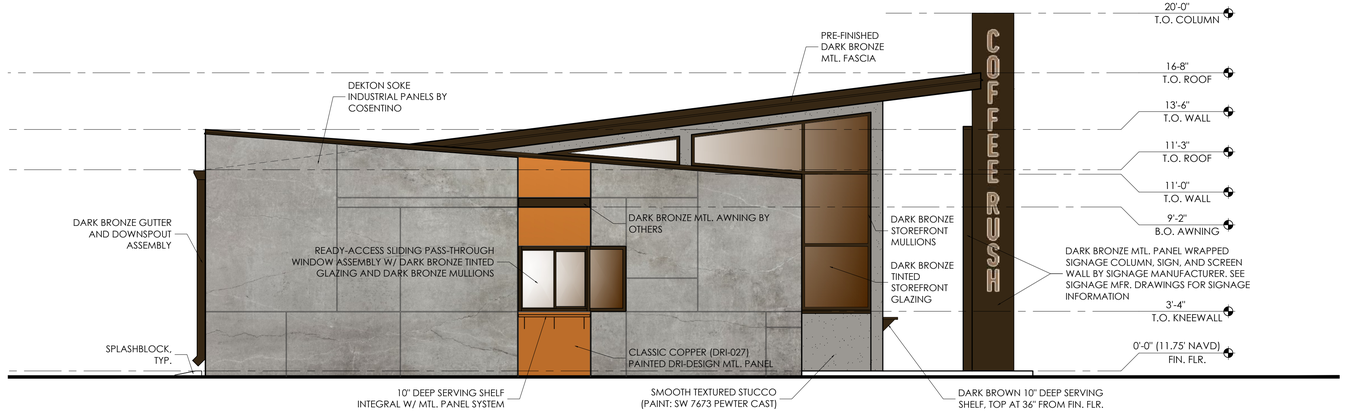


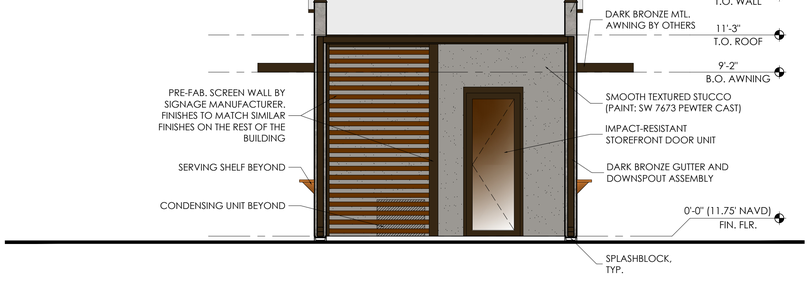
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



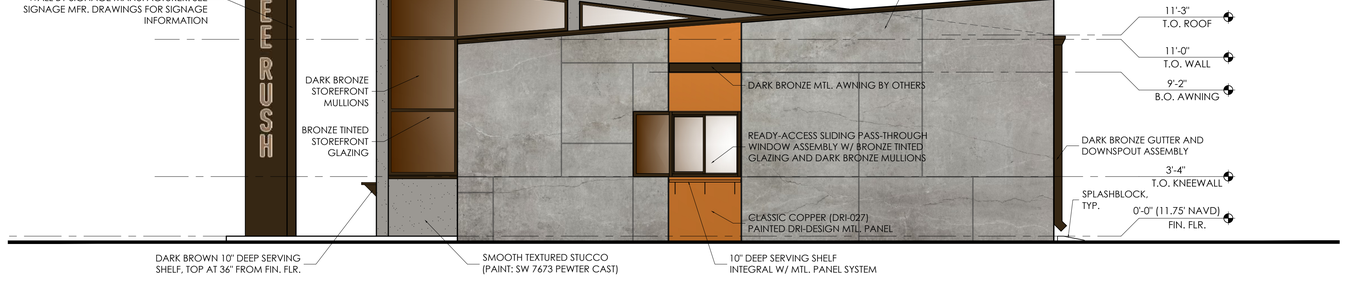
SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ITEM #	COMPLIES WITH STANDARDS			STUART, FL - LDC - SEC. 6.05.02 BUILDING DESIGN AND LOCATION	
	YES	NO	N/A		
F.				OTHER DESIGN STANDARDS - FOR AN LCD, A MINIMUM OF FIVE OF THE FOLLOWING BUILDING TREATMENTS SHALL BE PROVIDED	
	X			1	OVERHANGS
	X			5	PEAKED ROOF FORMS
	X			6	DISPLAY WINDOWS
	X			7	ORNAMENTAL AND STRUCTURAL ARCHITECTURAL DETAILS - SEE THE TALL PRE-FINISHED METAL PANEL WRAPPED SIGNAGE COLUMN AT FRONT OF BUILDING.
	X			7	ORNAMENTAL AND STRUCTURAL ARCHITECTURAL DETAILS - SEE THE PRE-FINISHED LATTICE SCREEN WALLS AT THE FRONT AND REAR OF THE BUILDING WHICH INTRODUCE MORE SPATIAL DEPTH, ARTICULATION, SHADE, AND VISUAL INTEREST.
	X			10	INTEGRATION OF SPECIALTY PAVERS ALONG THE BUILDING'S WALKWAY TO CONSTITUTE A MINIMUM OF 60% OF WALKWAY AREA - SEE SITE PLAN FOR PAVER AREAS TO BE PROVIDED ALONG THE BUILDING'S WALKWAY AT THE FRONT OF THE BUILDING.

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ARCHITECTURE

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MICHAEL K. SHEELEY
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REGISTERED ARCHITECT

JOB:	MK25015D
DATE:	12-12-2025
DRWN. BY:	C. RIOS
CAD REF:	ELEV

SHEET
A4.1

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December 12, 2025

City of Stuart Planning & Zoning Department
121 SW Flagler Avenue
Stuart, FL 34994

RE: 1501 NW Federal Highway – Coffee Rush Cornerstone/Publix
Project Location: 1501 NW Federal Highway Stuart, FL 34994

To Whom It May Concern:
Listed below is the additional information that is being requested in the Planning/Zoning Review Notice dated November 7, 2025 regarding architectural items for above-reference project.

Planning/Zoning Review

6. Sec. 6.05.02 – Building design and location. F. Other design standards. Commercial development, which is not an LCD, shall provide a minimum of four of the following building design treatments. For an LCD, a minimum of five of the following building treatments shall be provided. **Revise the architectural plans with a minimum of five building design treatments accordfingly.**
Response: The building's design satisfies the minimum requirement for the 5 building design treatments. Please see the building elevations on Sheet A4.1 and chart illustrating compliance with the City's building design standards.

9. COA#22. All mechanical equipment associated with the development shall be roof tip or located behind the building. Equipment shall be equipped with decorative screenings from the public right-of-way. **The site plan does not identify the location of the mechanical equipment locations of screening mateiral, revise accordingly.**
Response: The building's HVAC system is a ductless mini-split system with a condensing unit located at the rear of the building near the rear entry door and is concealed from the public right-of-way behind the building's rear lattice screen wall. Please see the attached elevations, floor plan, and site plan showing this information.

11. COA#27. Construction of all permanent buildings shall be of concrete and/or masonry units. **The project narrative dated April 30, 2025, indicated the proposed building construciton material is steel and wood. This is not an approved building materials per the CPUD ordinance.**
Response: The building's proposed structure and construction consists of 8" thick CMU walls and a metal framed roof strucutre above. Please refer to the attached floor plans showing this approved construction material.

Should you have any further questions, please do not hesitate to contact our office.

STATE OF FLORIDA
MICHAEL K. SHEELEY
AR0010564
REGISTERED ARCHITECT

STATE OF FLORIDA
MICHAEL K. SHEELEY
AR0010564
REGISTERED ARCHITECT

Digitally signed by Michael K Sheeley
Date: 2025.12.12 14:20:38 -05'00'

Sincerely,
Michael K. Sheeley, AIA, LEED AP
President
AR10564

MK ARCHITECTURE
8200 COLLEGE PARKWAY, SUITE 101
FORT MYERS, FLORIDA 33919
MK-ARCH.com 239.482.2121
AR0010564 ID6790

THE GOOD GROUP
Commercial Real Estate • Development • Civil Engineering
8744 Main Street, Suite 201 • Woodstock, GA 30188

STORMWATER REPORT

for:

Coffee Rush – Cornerstone

Cornerstone Shopping Center
City of Stuart
Martin County, Florida

Prepared For:

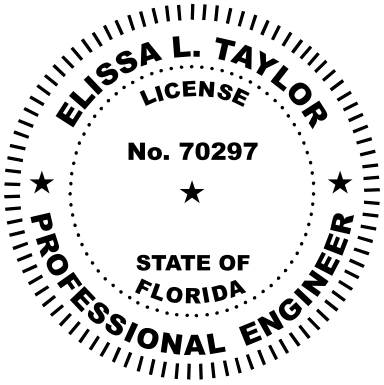
COFFEE RUSH FLORIDA, LLC
2315 Falcon Drive
West Linn, OR 97068

Revised December 3, 2025

Prepared by:

The Good Group, LLC
A Florida Limited Liability Company
120 S. Olive Avenue
Suite 202
West Palm Beach, FL 33401

Florida Certificate of Authorization No. 9897



Elissa Taylor Digitally signed by Elissa Taylor Date: 2025.12.03 09:38:06 -05'00'

This item has been digitally signed and sealed by Elissa Taylor, P.E. on 12/03/2025. Signature must be verified on any electronic copies.

I. PROJECT DESCRIPTION

The Coffee Rush project is a commercial development located at the northeast corner of US HWY 1 and Baker Rd, in the City of Stuart, Florida. The site is an undeveloped outparcel within the existing 7.79 acre Cornerstone Shopping Center. The shopping center was constructed circa 2008 under South Florida Water Management District (SFWMD) Permit No. 43-02150-P. The permitted drainage plan and calculations included development of the Coffee Rush outparcel with 100% impervious coverage.

II. DESIGN CRITERIA

The scope of the proposed outparcel development includes a 635 sf (0.015 ac) building with associated parking and drive isles. The runoff from the proposed development will be directed to the existing drainage system for the Cornerstone Shopping center which consists of a series of exfiltration trenches that discharge to a 0.44 acre wet detention pond which ultimately outfalls to the US HWY 1 drainage system. The proposed Coffee Rush development is consistent with the assumptions of the existing SFWMD permit for the Cornerstone Shopping Center as detailed in the below table.

	Permitted	**Proposed**
Total Area (ac)	0.556	0.556
Building Area (ac)	0.078	0.015
Pavement Area (ac)	0.332*	0.285
Green Area (ac)	0.146	0.256

*The permitted pavement area is based on the originally permitted outparcel area of 0.41 acres which was assumed to be 100% impervious and included 0.078 acres of building. The permitted pavement area is therefore 0.332 acres (0.41 ac - 0.078 ac = 0.332 ac). It is conservatively assumed that the additional 0.146 acres of site area was permitted as 100% pervious.

III. FLOODPLAIN & FINISHED FLOOR ELEVATION

The site is located outside of the limits of the 500 year floodplain in accordance with FEMA Flood Insurance Rate Map Panel No. 12085C0132H. The proposed minimum finished floor elevation is set at 11.75 ft NAVD, above the permitted minimum finished floor elevation of 11.5 ft NAVD (13.0 ft NGVD).

IV. PERVIOUS PAVEMENT

The original Cornerstone Shopping Center development included an area of pervious pavement that was intended to provide open space credit to meet the zoning requirements of the City of Stuart. In accordance with the permitted drainage calculations, and the attached letter from SFWMD dated November 26, 2008, the pervious pavement was assumed to be 100% impervious for purposes of stormwater management. Therefore, any modifications to the existing pervious pavement do not have an impact on the stormwater management system for the shopping center.

V. WATER QUALITY

The existing exfiltration trench system within the Cornerstone Shopping Center development was sized to provide full water quality treatment for the overall site, including the proposed Coffee Rush outparcel area. The outparcel area was assumed to be 100% impervious and the exfiltration trench system was sized to provide ½" of dry pretreatment and 2.5" times the percent impervious in

accordance with the requirements of SFWMD and the City of Stuart. As outlined within the approved water quality calculations attached, the existing pervious pavement system was assumed to be 100% impervious and was not utilized to provide water quality treatment.

VI. WATER USE & DEWATERING

Water use withdrawals for irrigation will be performed in accordance with the existing SFWMD Noticed General Water Use Permit for the shopping center, Permit No. 43-02204-W. No dewatering is anticipated to be performed for the proposed outparcel construction.

VII. CONCLUSION

The proposed Coffee Rush development is consistent with the assumptions of SFWMD Permit No. 43-02150-P for the existing Cornerstone Shopping Center.

SFWMD PERMITTED CALCULATIONS

SCANNED 04/20/2009 KA

DRAINAGE REPORT

Publix Super Market
Baker Road & US 1
Stuart, Florida

Prepared for:
Cornerstone Stuart, LLC
3300 Airport Road
Lakeland, Florida 33811

RECEIVED
APR 15 2009
MSLSC

041437000
March 2009
Revised April 2009
© Kimley-Horn and Associates, Inc.
CA Number 696
10521 S.W. Village Center Drive, Suite 103
Port St. Lucie, Florida 34987
772/345-3800 TEL
772/286-0138 FAX

4/13/09

By: Gabriel J. Henehan, P.E.
Florida License No. 62470

SCANNED 04/20/2009 KM

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Site Data 1
Water Quality Calculation 2
Exfiltration Trench Calculation 3
Curve Number Calculation 4
Bleeder Design 5
Input Data Summary 6
Model Output: Stage and Outflow Summary 11

SCANNED 04/20/2009 KA

Publix at Baker Road 13-Apr-09

SITE DATA

Area		Acres
Total Applicant Owned Area		7.791
Baker Road Right-of-way dedication		0.325
Total On-site basin area		7.466
Building Areas		1.384
	Publix	0.904
	Retail A	0.306
	Retail B	0.096
	Future Phase	0.078
Pervious Areas		1.234
	Pond Bank	0.103
	Landscaped Area	1.131
Impervious Areas		4.848
	Pond Water Surface	0.436
	Pervious Concrete	1.119
	Driveways and S/W	3.293
Offsite roadway area to be treated onsite		0.203

(compensatory treatment for roadway widening provided onsite)

Note: The pervious concrete is assumed to be 100% impervious.

SCANNED 04/20/2009 KA

WATER QUALITY TREATMENT VOLUME

Pretreatment Requirement = Dry Pretreatment provided for 1/2" of the total site area onsite

Total site area onsite - total pond basin area =	6.927	ac
Required Pre-Treatment =	0.289	ac-ft

WQ requirement = Provide water quality treatment volume (WQTV) equivalent to the first inch of rain or 2.5 inches times the percent imperviousness which ever is greater.

First Inch:

WQTV = 1" * (1'/12") * (total site area onsite + offsite compensatory area)

$WQTV_{(1.0\ inch)}$ =	7.669	ac-ft

2.5 inches times % Impervious Area for Water Quality:

Site Area for Water Quality = (total site area onsite + offsite compensatory area - building - pond water surface)

Site Area for Water Quality =	5.85	ac

Impervious Area for Water Quality = (Site Area for Water Quality - pervious area - pond bank area)

Impervious Area for Water Quality =	4.62	ac

% Impervious Area for Water Quality = (imp. area for water quality / site area for water quality)

% Impervious Area for Water Quality =	79%	

$WQTV_{(2.5\ inch)}$ = 2.5" * (1'/12") * % Imp Area for WQ * (total site area onsite + offsite compen. area - pond water surface) =

$WQTV_{(2.5\ inch)}$ =	1.190	ac-ft

Required Wet Detention Water Quality Volume =	**1.190**	**ac-ft**
Provided Dry Retention Water Quality Volume in Exfiltration Trench =	**1.238**	**ac-ft**

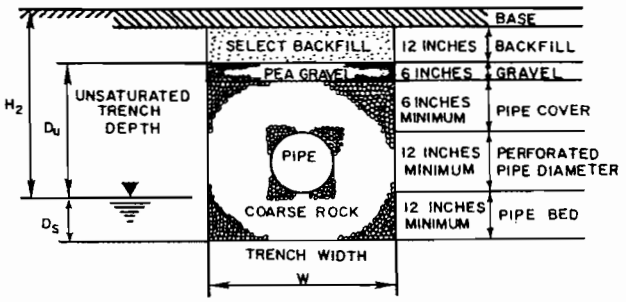
Note: The required water quality volume for the entire shopping center is provided in the existing exfiltration trench system. The pervious concrete system is not utilized for water quality and is assumed to be 100% impervious.

SCANNED 04/20/2009 KA

Publix at Baker Road

13-Apr-09

EXFILTRATION TRENCH CALCULATIONS



Elevations (NGVD)	
Low Inlet / Min. Parking Elevation	11.00 ft
Min. Bottom of Road (Asph+Base+Subgrade+Fill)	9.50 ft
Weir Elevation	9.50 ft
Minmum Cover for Exfil Pipe	0.50 ft
Pipe Diameter	1.25 ft
Seasonal High Water Table	7.17 ft
Pipe Invert:	7.17 ft
Trench Bottom	6.17 ft

Required Dry Detention Total Water Quality Treatment Volum: **1.190** ac-ft

K=HYDRAULIC CONDUCTIVITY (cfs/ft^2*ft bead)	K=	2.30E-04
H2=DEPTH TO WATER TABLE (ft)	H2=	2.33
W=WIDTH OF TRENCH (ft)	W=	4.00
Du=NON-SATURATED TRENCH DEPTH (ft)	Du=	2.33
Ds=SATURATED TRENCH DEPTH (ft)	Ds=	1.00
L=LENGTH OF TRENCH (ft)	L=	2580.00
TD=TRENCH DEPTH (ft)	TD=	3.33
V=VOLUME OF WATER STORED		

EQUATION USED FOR THIS CALCULATION:

V=(L)*(K*(H2*W+2*H2*Du-Du2+2*H2*Ds)+1.39E10-4*W*Du)

V (ac-ft) = *1.238*

The following equations are used to determine the storage of the exfiltration trench.

EQ. #1 $V=(L)*(K*(H2*W+2*H2*Du-Du^{2}+2*H2*Ds)+1.39E10^{-4}*W*Du)$ L (Equation 1)= 14.85957966

EQ.#2 $V=(L)*(K*(2*H2*Du-Du2+2*H2*Ds)+(1.39*10-4)*W*Du)$ L (Equation 2)= 9.32909166

IF SATURATED DEPTH OF TRENCH > NON-SATURATED DEPTH OF TRENCH

*or IF THE TRENCH WIDTH IS > 2*TOTAL TRENCH DEPTH*

-3-

SCANNED 04/20/2009 KA

Publix at Baker Road 13-Apr-09

Curve Number (Post-Development)

BASIN	BASIN AREA (Ac)	ROOF & PAVT (Ac)	POND AREA (Ac)	WETLAND AREA (Ac)	TOTAL IMP (Ac)	IMP CN	PERVIOUS AREA (Ac)	PERVIOUS CN	BASIN CN
Total Site Area (onsite)	6.927	2.503	0.000	0.000	2.503	98	0.436	70	40
Total Pond Basin Area (onsite)	0.539	0.000	0.436	0.000	0.436	98	0.103	70	93
	Σ = 7.466								

SCANNED 04/20/2009 KA

Bleeder Design (SFWMD Vol. IV)

SFWMD Water Quality Rate:

The Water Quality Rate (SFWMD) = Maximum of 1/2" of the detention volume in 24 hours.
The Control Device shall incorporate dimensions no smaller than 6 square inches of cross sectional area, two inches minimum dimension, and 20 degrees for "V" notches.

Circular Bleeder

Total Site Area Onsite + Offsite Compensatory Area	=	7.67	ac
Total Pond Basin Area (onsite)	=	0.54	ac
Total Site - Total Pond Area	=	7.13	ac

7.17 Control Elevation

9.50 Provided Treatment Volume Elevation

$Q = Cd * A * (2*g*H)^{0.5}$

Where $g = 32.2\ ft/s^2$

Basin	V_{det} Discharge Volume in 24 hrs. (ac-ft)	Required Q in 24 hrs. (cfs)	Circular Orifice Diameter (in)	H Head to Center of Orifice (in)	Cd Discharge Coefficient	A area of opening (in^2)	Design Q in 24 hrs. (cfs)
Site	0.30	**0.150**	**3.00**	26.46	0.60	7.07	**0.351**

Use a Minimum orifice size of 3" at Elev. 7.17' in the Wet Detention Pond

SCANNED 04/20/2005 KA

ICPR INPUT SUMMARY

==== Basins ====

Name: Pond Basin | Node: Wet Detention | Status: Onsite
Group: BASE | Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 | Peaking Factor: 256.0
Rainfall File: Sfwmd72 | Storm Duration(hrs): 72.00
Rainfall Amount(in): 12.000 | Time of Conc(min): 15.00
Area(ac): 0.539 | Time Shift(hrs): 0.00
Curve Number: 93.00 | Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: Site Area | Node: Site Storage | Status: Onsite
Group: BASE | Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 | Peaking Factor: 256.0
Rainfall File: Sfwmd72 | Storm Duration(hrs): 72.00
Rainfall Amount(in): 12.000 | Time of Conc(min): 10.00
Area(ac): 6.927 | Time Shift(hrs): 0.00
Curve Number: 93.00 | Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

==== Nodes ====

Name: Baker Road | Base Flow(cfs): 0.000 | Init Stage(ft): 7.170
Group: BASE | Warn Stage(ft): 13.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	7.170
999.00	7.170

Name: Ground Water | Base Flow(cfs): 0.000 | Init Stage(ft): 0.000
Group: BASE | Warn Stage(ft): 0.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	0.000
999.00	0.000

Name: Site Storage | Base Flow(cfs): 0.000 | Init Stage(ft): 7.170
Group: BASE | Warn Stage(ft): 13.000
Type: Stage/Area

Stage(ft)	Area(ac)
7.170	0.0010
10.990	0.0010
11.000	0.0100
11.500	0.7230
12.000	2.7190
12.500	4.4370
13.000	4.8620
14.250	5.5400

Name: Wet Detention | Base Flow(cfs): 0.000 | Init Stage(ft): 7.170
Group: BASE | Warn Stage(ft): 12.000
Type: Stage/Area

Stage(ft)	Area(ac)
7.170	0.4380
8.000	0.4550

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8.500	0.4660
9.000	0.4760
9.500	0.4870
10.000	0.4970
10.500	0.5080
11.000	0.5190
11.500	0.5300
12.000	0.5400

==== Drop Structures ====

Name: D-12 Exfil Outf From Node: Site Storage Length(ft): 119.00
Group: BASE To Node: Wet Detention Count: 1

	UPSTREAM	DOWNSTREAM		
Geometry:	Circular	Circular	Friction Equation:	Automatic
Span(in):	30.00	30.00	Solution Algorithm:	Most Restrictive
Rise(in):	30.00	30.00	Flow:	Both
Invert(ft):	7.170	2.800	Entrance Loss Coef:	0.500
Manning's N:	0.012000	0.012000	Exit Loss Coef:	1.000
Top Clip(in):	0.000	0.000	Outlet Ctrl Spec:	Use dc or tw
Bot Clip(in):	0.000	0.000	Inlet Ctrl Spec:	Use dc
			Solution Incs:	10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 1 for Drop Structure D-12 Exfil Outf ***

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.200
Geometry:	Rectangular	Orifice Disc Coef:	0.600
Span(in):	48.00	Invert(ft):	9.500
Rise(in):	18.00	Control Elev(ft):	9.500

Name: D-19 Exfil Outf From Node: Site Storage Length(ft): 25.00
Group: BASE To Node: Wet Detention Count: 1

	UPSTREAM	DOWNSTREAM		
Geometry:	Circular	Circular	Friction Equation:	Automatic
Span(in):	24.00	24.00	Solution Algorithm:	Most Restrictive
Rise(in):	24.00	24.00	Flow:	Both
Invert(ft):	7.170	2.800	Entrance Loss Coef:	0.500
Manning's N:	0.012000	0.012000	Exit Loss Coef:	1.000
Top Clip(in):	0.000	0.000	Outlet Ctrl Spec:	Use dc or tw
Bot Clip(in):	0.000	0.000	Inlet Ctrl Spec:	Use dc
			Solution Incs:	10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

*** Weir 1 of 1 for Drop Structure D-19 Exfil Outf ***

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.200
Geometry:	Rectangular	Orifice Disc Coef:	0.600
Span(in):	48.00	Invert(ft):	9.500
Rise(in):	10.00	Control Elev(ft):	9.500

Name: D-21 Outfall From Node: Wet Detention Length(ft): 70.00
Group: BASE To Node: Baker Road Count: 1

	UPSTREAM	DOWNSTREAM		
Geometry:	Circular	Circular	Friction Equation:	Automatic
Span(in):	24.00	24.00	Solution Algorithm:	Automatic
Rise(in):	24.00	24.00	Flow:	Both
Invert(ft):	5.300	5.000	Entrance Loss Coef:	0.500
Manning's N:	0.012000	0.012000	Exit Loss Coef:	0.500
			Outlet Ctrl Spec:	Use dc or tw

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ICPR INPUT SUMMARY

```
 Top Clip(in): 0.000          0.000                        Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000          0.000                          Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall


*** Weir 1 of 2 for Drop Structure D-21 Outfall ***
                                                                          TABLE
                  Count: 1                       Bottom Clip(in): 0.000
                   Type: Vertical: Mavis            Top Clip(in): 0.000
                   Flow: Both                    Weir Disc Coef: 3.200
               Geometry: Circular              Orifice Disc Coef: 0.600

                Span(in): 7.88                        Invert(ft): 7.170
                Rise(in): 7.88                 Control Elev(ft): 7.170

*** Weir 2 of 2 for Drop Structure D-21 Outfall ***
                                                                          TABLE
                  Count: 1                       Bottom Clip(in): 0.000
                   Type: Horizontal                 Top Clip(in): 0.000
                   Flow: Both                    Weir Disc Coef: 3.200
               Geometry: Rectangular           Orifice Disc Coef: 0.600

                Span(in): 37.00                       Invert(ft): 11.500
                Rise(in): 49.00                Control Elev(ft): 11.500


================================================================================
==== Exfiltration Trenches =====================================================
================================================================================

        Name: Exfil Trench        From Node: Site Storage            Flow: Both
       Group: BASE                  To Node: Ground Water           Count: 1

      Aquifer Base Elev(ft): 0.000                 Trench Bot Elev(ft): 6.170
       Water Table Elev(ft): 7.170                    Trench Width(ft): 4.000
 ******************************0.000               Trench Length(ft): 2580.000
  Horiz Conductivity(ft/day): 10.670                 Trench Height(ft): 3.330
  Vert Conductivity(ft/day): 10.670               Gravel Porosity(dec): 0.500
    Effective Porosity(dec): 0.410                   Pipe Diameter(in): 15.000
          Suction Head(in): 4.880                 Pipe Invert Elev(ft): 7.170
                                                         End Treatment: Exclude
                                                     Cell Spacing(ft): 5.000
                                                            Num Cells: 50


================================================================================
==== Hydrology Simulations =====================================================
================================================================================

         Name: 005yr001hr
     Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

      Override Defaults: Yes
    Storm Duration(hrs): 1.00
          Rainfall File: Fdot-1
    Rainfall Amount(in): 2.90

Time(hrs)       Print Inc(min)
--------------- ---------------
1.000           5.00

--------------------------------------------------------------------------------
         Name: 005yr024hr
     Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Flmod
    Rainfall Amount(in): 6.00

Time(hrs)       Print Inc(min)
--------------- ---------------
30.000          5.00

--------------------------------------------------------------------------------
         Name: 010yr024hr
     Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS
```

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```
      Override Defaults: Yes
    Storm Duration(hrs): 24.00
          Rainfall File: Flmod
    Rainfall Amount(in): 6.70

Time(hrs)       Print Inc(min)
--------------- ---------------
30.000          5.00

---------------------------------------------------------------------------------------------------
         Name: 025yr072hr
     Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: Sfwmd72
    Rainfall Amount(in): 12.00

Time(hrs)       Print Inc(min)
--------------- ---------------
72.000          5.00

---------------------------------------------------------------------------------------------------
         Name: 100yr072hr
     Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: Sfwmd72
    Rainfall Amount(in): 14.00

Time(hrs)       Print Inc(min)
--------------- ---------------
72.000          5.00

===================================================================================================
==== Routing Simulations ==========================================================================
===================================================================================================

         Name: 005yr001hr          Hydrology Sim: 005yr001hr
     Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

      Execute: Yes         Restart: No           Patch: No
  Alternative: No

       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
   Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 2.00
    Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
2.000           5.000

Group           Run
--------------- -----
BASE            Yes


---------------------------------------------------------------------------------------------------
         Name: 005yr024hr          Hydrology Sim: 005yr024hr
     Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

      Execute: No          Restart: No           Patch: No
  Alternative: No

       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
   Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 30.00
    Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
30.000          5.000

Group           Run
--------------- -----
BASE            Yes
```

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Name: 010yr024hr Hydrology Sim: 010yr024hr
Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 30.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
30.000	5.000

Group	Run
BASE	Yes

Name: 025yr072hr Hydrology Sim: 025yr072hr
Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 80.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
80.000	5.000

Group	Run
BASE	Yes

Name: 100yr072hr Hydrology Sim: 100yr072hr
Filename: \\SLUFP01\Data\Project\SLU_LDEV\041\041437000 Publix Baker Road\CIVIL\DRAINAGE\2009-03-12 CAPTEC COMMENTS

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 80.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
80.000	5.000

Group	Run
BASE	Yes

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NODE MAXIMUM SUMMARY

Name	Simulation	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Inflow cfs	Max Outflow cfs
Baker Road	005yr001hr	7.17	13.00	0.0000	0	1.46	0.00
Baker Road	005yr024hr	7.17	13.00	0.0000	0	2.26	0.00
Baker Road	010yr024hr	7.17	13.00	0.0000	0	2.50	0.00
Baker Road	025yr072hr	7.17	13.00	0.0000	0	3.23	0.00
Baker Road	100yr072hr	7.17	13.00	0.0000	0	0.00	0.00
Ground Water	005yr001hr	0.00	0.00	0.0000	0	7.57	0.00
Ground Water	005yr024hr	0.00	0.00	0.0000	0	4.55	0.00
Ground Water	010yr024hr	0.00	0.00	0.0000	0	4.39	0.00
Ground Water	025yr072hr	0.00	0.00	0.0000	0	4.01	0.00
Ground Water	100yr072hr	0.00	0.00	0.0000	0	4.95	0.00
Site Storage	005yr001hr	10.31	13.00	0.0374	258	25.91	25.87
Site Storage	005yr024hr	10.31	13.00	0.0134	258	23.15	23.14
Site Storage	010yr024hr	10.40	13.00	0.0101	258	26.09	26.07
Site Storage	025yr072hr	11.48	13.00	-0.0050	30513	36.52	34.84
Site Storage	100yr072hr	12.11	13.00	0.0050	134542	42.69	29.70
Wet Detention	005yr001hr	8.30	12.00	0.0031	20112	20.15	1.46
Wet Detention	005yr024hr	9.42	12.00	0.0050	21141	20.17	2.26
Wet Detention	010yr024hr	9.87	12.00	0.0050	21532	23.40	2.50
Wet Detention	025yr072hr	11.47	12.00	0.0050	23061	33.42	3.23
Wet Detention	100yr072hr	12.11	12.00	0.0050	23614	27.67	0.00

SFWMD PERMIT NO. 43-02150-P

SCANNED MAY 22 2009 FT. PGD

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 43-02150-P
DATE ISSUED:May 22, 2009

Form #0941
08/95

PERMITTEE: CORNERSTONE STUART LLC
7331 OFFICE PARK PLACE, SUITE 200
VIERA, FL 32940

PROJECT DESCRIPTION: Construction and operation of a surface water management system to serve a 7.79-acre project known as Publix Shopping Center at Baker Road.

PROJECT LOCATION: MARTIN COUNTY, SEC 29 TWP 37S RGE 41E

PERMIT DURATION: See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 081031-9, dated October 31, 2008. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40 , Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 7),
3. the attached 22 Special Conditions (See Pages : 5 - 7 of 7) and
4. the attached 2 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 22nd day of May, 2009, in accordance with Section 120.60(3), Florida Statutes.

BY: Donald R. Loving
Donald R. Loving
Director, Okee/MSL Regulatory Division
Martin / St Lucie Service Center

Certified mail number 7005 0390 0005 9818 7316

SCANNED MAY 22 2009 FT

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373. F.S.

2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.

4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.

5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.

6. Within 30 days after completion of construction of the permitted activity, the permitee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.

7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

GENERAL CONDITIONS

Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.

9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.

10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.

11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..

12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.

13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.

14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit

SCANNED MAY 22 2009 FT

GENERAL CONDITIONS

application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.

16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.

17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.

19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

FT 6002224141 09/12/2013

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on May 22, 2014.

2. Operation of the surface water management system shall be the responsibility of the permittee.

3. Discharge Facilities:

Structure: DS 12

1-48" WIDE SHARP CRESTED weir with crest at elev. 9.5' NGVD 29.
94 LF of 30" dia. REINFORCED CONCRETE PIPE culvert.
1-48" W X 72" L drop inlet with crest at elev. 12.15' NGVD 29.

Receiving body : On-site wet detention area
Control elev : 7.17 feet NGVD 29.

Structure: DS 19

1-48" WIDE SHARP CRESTED weir with crest at elev. 9.5' NGVD 29.
20 LF of 24" dia. REINFORCED CONCRETE PIPE culvert.
1-48" W X 48" L drop inlet with crest at elev. 11' NGVD 29.

Receiving body : On-site wet detention area
Control elev : 7.17 feet NGVD 29.

Structure: DS 21

1-7.88" dia. CIRCULAR ORIFICE with invert at elev. 7.17' NGVD 29.
70 LF of 24" dia. REINFORCED CONCRETE PIPE culvert.
1-37" W X 49" L drop inlet with crest at elev. 11.5' NGVD 29.

Receiving body : NW Baker Road
Control elev : 7.17 feet NGVD 29.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.

6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.

8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

SCANNED MAY 22 2014

SPECIAL CONDITIONS

10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.

11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

12. The permittee acknowledges, that pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.

13. Minimum building floor elevation: BASIN: Storm - 13.00 feet NGVD 29.

14. Minimum parking lot elevation: Basin: Storm - 11.00 feet NGVD 29.

15. This permit does not eliminate the need to obtain any and all necessary easements and rights of way prior to the start of any activity approved herein. This permit does not convey to the permittee, or create for the permittee, any property right, or any interest in real property; nor does it authorize any entrance upon, or activities on, property which is not owned or controlled by the permittee; or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..

16. Prior to the commencment of construction activities on the site, the permittee shall obtain a right-of-way permit from the Florida Department of Transportation, and submit a copy of the authorization to the District's Environmental Resource Compliance staff in the service center where the permit application was processed.

17. Silt screens, hay bales, turbidity screens/barriers or other such sediment control measures shall be utilized during construction. The selected sediment control measures shall be installed prior to the commencement of construction in accordance with Exhibit 2, and shall remain in place until all adjacent construction is completed. All areas shall be stabilized and vegetated immediately after construction to prevent erosion into the surface waters.

18. Prior to the commencment of construction activities on the site, the permittee shall obtain permit authorization from Martin County for improvements within the Baker Road right-of-way, and submit a copy of the authorization to the District's Environmental Resource Compliance staff in the service center where the permit application was processed.

19. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing, including type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment, phasing of construction, methods of vegetation clearing, and construction dewatering, with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Martin St Lucie Service Center at (772)223-2600 to schedule the pre-construction meeting.

20. Prior to construction of future phases, a permit modification will be required. Plans and calculations shall be submitted to demonstrate compliance with the land use and site grading assumptions made in this application.

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SPECIAL CONDITIONS

21. This permit supersedes Application No. 060530-20 of District Permit Number 43-02150-P.

22. This permit is not conceptual approval of any future development of the project. Any future development must be in compliance with District rules in effect at the time of future application approval.

SCANNED MAY 22 2009

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

SCANNED MAY 2 2009 FT

Initiation of an Administrative Hearing
Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District's Governing Board takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation
The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW
Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

SCANNED MAY 22 2009

40E-4.321 Duration of Permits.

(1) Unless revoked or otherwise modified the duration of an environmental resource permit issued under this chapter or Chapter 40E-40, F.A.C., is as follows:

(a) For a conceptual approval, two years from the date of issuance or the date specified as a condition of the permit, unless within that period an application for an individual or standard general permit is filed for any portion of the project. If an application for an environmental resource permit is filed, then the conceptual approval remains valid until final action is taken on the environmental resource permit application. If the application is granted, then the conceptual approval is valid for an additional two years from the date of issuance of the permit. Conceptual approvals which have no individual or standard general environmental resource permit applications filed for a period of two years shall expire automatically at the end of the two year period.

(b) For a conceptual approval filed concurrently with a development of regional impact (DRI) application for development approval (ADA) and a local government comprehensive plan amendment, the duration of the conceptual approval shall be two years from whichever one of the following occurs at the latest date:

1. The effective date of the local government's comprehensive plan amendment,

2. The effective date of the local government development order,

3. The date on which the District issues the conceptual approval, or 4. The date on which the District issues a final order pertaining to the resolution of any Section 120.57, F.S., administrative proceeding or other legal appeals.

(c) For an individual or standard general environmental resource permit, the construction phase authorizing construction, removal, alteration or abandonment of a sys-tem shall expire five years from the date of issuance or such amount of time as made a condition of the permit.

(d) For an individual or standard general environmental resource permit, the operational phase of the permit is perpetual for operation and maintenance.

(e) For a noticed general permit issued pursuant to Chapter 40E-400, F.A.C., five years from the date the notice of intent to use the permit is provided to the District.

(2)(a) Unless prescribed by special permit condition, permits expire automatically according to the timeframes indicated in this rule. If application for extension is made by electronic mail at the District's e-Permitting website or in writing pursuant to subsection (3), the permit shall remain in full force and effect until:

1. The Governing Board takes action on an application for extension of an individual permit, or

2. Staff takes action on an application for extension of a standard general permit.

(b) Installation of the project outfall structure shall not constitute a vesting of the permit.

(3) The permit extension shall be issued provided that a permittee files a written request with the District showing good cause prior to the expiration of the permit. For the purpose of this rule, good cause shall mean a set of extenuating circumstances outside of the control of the permittee. Requests for extensions, which shall include documentation of the extenuating circumstances and how they have delayed this project, will not be accepted more than 180 days prior to the expiration date.

(4) Substantial modifications to Conceptual Approvals will extend the duration of the Conceptual Approval for two years from the date of issuance of the modification. For the purposes of this section, the term "substantial modification" shall mean a modification which is reasonably expected to lead to substantially different water resource or environ-mental impacts which require a detailed review.

(5) Substantial modifications to individual or standard general environmental resource permits issued pursuant to a permit application extend the duration of the permit for three years from the date of issuance of the modification. Individual or standard general environmental resource permit modifications do not extend the duration of a conceptual approval.

(6) Permit modifications issued pursuant to paragraph 40E-4.331(2)(b), F.A.C.(letter modifications) do not extend the duration of the permit.

(7) Failure to complete construction or alteration of the surface water management system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization in order to continue construction unless a permit extension is granted.

Specific Authority 373.044, 373.113, 668.003, 668.004, 668.50 FS. Law Implemented373.413, 373.416, 373.419, 373.426, 668.003, 668.004, 668.50 FS. History-New 9-3-81,Amended 1-31-82, 12-1-82, Formerly 16K-4.07(4), Amended 7-1-86, 4-20-94, 10-3-95,5-28-00, 10-1-06.

SCANNED ON 5/22/2009

Last Date For Agency Action: 14-JUN-2009

GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Publix Shopping Center At Baker Road

Permit No.: 43-02150-P

Application No.: 081031-9

43-02024-W		Related	SFWMD PERMIT
43-02204-W		Related	SFWMD PERMIT
081110-2	WU	Related	

Application Type: Environmental Resource (General Permit Modification)

Location: Martin County, S29/T37S/R41E

Permittee : Cornerstone Stuart Llc

Operating Entity : Cornerstone Stuart Llc

Project Area: 7.79 acres

Project Land Use: Commercial

Drainage Basin: NORTH ST LUCIE

Receiving Body: NW Baker Road **Class:** N/A

Special Drainage District: NA

Conservation Easement To District : No

Sovereign Submerged Lands: No

PROJECT PURPOSE:

This application is a request for modification of an Environmental Resource Permit to authorize construction and operation of a surface water management system to serve a 7.79-acre commercial project known as Publix Shopping Center.

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The site is located adjacent to the northbound lane of US Highway 1 (US 1), between NW Buck Hendry Way and NW Baker Road, in the City of Stuart. The site is bordered to the north by retail and warehouse buildings that face NW Buck Hendry Way, to the west by the northbound lane of US 1, to the south by NW Baker Road, and to the east by warehouse and commercial buildings. Please refer to Exhibit 1 (Location Map).

There are no permitted surface water management facilities yet completed/certified within the project area. Prior to construction initiated onsite under Permit No. 43-02150-P, Application No. 060530-20, the site contained an abandoned single family residence in the southern portion of the site, a single-story retail building along the west-central project boundary, and an abandoned gas station at the corner of US 1 and Baker Road. In addition, there were several concrete pads located within the proposed project boundary. The northeast quadrant of the site contained vegetative and tree cover, while scattered trees and vegetation existed in the remaining areas. There was an onsite pond of 0.84 acres [Other Surface Water (OSW)] located in the southeast portion of the site. Adjacent to, and north of, the pond was a 1.83-acre onsite wetland area authorized to be impacted by the permitted development.

The pre-developed site discharges surface water runoff in two locations, the Florida Department of Transportation (FDOT) system serving US 1, and the Martin County system located in the NW Baker Road right of way. Portions of the project area, adjacent to northbound US 1, are located within the FDOT drainage basin that flows overland into the US 1 surface water collection system. Runoff from the balance of the proposed site area, outside the FDOT drainage basin, would reach the onsite pond via sheet flow, then discharge into the Martin County system located along NW Baker Road.

PROJECT BACKGROUND:

Permit No. 43-02150-P, Application No. 060530-20, authorized the construction of a 39,393 square foot (SF) Publix supermarket; 4,200 SF attached retail space; a 3,400 SF bank; and 13,363 SF additional, detached retail space; and associated parking, access roads and stormwater management facilities.

The control elevation of 7.17' NGVD was established by the grate elevation of the Martin County inlet located within the Baker Road westbound lane right of way. It was assumed that, under pre-development conditions, the onsite surface water area overtopped the onsite pond, and then flowed southeast to the aforementioned Martin County inlet.

Stormwater runoff from the permitted project area would be routed through a series of catch basins and piping (including exfiltration trenches) to the on-site detention pond. The existing pond would be reconfigured as the wet detention area. The permitted wet detention area would discharge equal volumes of surface water through the control structures (2) and two 15" diameter HDPE pipes into the US 1/FDOT and Martin County/NW Baker Road stormwater management systems. The permitted discharge rates to US 1 and NW Baker Road are less than the calculated pre-development discharge rates.

PROPOSED PROJECT:

The proposed modification calls for the project entrance from Baker Road to be relocated to the southeast corner of the project. To accommodate the project entrance relocation, the wet detention area will be reduced and constructed with vertical retaining walls along a portion of the wet detention area perimeter. The parcel along the south project boundary on which a 3,400 SF bank was previously intended will remain unimproved for future development (FUTURE PHASE) (a permit modification will be required at the time of development to demonstrate that the site grading and land use assumptions are met). Please refer to Exhibit 2 [six (6) pages].

ELECTRONICALLY RECEIVED 10/22/2008 11:44:44 AM

Stormwater runoff from the proposed project area will continue to be routed through a series of catch basins and piping (including exfiltration trenches) to the on-site detention pond. The proposed wet detention area will discharge through the control structure into the Martin County/NW Baker Road stormwater management system.

Offsite improvements include lengthening the median in the left turn lane on southbound US 1, adding a right turn lane into the site on northbound US 1, and roadway improvements to align and provide improved grading to Baker Road. These improvements will add approximately 0.203 acres of impervious area. Due to existing grading and water table elevation, it is not feasible to route this additional impervious area into the Publix stormwater management system for treatment.

LAND USE:

A 0.32 acre dedication of Baker Road right-of-way is included in the Total Project.

Construction:
Project:

	Total Project	
Building Coverage	1.39	acres
Lake	.44	acres
Lake Bank	.10	acres
Pavement	4.41	acres
Pervious	1.13	acres
Right-Of-Way	.32	acres
Total:	**7.79**	

Basin : Storm

	Total Basin	
Building Coverage	1.39	acres
Lake	.44	acres
Lake Bank	.10	acres
Pavement	4.41	acres
Pervious	1.13	acres
Total:	**7.47**	

WATER QUANTITY :

Discharge Rate :

Under the proposed modification, the detention pond will discharge to the Martin County stormwater system located in the Baker Road right of way. The proposed discharge rate to the NW Baker Road surface water management system does not exceed the previously calculated pre-development discharge rate for the site as established under Application No. 060530-20.

SCANNED MAY 22 2009

Discharge Storm Frequency : 25 YEAR-3 DAY Design Rainfall : 12 inches

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NGVD 29)
Storm	3.23	Previously Permitted	3.23	11.48

Finished Floors :

Building Storm Frequency : 100 YEAR-3 DAY Design Rainfall : 14 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Finished Floors (ft, NGVD 29)	FEMA Elevation (ft, NGVD 29)
Storm	12.11	13	N/A

Parking Lot Design :

Parking Lot Storm Frequency : 10 YEAR-1 DAY Design Rainfall 6.7 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min.Parking Elev. (ft, NGVD 29)
Storm	10.4	11

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD 29)	WSWT Ctrl Elev (ft, NGVD 29)	Method Of Determination
Storm	7.47	7.17	7.17	Previously Permitted

Receiving Body :

Basin	Str.#	Receiving Body
Storm	DS 12	On-site wet detention area
Storm	DS 19	On-site wet detention area
Storm	DS 21	NW Baker Road

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Storm	DS 21	1	Circular Orifice				7.88 "		7.17

Culverts:

Basin	Str#	Count	Type	Width	Length	Dia.
Storm	DS 21	1	Reinforced Concrete Pipe		70'	24"

Inlets:

Basin	Str#	Count	Type	Width	Length	Dia.	Crest Elev.
Storm	DS 21	1	Fdot Mod D Drop Inlet	37"	49"		11.5

Water Quality Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29)

Culverts:

Water Quality Structures:

Culverts:

Basin	Str#	Count	Type	Width	Length	Dia.
Storm	DS 12	1	Reinforced Concrete Pipe		94'	30"
Storm	DS 19	1	Reinforced Concrete Pipe		20'	24"

Inlets:

Basin	Str#	Count	Type	Width	Length	Dia.	Crest Elev.
Storm	DS 12	1	Fdot Mod J Drop Inlet	48"	72"		12.15
Storm	DS 19	1	Fdot Mod C Drop Inlet	48"	48"		11

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Storm	DS 12	1	Sharp Crested	48"				9.5 (crest)
Storm	DS 19	1	Sharp Crested	48"				9.5 (crest)

WATER QUALITY :

All commercial/industrial parcels shall provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master surface water management system. Exfiltration trenches are proposed to serve this function, as well as the additional water quality treatment equivalent to 2.5 inches times the percent impervious area. Included in the water quality calculations is a 0.203-acre area associated with the proposed turn lane on Baker Road. Note that this results in a compensatory treatment volume, as the proposed Baker Road pavement will not receive treatment in the project site SWM system. Storm water attenuation is provided in the proposed wet detention pond.

No adverse water quality impacts are anticipated as a result of the proposed project. The applicant has provided reasonable assurances that water quality standards will not be violated as a result of the proposed work. Best Management Practices (BMPs) will be implemented and silt screens will be placed so as to contain turbidity during construction of the proposed project (refer to Exhibit 2 and the Special Conditions). All erosion and turbidity control measures shall remain in place until the completion of onsite construction.

Basin	Treatment Method			Vol Req.d (ac-ft)	Vol Prov'd
Storm	Treatment	Exfiltration Trench	2580 LF	1.19	1.19

WETLANDS:

Impacts to the onsite 1.83-acre wetland and mitigation for the impacts were previously authorized in Permit No. 43-02150-P, Application No. 060530-20. No additional wetland impacts are proposed or anticipated with this application.

Wildlife Issues:

The project site does not appear to contain preferred habitat for wetland-dependent endangered or threatened wildlife species or species of special concern. No wetland-dependent endangered/threatened species or species of special concern were observed onsite, and submitted information indicates that potential use of the site by such species is minimal. This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered/threatened species or species of special concern are discovered on the site.

FT 6/30/2009 MAY 13 2009 SFWMD

LEGAL ISSUES:

The applicant has provided an executed, temporary construction easement which allows grading and temporary filling within a 20-foot wide area along the northeast and east property line. A copy of this easement is contained in the permit file.

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

FILED ON MAY 23, 2008

RELATED CONCERNS:

Water Use Permit Status:

The applicant has indicated that surface water will be used as a source for irrigation water for the project. Water Use permit number 43-02204-W has been issued for surface water use for this project. Water Use permit number 43-02259-W has been issued for a potable well to serve the project construction office.

The applicant has indicated that dewatering is required for construction of this project. Water Use permit number 43-02024-W has been issued for this project.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Martin County Utilities & Solid Waste Department

Waste Water System/Supplier:

Martin County Utilities & Solid Waste Department

Right-Of-Way Permit Status:

A Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

The District previously received a letter from the DHR indicating that a review of the Florida Master Site File data and location maps indicates that historic buildings or other historic structures may be located within the project area. Please refer to Permit No. 43-02150-P, Application No. 060530-20. It is the permittee's responsibility to coordinate site development with the DHR. A DHR Historic Sites Specialist can be contacted at (850) 245-6333. This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site.

DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Environmental Protection or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

No third party has contacted the District with concerns about this application.

SCANNED MAY 22 2009 FT

Enforcement:

There has been no enforcement activity associated with this application.

STAFF REVIEW:

DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:

Melinda Parrott

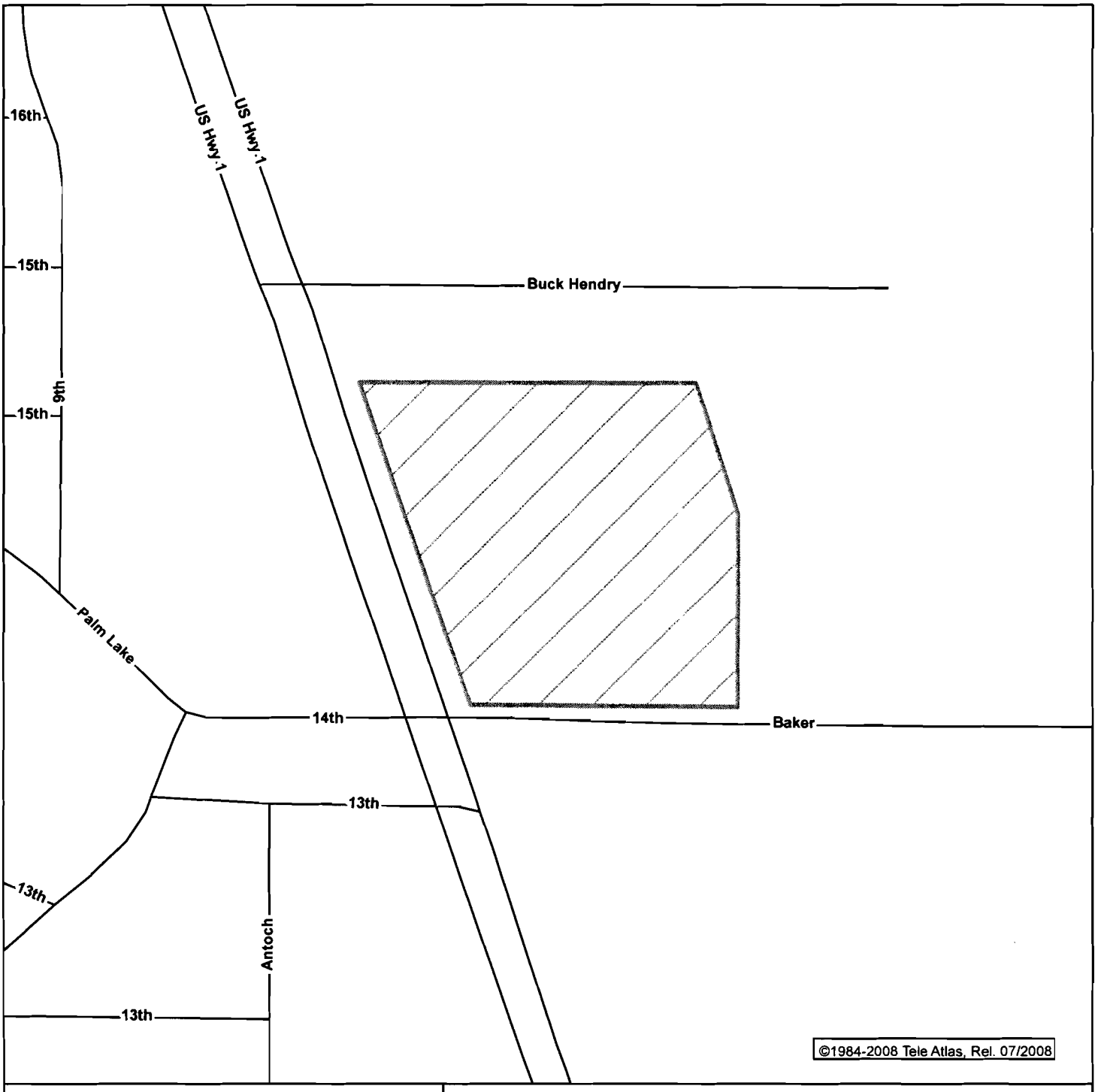
DATE: 22 May 09

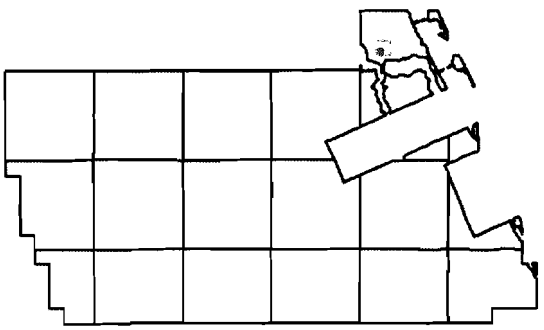
SURFACE WATER MANAGEMENT:

Hugo A. Carter, P.E.

DATE: 22 May 09

SCANNED ON 2/22/2010





MARTIN COUNTY, FLORIDA

N

Legend

Application

Map Date: 5/16/2009

Application Number: 081031-9

Permit Number: 43-02150-P

Project Name: PUBLIX SHOPPING CENTER AT BAKER ROAD

0 300 600

Feet

Exhibit : 1

SCANNED MAY 22 2009

Exhibit 2

Application 081031-9

Page 1 of 6

CONSTRUCTION PLANS

FOR

Publix®

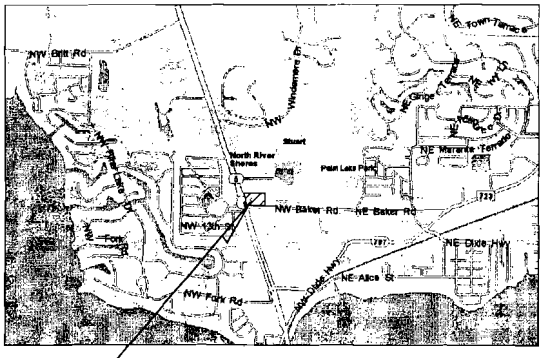
PUBLIX STORE #1237

BAKER ROAD & US 1

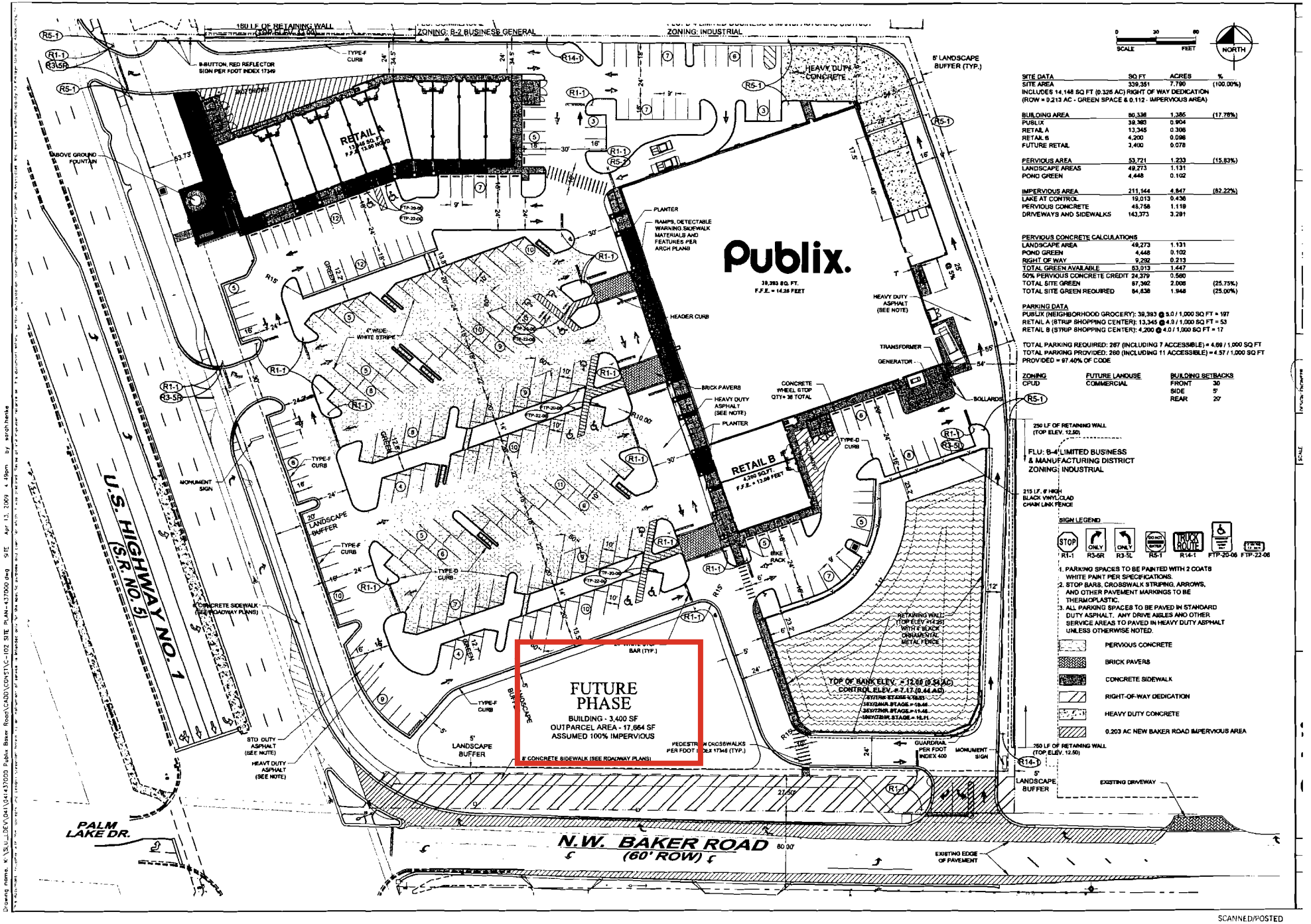
LOCATED IN

STUART, FLORIDA

SECTION 29, TOWNSHIP 37, RANGE 41


NW Britt Rd
NW Baker Rd
NE Baker Rd
NW Fork Rd
NE Dixie Hwy
NE Alice St
NE Warfield Blvd
Stuart
North River Shores
Palm Lake Park
NW 136th St
NE Dixie Hwy
NW Fork Rd
NE Baker Rd
NE Warfield Blvd
NW Britt Rd
NW Windmere Dr
NE Cirque
NE Town Terrace
NE Rocky Point Rd
NE Warfield Blvd
NE Dixie Hwy
NW Fork Rd
NE Alice St
NW Baker Rd
NW 136th St
NW Britt Rd
NW Fork Rd
NE Dixie Hwy
NE Baker Rd
NE Alice St
NW Baker Rd
NW 136th St

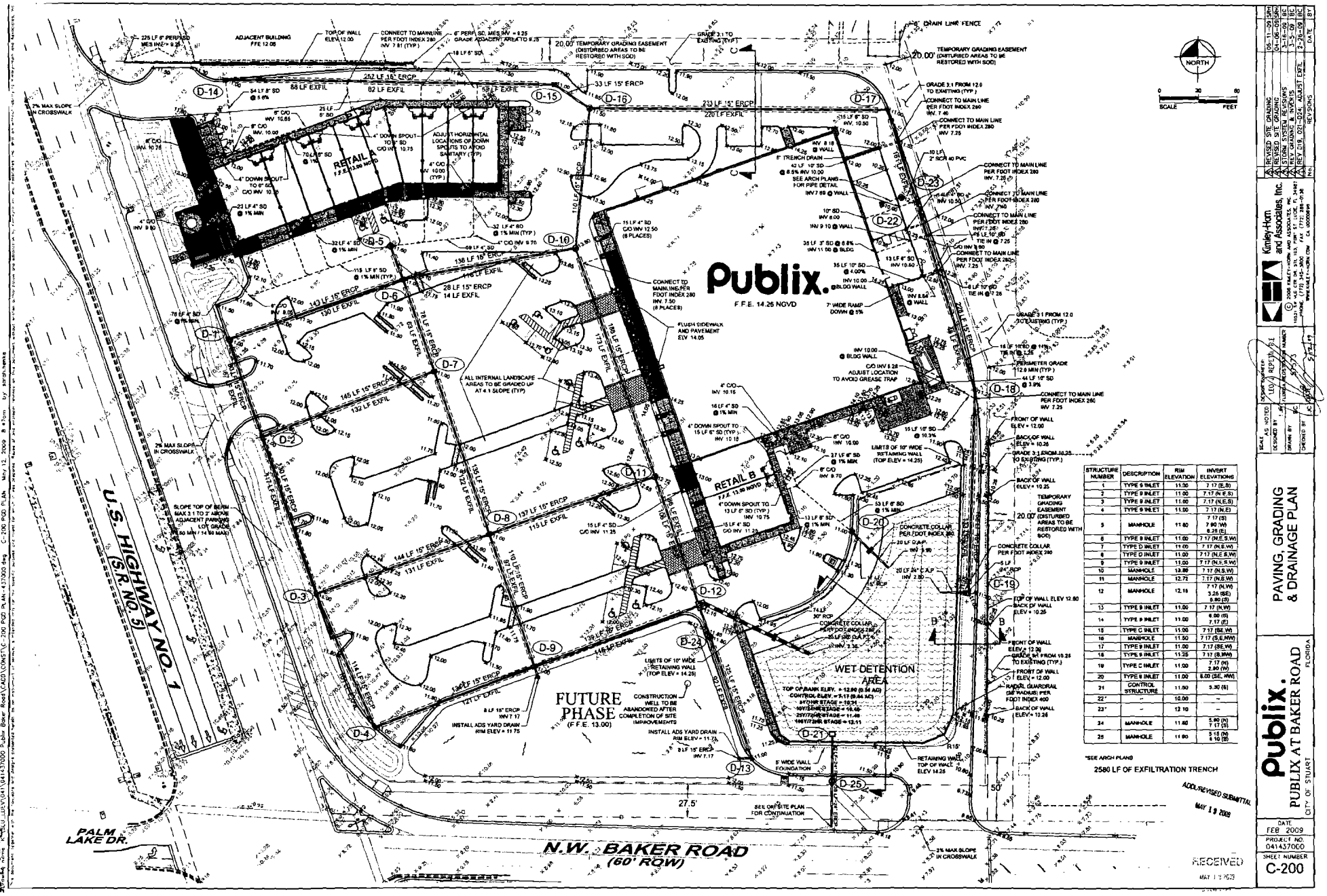
SCANNED MAY 22 2009 LJ



SCANNED/POSTED
ePERMITTING

Exhibit 2

Application 081031-9



STRUCTURE NUMBER	DESCRIPTION	RIM ELEVATION	INVERT ELEVATIONS
1	TYPE 9 INLET	11.30	7.17 (E,S)
2	TYPE 9 INLET	11.00	7.17 (N,E,S)
3	TYPE 9 INLET	11.00	7.17 (N,E,S)
4	TYPE 9 INLET	11.00	7.17 (N,E)
5	MANHOLE	11.80	7.17 (S) 7.90 (W) 6.25 (E)
6	TYPE 9 INLET	11.00	7.17 (N,E,S,W)
7	TYPE D INLET	11.00	7.17 (N,E,W)
8	TYPE D INLET	11.00	7.17 (N,E,S,W)
9	TYPE 9 INLET	11.00	7.17 (N,E,S,W)
10	MANHOLE	12.80	7.17 (N,S,W)
11	MANHOLE	12.72	7.17 (N,S,W)
12	MANHOLE	12.18	7.17 (N,W) 5.26 (SE) 5.90 (S)
13	TYPE 9 INLET	11.00	7.17 (N,W)
14	TYPE 9 INLET	11.00	6.00 (S) 7.17 (E)
15	TYPE C INLET	11.00	7.17 (SE,W)
16	MANHOLE	11.50	7.17 (S,E,NW)
17	TYPE 9 INLET	11.00	7.17 (SE,W)
18	TYPE 9 INLET	11.25	7.17 (S,NW)
19	TYPE C INLET	11.00	7.17 (N) 2.90 (W)
20	TYPE 9 INLET	11.00	6.00 (SE, NW)
21	CONTROL STRUCTURE	11.50	5.30 (S)
22*	-	10.00	-
23*	-	12.10	-
24	MANHOLE	11.40	5.90 (N) 7.17 (S)
25	MANHOLE	11.90	5.18 (N) 5.10 (S)

ADD'L/REVISED SUBMITTAL
MAY 19 2009

RECEIVED
MAY 19 2009

NO.	REVISIONS	DATE	BY
1	REVISED SITE GRADING	05-11-09	SPH
2	REVISED SITE GRADING	04-06-09	SPH
3	STORM SYSTEM REVISIONS	3-16-09	BC
4	REV GRADING & INVERTS	3-5-09	BC
5	REV DTB, D21-D24, ADJUST DXFL	2-26-09	BC

Kimley-Horn and Associates, Inc.
© 2009 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEST CORPORATE WAY, ORLANDO, FL 32803
PHONE: (772) 345-3600 FAX: (772) 288-0138
www.kimley-horn.com CA 00000696

SCALE AS NOTED
DESIGNED BY SPH
DRAWN BY BC
CHECKED BY JC

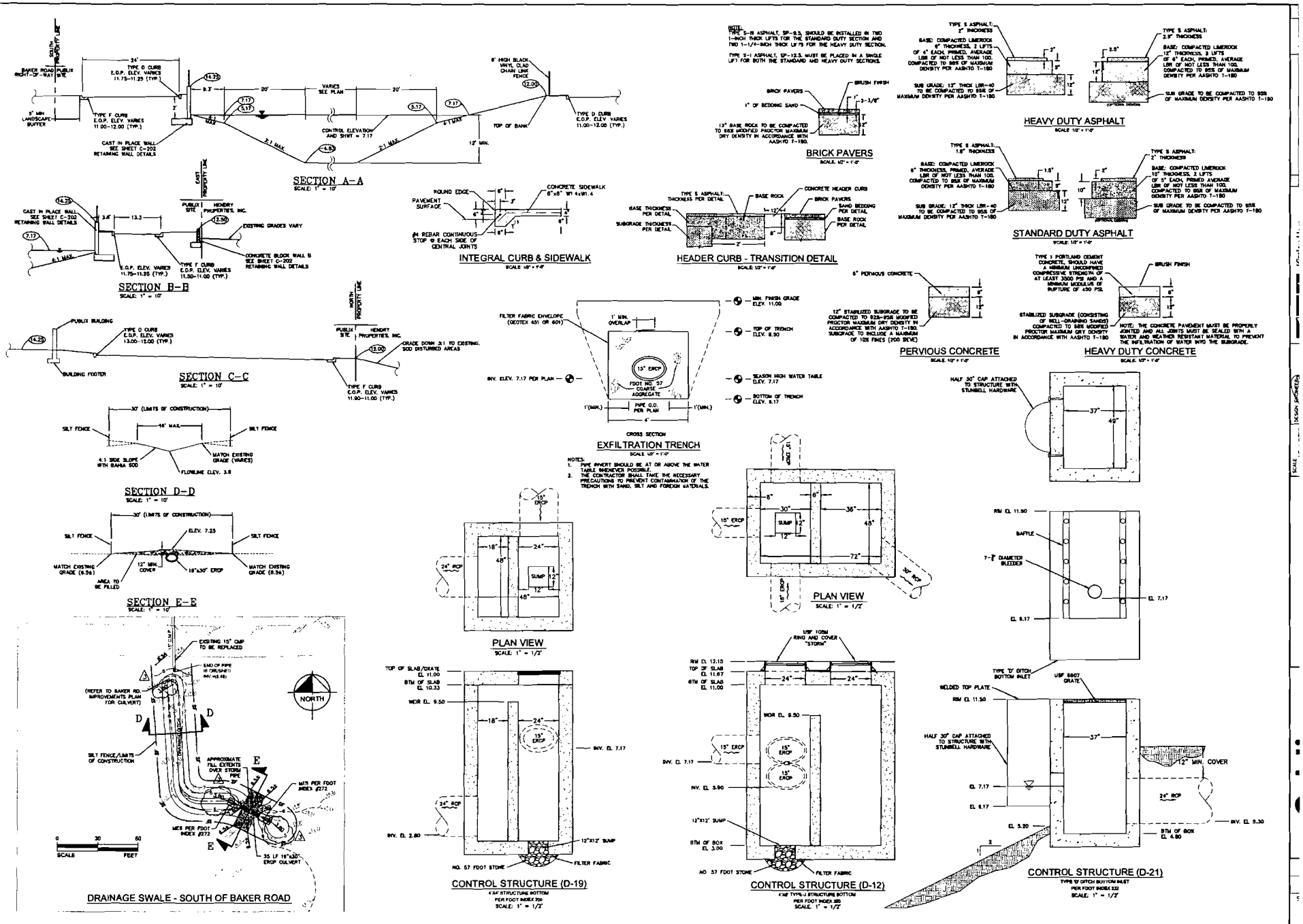
Publix.
PUBLIX AT BAKER ROAD
CITY OF STUART FLORIDA

PAVING, GRADING & DRAINAGE PLAN

DATE FEB 2009
PROJECT NO. 041437000
SHEET NUMBER C-200

Page 3 of 6

SCANNED MAY 22 2009



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ePERMITTING

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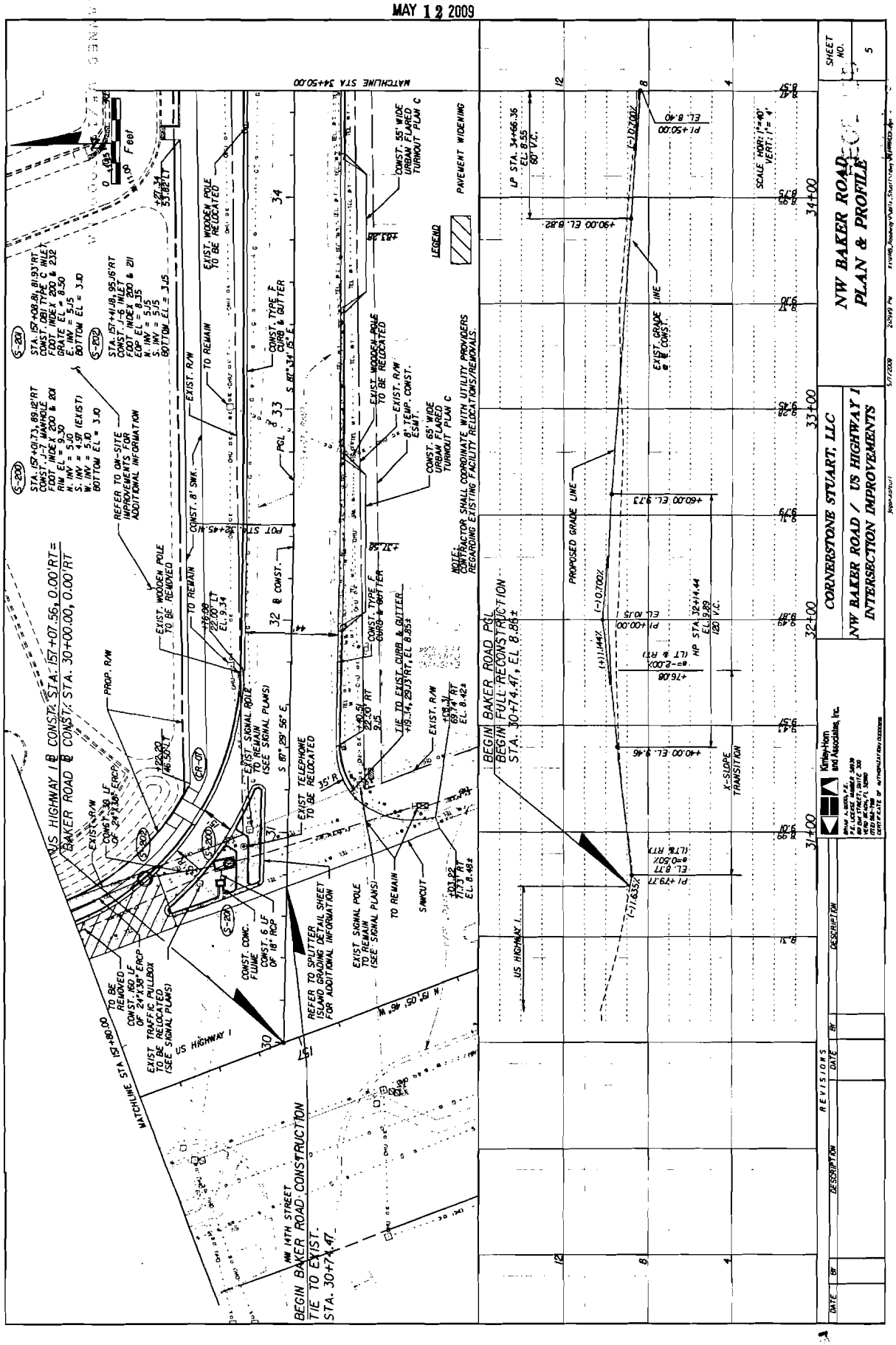
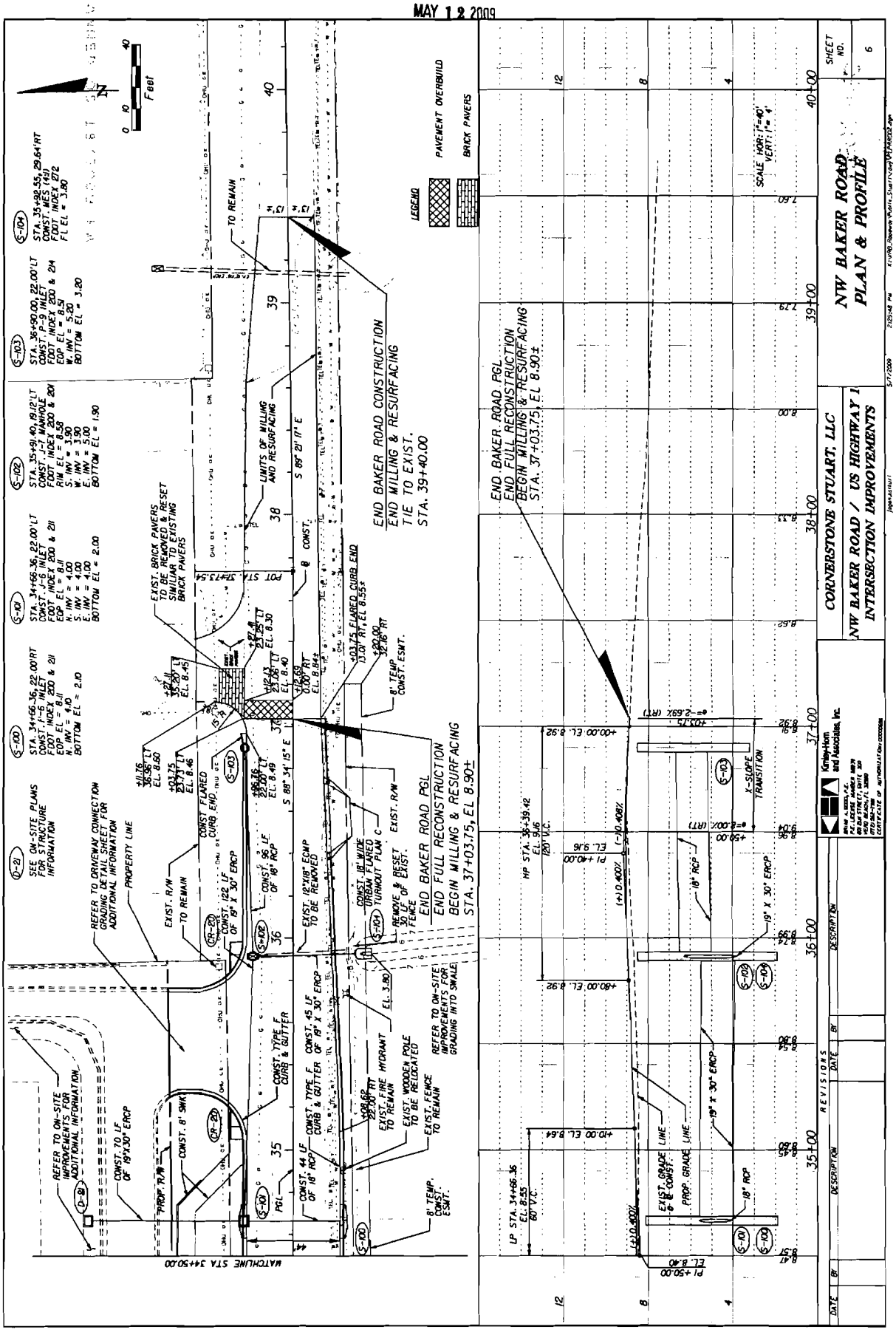
MAY 12 2009



Page 91 of 108

ADDL/REVISED SUBMITTAL
MAY 12 2009



FILE #: 080025 (1) MAY 13 2008 DEVELOPMENT

STAFF REPORT DISTRIBUTION LIST

PUBLIX SHOPPING CENTER AT BAKER ROAD

Application No: 081031-9

Permit No: 43-02150-P

INTERNAL DISTRIBUTION

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X Ryan Bond - 4250
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X Agent - The Good Group
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GOVERNMENT AGENCIES

X City Engineer, City of Stuart
X Div of Recreation and Park - District 7 - FDEP
X Martin County - Community Development Director
X Martin County - County Administrator
X Martin County Board of County Commissioners
X Martin County Engineer

LT 6/2/2009 SCANNED MAY 26 2009

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ADDRESSES

The Good Group
1000 N Orlando Ave., Suite A
Winter Park FL 32789

The Good Group
1000 N Orlando Ave.
Winter Park FL 32789

City Engineer, City of Stuart
121 Sw Flagler Ave
Stuart FL 34994

Martin County - Community Development Director
2401 Se Monterey Road
Stuart FL 34996

Martin County Board of County Commissioners
Po Box 9000
Stuart FL 34995-9000

Cornerstone Stuart Llc
7331 Office Park Place, Suite 200
Viera FL 32940

Kimley Horn
10521 S.W. Village Center Drive
Suite 103
Port St. Lucie FL 34987

Div of Recreation and Park - District 7 - FDEP
13798 Se Federal Highway
Hobe Sound FL 33455

Martin County - County Administrator
2401 Se Monterey Road
Stuart FL 34996

Martin County Engineer
2401 Se Monterey Road
Stuart FL 34996

SFWMD LETTER DATED NOVEMBER 26, 2008

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
MARTIN/ST. LUCIE SERVICE CENTER Willoughby Crossroads, 780 SE Indian Street, Stuart, FL 34997
(772) 223-2600 • FL WATS 1-800-250-4100 • Suncom 269-2600 • Fax (772) 223-2608 • www.sfwmd.gov/msl/

Application No. 081031-9
Environmental Resource Regulation

November 26, 2008

Mr. Herb Green, P.E.
The Good Group
1000 N. Orlando Ave., Suite A
Winter Park, Fl 32789

Subject: **Publix at Baker Road, LC, City of Stuart**
Permit No. 43-02150-P
Martin County, S29, Twp 37S, Rng 41E

Dear Mr. Green:

Staff has completed a review of the above referenced application. Pursuant to Rule 40E-40, Florida Administrative Code (FAC), the District is requesting the following information needed to complete the application:

1. Since this application involves significant changes to the surface water management system, this application will have to be processed as a general permit modification. Normally letter modifications are done when a project or phase has already been granted construction approval and minor modifications are proposed to the previously approved plans. The required permit processing fee for a (non-agricultural) standard general permit modification is $1,000.00. A check for $900.00 was received. Please submit a check for the $100.00 balance in order for this application to be deemed complete.

2. Please remove any reference to "future" development from the construction plans unless the applicant wishes to apply for a conceptual permit.

3. Please provide a revised land use table reconciling the proposed conditions for this site as presented on Sheet 1 of 40, and the Revised Documentation and Calculations received October 31, 2008. It would appear that the land use breakdown provided for the proposed project in the calculations assumes that a portion of the concrete pavement is pervious. The District does not accept this assumption given long-term maintenance concerns. Please revise all associated tables and drainage calculations.

4. Please provide a summary of the design storm events utilized in the design of each of the project's various design elements (e.g. 5-year, 1 day for parking; 10-year, 1-day for road crowns, 25-year, 3-day for perimeter grading, and 100-year, 3-day, zero discharge for finish floors), the associated rainfall depths, the associated stages, and the associated minimum design elevation. Please provide a similar analysis for peak discharge rate vs. allowable discharge rate. Please provide all associated calculations. Specifically, please

update the Site Discharge Summary, Exhibit #2.1D, Application No. 060530-20, to reflect the proposed modification.

5. Please provide documentation from the owner of the Baker Road right-of-way authorizing or requesting the roadway improvements adjacent to the project, the project entrance and sidewalk construction. Will the construction of the access drive and/or the revision to the grate elevation of structure DS29 in the Baker Road right-of-way (existing, 7.17', proposed 7.8'), block any of the existing drainage patterns? Water quality treatment for all project runoff must be addressed per Section 5.0 of the Basis of Review. Construction Drawings for Off-site Improvements, as referenced on the Paving, Grading & Drainage Plan, were not included in the application. Please provide documentation that all required offsite improvements meet current District criteria.

6. Please provide documentation from the Florida Department of Transportation (FDOT), owner/operator of the drainage system into which the proposed system will discharge [U.S. Highway No. 1 (S.R. No 5)], that demonstrates the FDOT system's legal and physical ability to accept runoff from this project (including pass-through runoff) and provide authorization for the work to be done in the FDOT right-of-way.

7. Water quality treatment for the project runoff must be addressed per section 5.0 of the District's Basis of Review. Specifically, please provide calculations to verify that water quality treatment will be provided for proposed additional pavement on Baker Road and U.S. Highway 1, as referenced in the Revised Documentation and Calculations. Baker Roads does not have a District permit and the proposed turn lanes may meet the criteria for a No Notice General Permit for Activities in Uplands (40E-400.315 FAC). The turn lanes will still need to meet current District criteria.

8. Structure DS19 has been relocated north and has exfiltration trench connected to both the north and south sides of the structure. The structure table on Sheet 9 of 40 indicates that an isolation baffle will only be installed on the north side of the structure. If the exfiltration trench on the south side is to function, a baffle will be needed on the south side. If the exfiltration trench storage is included in the calculations, please add the baffle.

Advisory Comments:

The following comments are advisory and do not require a response from the applicant. However, this information should be considered to assist in developing a permittable project.

1. Please indicate the project's review status by the City of Stuart, Martin County and the Florida Department of Transportation (FDOT).

2. Included with this letter/permit is a brochure from the Florida Department of Environmental Protection (DEP) on Florida's National Pollutant Discharge Elimination System (NPDES) program for construction activities.

As the brochure indicates, the U.S. Environmental Protection Agency authorized the DEP in October 2000 to implement the NPDES stormwater permitting program in Florida. The District is assisting DEP by distributing this information to entities which may be subject to regulation under the NPDES program. No response to the District is required.

A "Generic Permit for Stormwater Discharge from Large and Small Construction Activities" (CGP) is required for a construction activity which contributes stormwater discharges to surface waters of the State or into a municipal separate storm sewer system. Phase I regulates "large" construction activity (disturbing five or more acres of total land area) and Phase II regulates "small" construction activity (disturbing between 1 and 5 acres of total land area).

The permit required under DEP's NPDES stormwater permitting program is separate from the Environmental Resource Permit required by the District. Receiving a permit from the District does not exempt you from meeting the NPDES program requirements.

If you have any questions on the NPDES program, there are DEP phone numbers, mailing addresses and internet web page addresses in the brochure. The DEP web site, at www.dep.state.fl.us/water/stormwater/npdes/, provides information associated with the NPDES program including all regulations and forms cited in the brochure.

In accordance with 40E-1.603(1)(b), FAC, if the information is not received within 90 days of this date, to render the application complete, the application may be processed for denial if not withdrawn by the applicant. Please attach a copy of the enclosed "Transmittal Form for Requested Additional Information" to each of the required FOUR copies of the requested information.

The response to this request for additional information can now be submitted online at http://my.sfwmd.gov/ePermitting. Alternatively, providing a disk with your written response containing the documents and plans in electronic format (preferably .pdf) will expedite administrative processing and internet posting of the application, and save paper.

Should you have any questions, please call Carolyn McCreedy of the Surface Water Management Division at (772) 223-2600, extension 3623.

Sincerely,

Hugo A. Carter, P.E.
Engineer Supervisor
Okeechobee Martin/St. Lucie Regulatory Division
South Florida Water Management District

HAC/cm/rb

Attachments: NPDES

cc: Applicant
Martin County Engineering Department – Lisa Wichser, P.E.
Martin County Growth Management Department
City of Stuart Engineer
Georgi Celusnek, P.E. FDOT District 4

Permit information and additional resources for permit applications can be found on line at my.sfwmd.gov/permitting.

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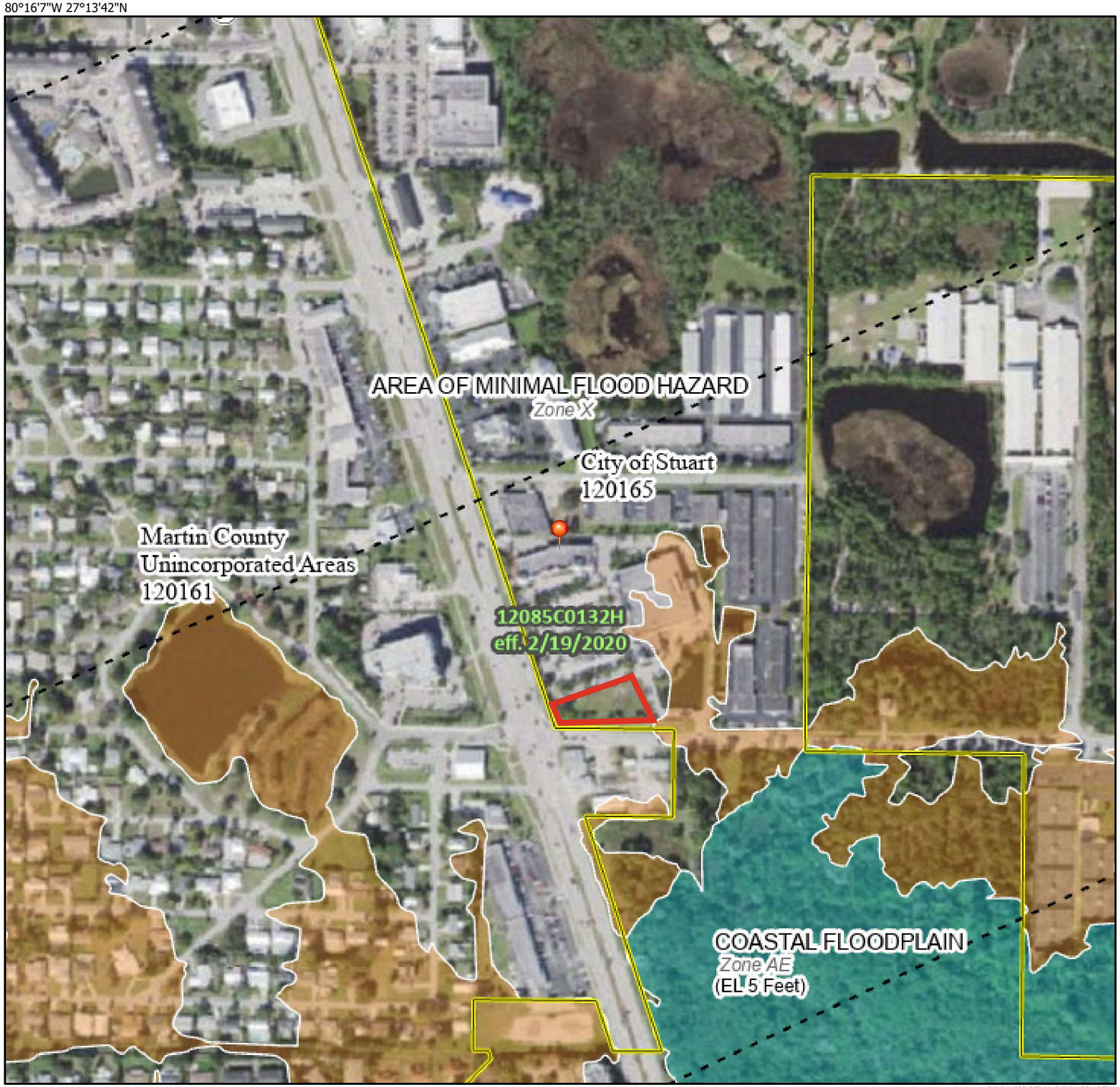
bc: Ryan Bond
Hugo Carter
Carolyn McCreedy- SWM
Mindy Parrott
MSLSC – PPC
Permit File
Water Use

FEMA FLOOD INSURANCE RATE MAP
PANEL NO. 12085C0132H

National Flood Hazard Layer FIRMette

FEMA

80°16'7"W 27°13'42"N



80°15'29"W 27°13'10"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

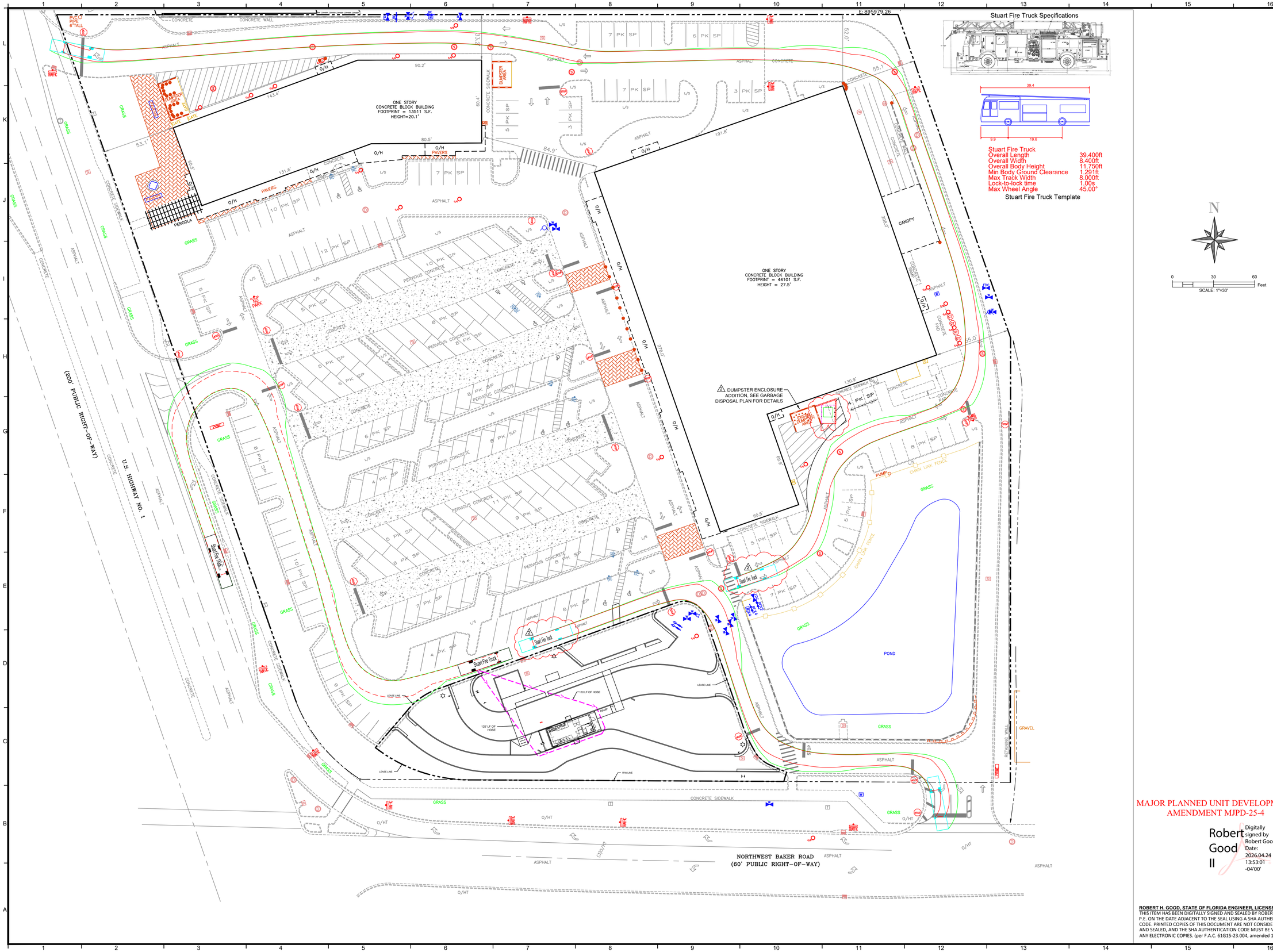
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/5/2025 at 6:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



DESIGNED BY:	RBE	DRAWN BY:	RBE	CHKD BY:	RHG
JOB NUMBER:		DATE:	3/11/2025	SCALE:	NA

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	12/4/25
2	REVISED PER CITY COMMENTS	4/24/26
3		
4		
5		

FIRE TRUCK ACCESS PLAN

COFFEE RUSH AT CORNERSTONE CENTER
CITY OF STUART, FLORIDA

COFFEE RUSH FLORIDA, LLC

THE GOOD GROUP
Commercial Real Estate • Development • Civil Engineering
120 S. Olive Avenue, Suite 202 • West Palm Beach, FL 33401
Phone: 770.874.9210 • www.thegoodgroup.com

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4/24/2026

ROBERT H. GOOD
LICENSE No. 47753 STATE OF FLORIDA PROFESSIONAL ENGINEER

ROBERT H. GOOD
P.E. #47753
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER.
THE GOOD GROUP LLC.
FLORIDA CERTIFICATE OF AUTHORIZATION #6957

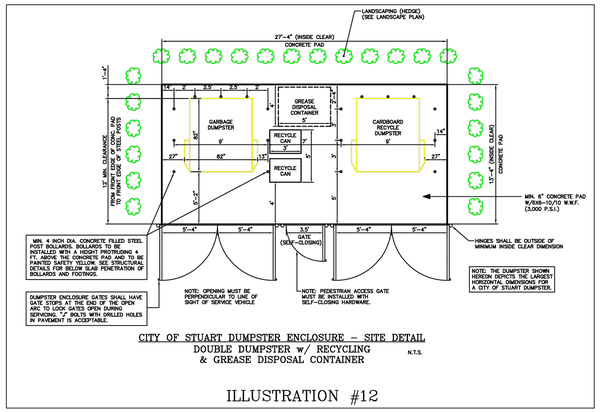
MAJOR PLANNED UNIT DEVELOPMENT
AMENDMENT MJPD-25-4

Robert Good II
Digitally signed by Robert Good II
Date: 2026.04.24 13:53:01 -04'00'

ROBERT H. GOOD, STATE OF FLORIDA ENGINEER, LICENSE NO. 47753
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT H. GOOD, P.E. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. (per F.A.C. 61G15-23.004, amended 11/02/2020)

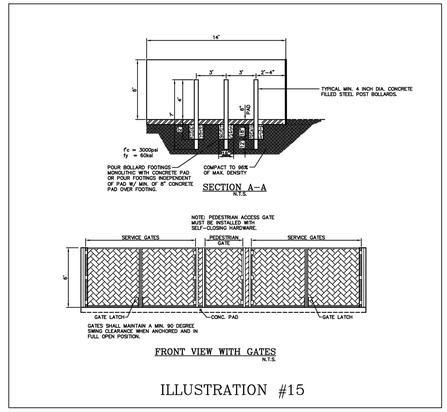
SHEET NUMBER
C-16

D:\TGG\THE GOOD GROUP DROPBOX\TGG ACTIVE PROJECTS\COFFEE RUSH - STUART - CORNERSTONE\DESIGN\CPUD\C-16.17 TRAFFIC AND FIRE ACCESS PLAN



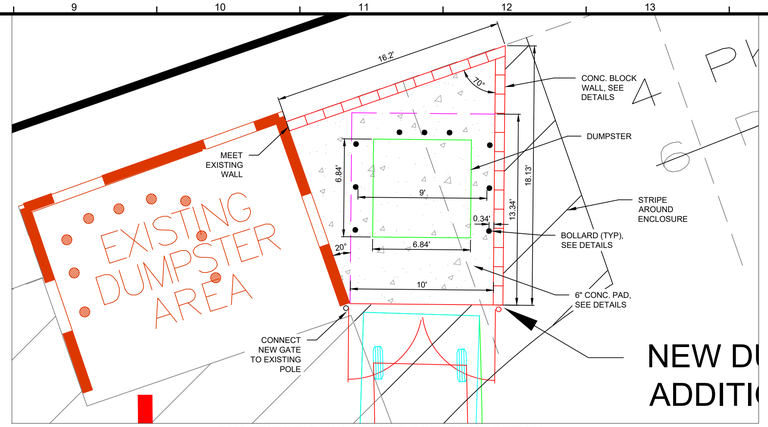
CITY OF STUART DUMPSTER ENCLOSURE – SITE DETAIL
DOUBLE DUMPSTER w/ RECYCLING & GREASE DISPOSAL CONTAINER
N.T.S.

ILLUSTRATION #12

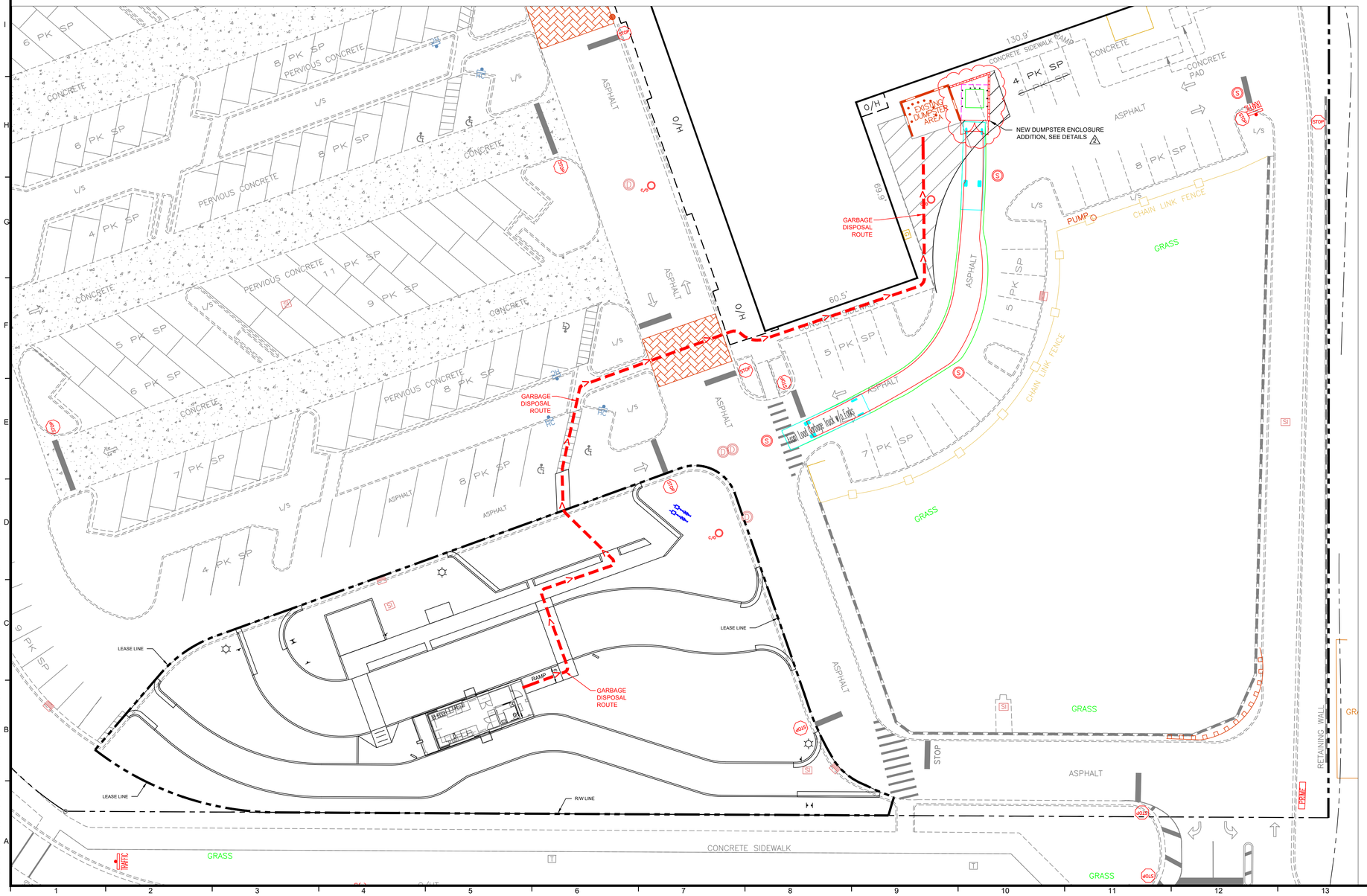


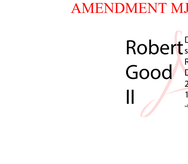
FRONT VIEW WITH GATES
N.T.S.

ILLUSTRATION #15



DUMPSTER ENCLOSURE ADDITION DETAIL
SCALE: 1"= 5'





NOTES:

1. THE COFFEE RUSH STORE WILL UTILIZE THE EXISTING COMMON GARBAGE DUMPSTER BEHIND THE EXISTING RESTAURANT.

MAJOR PLANNED UNIT DEVELOPMENT
AMENDMENT MJPD-25-4

Robert Good II
Digitally signed by Robert Good II
Date: 2026.04.24 13:53:48 -04'00'

ROBERT H. GOOD, STATE OF FLORIDA ENGINEER, LICENSE NO. 47753
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT H. GOOD, P.E. ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. (per F.A.C. 61G15-23.004, amended 11/02/2020)

DESIGNED BY:	RBE	DRAWN BY:	RBE	CHKD BY:	RHG
JOB NUMBER:		DATE:	3/11/2025	SCALE:	NA

NO.	REVISION	DATE
1	REVISED PER CITY COMMENTS	12/4/25
2	REVISED PER CITY COMMENTS	4/24/26
3		
4		
5		

GARBAGE DISPOSAL PLAN

COFFEE RUSH AT CORNERSTONE CENTER
CITY OF STUART, FLORIDA

COFFEE RUSH FLORIDA, LLC

THE GOOD GROUP
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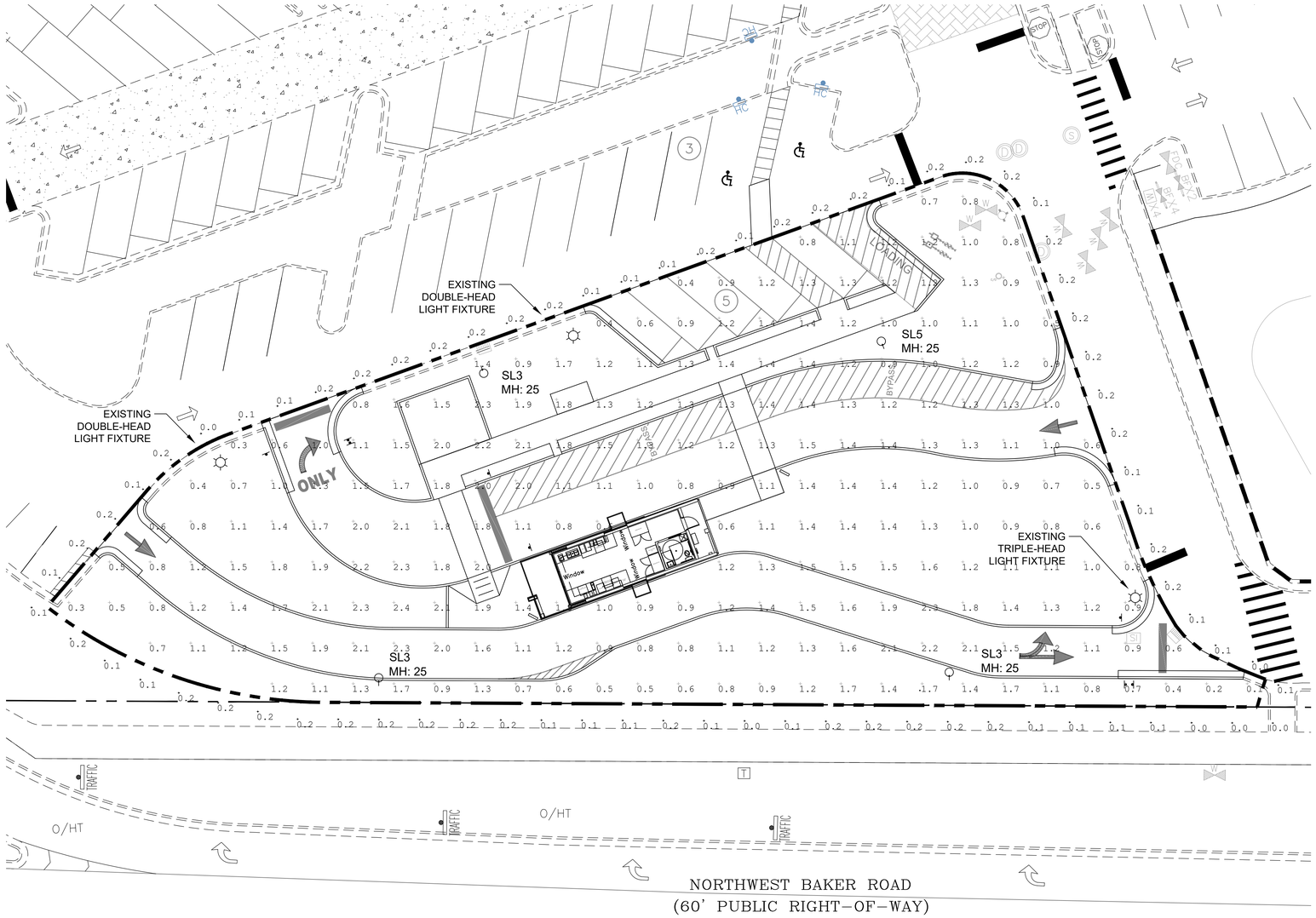
4/24/2026

ROBERT H. GOOD
P.E. #47753
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER
THE GOOD GROUP LLC
FLORIDA CERTIFICATE OF AUTHORIZATION #9997

SHEET NUMBER
C-17

D:\TGG\THE GOOD GROUP (PROP\BOX\TGG ACTIVE PROJECTS\COFFEE RUSH - STUART - CORNERSTONE\DESIGN\CPL\DIC-16.17 TRAFFIC AND FIRE ACCESS PLAN



NORTH

SCALE 0 20 40 FEET

1

KIM LIGHTING

CC17A2/P2
ARCHITECTURAL AREA/SITE

DATE: 12/9/25 LOCATION: STUART (CORNERSTONE)
TYPE: SL3 PROJECT: COFFEE RUSH
CATALOG #: CC17A2-36L-730-4K7-3-2.38-UNV-WHT

Curvilinear

FEATURES

- TIR Optics
- Patented low profile luminaire
- Available in 595nm, 3000K, 4000K and 5000K standard CCT
- Type 1, 2, 3, 4, 4W, SQM, SQN, 5R, 5W distributions
- 0 - 10V dimming drivers standard
- IP66 optic assembly

c UL us LISTED — Buy American Act Compliant Manufacturer — IDA 3000K and warmer CCTs only

RELATED PRODUCTS

Ouro Pavilion PGL8

SPECIFICATIONS

CONSTRUCTION
- One piece non die-cast housing, low copper (<0.6% Cu) Aluminum Alloy with integral cooling ribs over the optical chamber and electrical compartment
- Double-thick wall with gussets on the support-arm mounting end
- Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-latch detail
- All hardware is stainless steel or electro-zinc plated steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal Isocyanurate (TGIC) polyester powdercoat
- One-piece die-cast, low copper (<0 6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange
- Optional clear 1/8" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimeter
- Optional, fixture supplied with a one-piece flat, clear, UV stabilized polycarbonate, fully gasketed, replacing the standard tempered glass lens. CAUTION: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance
- One-piece extruded aluminum arm with internal bolt guides and fully radiussed top and bottom
- Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief
- Arm is circular cut for specified round pole

CONSTRUCTION (CONTINUED)
- Optional cast, low copper aluminum horizontal slip-fitter with adaptor plate to secure the luminaire to 2" IPS pipe size arms
- Optional cast aluminum wall mount plate assembly. Attaches to the wall over the junction box. Luminaire attaches to the wall plate

OPTICS
- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features revolutionary Individual LED optical control based on high performance TIR optical designs
- Optional BackLight Control for complete control of unwanted backlight.
- IP66 Optical assembly
- Type 1, 2, 3, 4, 4W, SQM, SQN, 5R, and 5W standard distributions Custom available
- 3000K, 4000K, 5000K standard CCT. Amber and custom available
- Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level
- Anodized aluminum heat sink modules

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL
- Dimming range from 10% to 100% through the use of standard 0-10V Interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry
- Optional factory programmed dimming profile
- Surge protection: 10kV surge suppression
- SF for 120, 277, 347 Line volts DF for 208, 240, 480 Line volts
- Wiring: 14GA wires rated 150°C

CONTROLS
- Standard photocell and 7 pin receptacle

CERTIFICATIONS AND LISTINGS
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- RoHS compliant
- IDA approved, 3000K and warmer CCTs only
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	1,286-10,424
Wattage Range	28-84
Efficacy Range (LPW)	43.1-130.6
Reported Life (Hours)	L70/60,000
Weight	27 lbs 12.24 kg
EPS Front View / Side View	.09 / 0.9

Current

currentlighting.com/kimlighting

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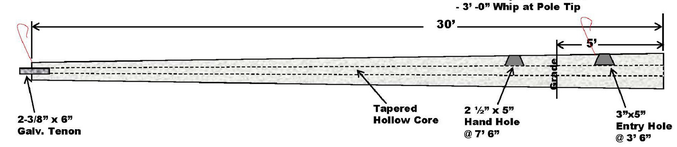
Page 1 of 13
Rev: 06/30/25
kl_CC17A2_spec_R06

TYPE SL3 & SL5
AREA LIGHT

Drawing Not to Scale



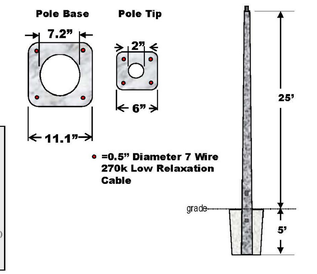
Seminole Pole incorporated
www.SeminolePole.com Email: SeminolePole@gmail.com
Phone: 866-246-5545 Fax: 229-524-2866

Part#: SP3025TIIG

Project:

Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity
30'	5'	140mph	3 sec.	2.5

Min. Brk. Strength	Strand Info	Concrete	Pole Weight (lb)
3,500#	0.5" Diameter 270 ksi	6,500psi	1,680



DIRECT BURIAL
CONCRETE LIGHT POLE

Gregory A Reynolds — Digitally signed by Gregory A Reynolds Date: 2025.12.09 17:30:07 -05'00'

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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www.callsunshine.com

1

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.20	0.20	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.24	2.4	0.1	12.40	24.00
PARKING AND DRIVE	Illuminance	Fc	1.32	2.3	0.5	2.64	4.60

Florida Lighting Associates- Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	[MANUFAC]	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
-○	3	SL3	Single	KIM #CC17A2-36L-730-4K7-3-2.38-UNV-WHT/ SEMINOLE POLE #S3025TIIG	KIM LIGHTING	0.950	9297	84.52	253.56	25
-○	1	SL5	Single	KIM #CC17A2-36L-730-4K7-5QM-2.38-UNV-WHT/ SEMINOLE POLE #S3025TIIG	KIM LIGHTING	0.950	9575	84.1	84.1	25

Contact Kaitlyn Terry at Florida Lighting Associates for quotation of fixtures.
kaitlynt@floridalightingassociates.com or 407-780-8022

No.	REVISIONS	DATE	BY
1	PER COUNTY COMMENTS	12/9/25	BW

ALOHA PACIFICA LLC
LANDSCAPE ARCHITECTURE + WATER FEATURES
401-A EAST PARKMANS AVE WINTER PARK, FLORIDA 32789
ALOHAPACIFICLLC@GMAIL.COM

LANDSCAPE ARCHITECTURE PETER L. MOSS LA 0001868 STATE OF FLORIDA REGISTERED

SCALE	AS NOTED
DESIGNED BY	ML
DRAWN BY	BW
CHECKED BY	GR

PHOTOMETRIC PLAN

COFFEE RUSH AT CORNERSTONE CENTER
STUART FLORIDA

DATE 12/9/25
PROJECT NO. .
SHEET NUMBER LT-1

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

Memorandum

To: City of Stuart Public Works Department
From: Shaun G. Mackenzie, P.E.
Date: September, 3rd , 2025
Re: Coffee Rush

Introduction

MacKenzie Engineering and Planning, Inc. (MEP) was retained by Coffee Rush Inc. to analyze the design queue length for the drive-thru of the proposed Coffee Rush located at the Northeast corner of US1 and Baker Road in Stuart, FL.

Confidence Interval

The analysis presented herein uses the ITE trip generation during the morning peak hour of the adjacent street. The analysis uses the 95th percentile confidence interval. Based on data supplied by the applicant, the following variables are utilized within the queueing analysis formula:

Arrival Rate: 45 Vehicles per hour (from Trip Generation)
Service Time: 1 minute (mins) & 47 seconds (1.78 mins) (from client)
Number of Channels (service lines): 2 (from site plan)

Queue Analysis

Table 1. Recommended Queue Storage

	Coffee Rush	
Scenario	Project Size (SF)	Queue
Proposed	490	5 vehicles

Coffee Rush
Maximum Back of Queue to
Utilize = 5 vehicles (110 feet)

The site has 2 queuing/service lanes. The westbound lane is approximately 150 feet from the pickup window and the eastbound lane is approximately 130 feet from the pickup window.

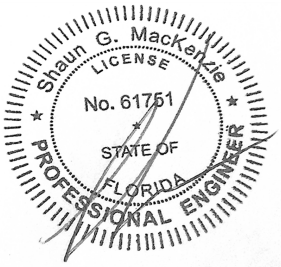
Table 2. Queue Length Analysis

Lane	Storage (feet)	Projected Queue (feet)	Adequate (?)
1	150	110	Yes
2	130	110	Yes

Conclusion

Based on the analysis provided, the proposed drive thru lane from the menu board/ordering window to back of queue should be designed at a minimum of 110 feet for the proposed Coffee Rush.

Adequate queue storage exists on the property for Coffee Rush.



Digitally signed by Shaun G MacKenzie
Date: 2025.09.03 13:54:57 -04'00'

Shaun G. MacKenzie, P.E.

P.E. Number 61751

009060
September 2025
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CA 29013

EXHIBIT 1 - QUEUING FORMULA AND ANALYSIS

Queuing Analysis Calculations

Queue Calculations

$$Q = \frac{60 \text{ min/hour}}{1.78 \text{ mins/service}}$$

$Q =$ 34 veh per hour

Demand Rate

q = 100% of trips utilizing drive-through

x 45 vehicles per hour

q = 45 vehicles per hour

No. of Channels

N = 2

Utilization Factor

$$p = \frac{q}{N \times Q}$$

p = 0.6675

from Table 8-11

Qm = 0.6675

P 0.05

Queue Length exceeded P percent of the time

$$M = \left[\frac{\ln P(x>M) - \ln Qm}{\ln p} \right] - 1$$

$$M = \left[\frac{\ln (0.05) - \ln (0.6675)}{\ln (0.6675)} \right] - 1$$

M = 5.411219

95th Percentile Queue = 5 Vehicles