

LOCATION MAP
N.T.S.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	PHASE BOUNDARY
---	---	EASEMENT
---	---	PARCEL LINE
○	○	NUMBER OF PARKING SPACES
○	○	LIGHT POLE
○	○	SIGN
○	○	FDC W/ SIGN
○	○	5' DECORATIVE FENCE
○	○	UNDERGROUND FPL
○	○	SECONDARY ELECTRIC LINE
○	○	FIBER OPTIC CABLE
○	○	TRANSFORMER
○	○	WATER LINE
○	○	SANITARY SEWER
○	○	DRAINAGE PIPE
○	○	ADS ROOF DRAIN
○	○	FIRE HYDRANT
○	○	WATER VALVE
○	○	SANITARY SEWER MANHOLE
○	○	DRAINAGE STRUCTURE
○	○	CONDENSER UNITS

TRAFFIC STATEMENT
INSTITUTE OF TRANSPORTATION ENGINEERS
TRIP GENERATION, 10TH EDITION
CALCULATIONS BASED ON 204 MULTIFAMILY U.O.U.'S

TRIPS (T)	TRIPS (T)
DAILY TRIPS (T)	1,502
AM PEAK HOUR TRIPS (T)	121
PM PEAK HOUR TRIPS (T)	148
AM AT PEAK	270 (340)
PM AT PEAK	60 (50)

DRAINAGE STATEMENT
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROPOSED SC BODNER TRADITION PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, PERMIT NO. 56-01569-P, DATED JUNE 15, 2016.
GENERALLY THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR SC BODNER TRADITION WILL PROVIDE THE FOLLOWING:
- A SHARE OF THE TOTAL REQUIRED LAKE AREA WITHIN BASIN MXD 2.
- ROUTING OF EXISTING OFF-SITE (WITHIN BASIN MXD 2) DRAINAGE THROUGH THE PROJECT PROPOSED SURFACE WATER MANAGEMENT SYSTEM TO THE EXISTING BASIN MXD 2 CONNECTION.
- DIRECT STORM WATER RUNOFF FROM THE PROPOSED PROJECT TO THE PROPOSED ON-SITE LAKE.
- CONNECTION OF THE PROPOSED ON-SITE LAKE TO THE EXISTING BASIN MXD 2 CONNECTION.
- INTERCONNECTION AND SHARE OF THE DETENTION SYSTEM FOR THE MXD2 BASIN TO BE CONSTRUCTED BY CONTRACTOR AS PART OF PHASE 1 THAT WILL BE WITHIN AN EASEMENT DEDICATED TO THE SOUTHERN GROVE CDD.
- ADDITIONAL VOLUME TO MEET FULL PRO-RATED SHARE WILL BE PROVIDED IN WMT-1 TRACT.

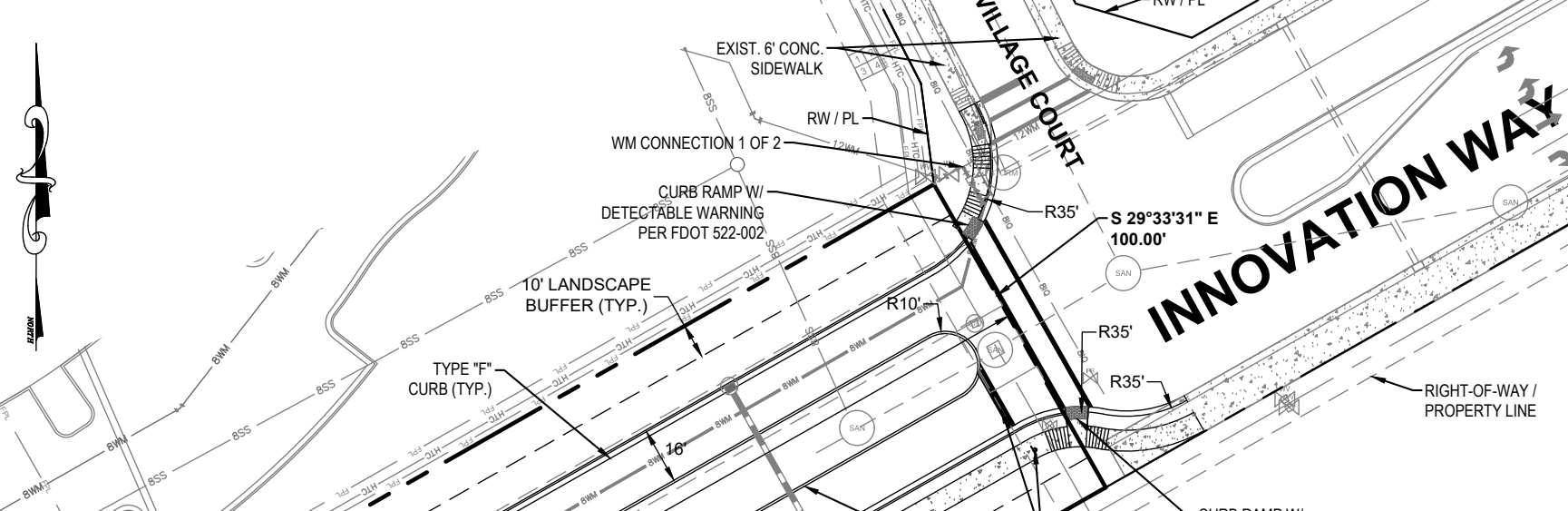
ENVIRONMENTAL STATEMENT
AN ENVIRONMENTAL SITE ASSESSMENT WAS CONDUCTED ON SEPTEMBER 9, 2020.
REFER TO PROTECTED SPECIES ASSESSMENT PREPARED BY DAVID S. WHITNEY, SR ENVIRONMENTAL SCIENTIST OF UNIVERSAL ENGINEERING SCIENCES, INC. DATED SEPTEMBER 10, 2020. UES PROJECT NO. 0140.2000315.0000 UES REPORT NO. 1801227

PUBLIC ART
PUBLIC ART ACCEPTABLE TO THE PUBLIC ART BOARD AND CITY COUNCIL WILL BE PROVIDED MEETING THE FOLLOWING CRITERIA:
- ORIGINAL ARTWORK BY A LOCAL ARTIST
- READILY VISIBLE AND ACCESSIBLE TO THE PUBLIC
- PUBLIC ART PROJECT THAT VISUALLY ENLIVEN THE CITY AND APPEALS TO THE AESTHETIC, HISTORICAL, CULTURAL AND ECONOMIC ENRICHMENT OF THE COMMUNITY.

LEGAL DESCRIPTION
PARCEL 3, SOUTHERN GROVE PLAT NO. 31, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 8 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
CONTAINING 690,340 SQUARE FEET OR 15.848 ACRES, MORE OR LESS

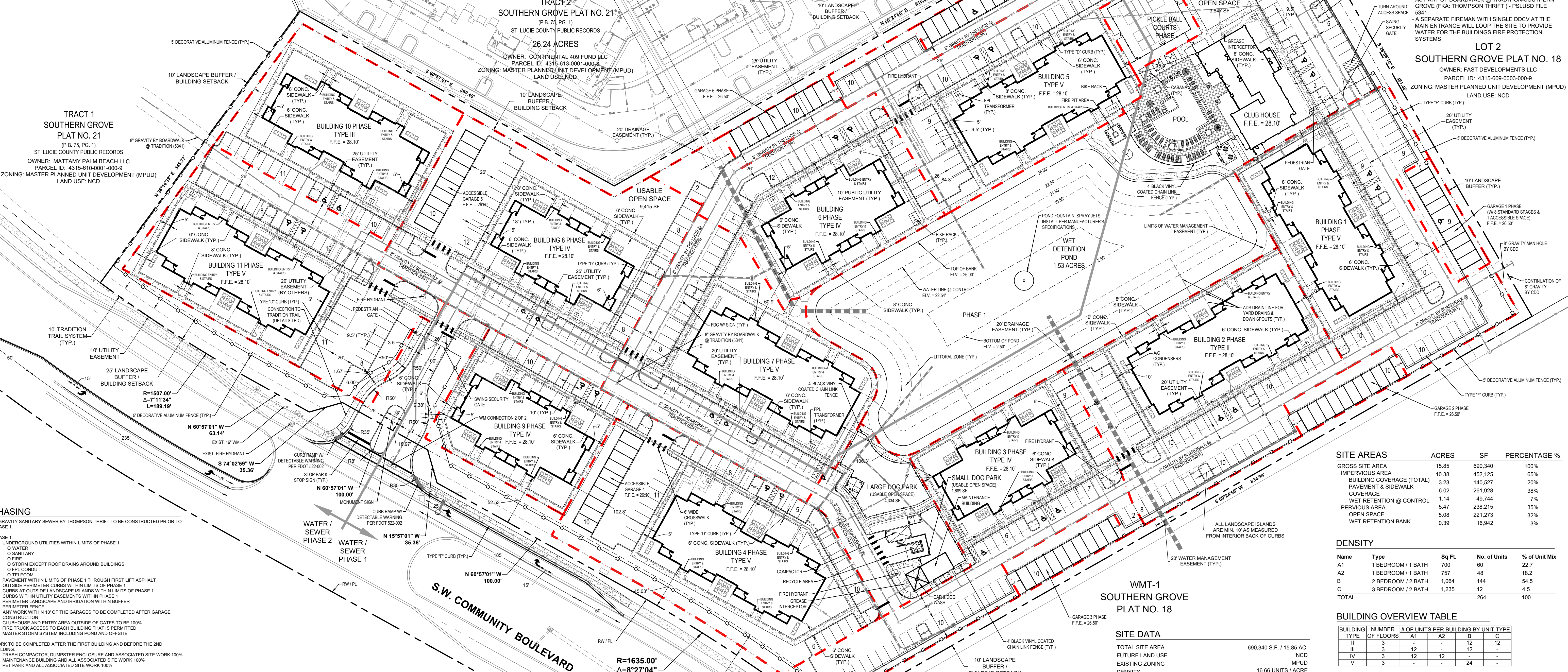
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
N.A.V.D. 88

BASIN DATA FOR MXD2
CONTROL ELEV. = 22.54' NAVD
MIN. PARKING LOT ELEV. = 24.99'
MIN. F.F.E. = 28.04'



UTILITY STATEMENT
THE PROPOSED UTILITY CONNECTIONS FOR THE PROPOSED PROJECT WILL COMPLY WITH THE REQUIREMENTS OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT.
GENERALLY THE PROPOSED UTILITY SYSTEM FOR WILL INTEND TO PROVIDE THE FOLLOWING:
- A LOOPED WATERMAIN SYSTEM. (1) CONNECTION TO EXISTING 12" WATERMAIN AT THE EAST ENTRANCE ON INNOVATION AND A SECOND CONNECTION TO EXISTING 16" WATERMAIN ALONG COMMUNITY BOULEVARD.
- A GRAVITY SANITARY SEWER COLLECTION SYSTEM WILL COLLECT ALL SEWAGE WASTE AND GRAVITY TO A PROPOSED GRAVITY LINE THAT WILL BE INSTALLED AS PART OF BOARDWALK @ TRADITION-SOUTHERN GROVE (FKA. THOMPSON THRIFT) - PLSUSD FILE 5341.
- A SEPARATE FIREMAIN WITH SINGLE DDCV AT THE MAIN ENTRANCE WILL LOOP THE SITE TO PROVIDE WATER FOR THE BUILDING'S FIRE PROTECTION SYSTEMS

Owner / Developer
SC Bodner Company, Inc.
9075 N. Meridian Street
Indianapolis, IN 46260
Phone: (317) 536-2000



PHASING
8" GRAVITY SANITARY SEWER BY THOMPSON THRIFT TO BE CONSTRUCTED PRIOR TO PHASE 1.
PHASE 1:
- UNDERGROUND UTILITIES WITHIN LIMITS OF PHASE 1
- WATER
- SANITARY
- FIRE
- STORM EXCEPT ROOF DRAINS AROUND BUILDINGS
- OVER CONDUIT
- TELECOM
- PAVEMENT WITHIN LIMITS OF PHASE 1 THROUGH FIRST LIFT ASPHALT
- OUTSIDE PERIMETER CURBS WITHIN LIMITS OF PHASE 1
- CURBS AT OUTSIDE LANDSCAPE ISLANDS WITHIN LIMITS OF PHASE 1
- CURBS WITHIN UTILITY EASEMENTS WITHIN PHASE 1
- PERIMETER LANDSCAPE AND IRRIGATION WITHIN BUFFER
- PERIMETER FENCE
- ANY WORK WITHIN 10' OF THE GARAGES TO BE COMPLETED AFTER GARAGE CONSTRUCTION
- CLUBHOUSE AND ENTRY AREA OUTSIDE OF GATES TO BE 100% FIRE TRUCK ACCESS TO EACH BUILDING THAT IS PERMITTED
- MASTER STORM SYSTEM INCLUDING POND AND OFFSITE
WORK TO BE COMPLETED AFTER THE FIRST BUILDING AND BEFORE THE 2ND BUILDING.
- TRASH COMPACTOR, DUMPSTER ENCLOSURE AND ASSOCIATED SITE WORK 100%
- MAINTENANCE BUILDING AND ALL ASSOCIATED SITE WORK 100%
- PET PARK AND ALL ASSOCIATED SITE WORK 100%

NOTES:
PHASE LINES ARE APPROXIMATE. REFER TO CONSTRUCTION DETAIL PLANS FOR EXACT LIMITS OF EACH PHASE. PHASE LINES WILL BE SPECIFICALLY COORDINATED WITH EACH DEPARTMENT SO AS TO ACCOMMODATE LOGISTICS WITH FIELD INSPECTIONS.
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE TO MAINTENANCE OF THE AREA FROM EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE TO MAINTENANCE OF THE AREA FROM EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (g).

BUILDING DATA

TYPE OF BUILD.	NO. OF BUILD.	GSF PER FLOOR	GSF PER BUILD.	NO. OF UNITS	STORIES	HEIGHT
TYPE II	1	12,321	36,963	24	3	36'-0"
TYPE III	1	10,009	30,000	24	3	34'-11"
TYPE IV	4	8,773	26,319	24 (96 total)	3	36'-7"
TYPE V	5	11,577	34,731	24 (120 total)	3	35'-8"
CLUB HOUSE	1	6,275	6,275	1	1	22'-0"
MAINTENANCE	1	5,867	5,867	1	1	15'-6"
GARAGE	7	2,624	18,368	1	1	13'-0"
TOTAL	20		345,894			

SITE AREAS

ACRES	SF	PERCENTAGE %
15.85	690,340	100%
10.38	452,125	65%
3.23	140,527	20%
6.02	261,928	38%
1.14	49,744	7%
5.47	238,215	35%
5.08	221,273	32%
0.39	16,842	3%

DENSITY

Name	Type	Sq Ft	No. of Units	% of Unit Mix
A1	1 BEDROOM / 1 BATH	700	60	22.7
A2	1 BEDROOM / 1 BATH	757	48	18.2
B	2 BEDROOM / 2 BATH	1,064	144	54.5
C	3 BEDROOM / 2 BATH	1,235	12	4.5
TOTAL		264	100	

BUILDING OVERVIEW TABLE

BUILDING TYPE	NUMBER OF FLOORS	A1	A2	B	C
II	3	12	12	12	-
III	3	12	-	12	-
IV	3	12	12	-	-
V	3	-	-	-	24

PARKING CALCULATIONS

REQUIRED PARKING SPACES PER SOUTHERN GROVE MPUD	MINIMUM: 1.5 SPACE PER 1 UNIT	264 X 1.5 = 396 SPACES
MAXIMUM: 1.25% X 396 ALLOWED PER SOUTHERN GROVE PUD = 495 SPACES		
STANDARD	398	
STAND ALONE GARAGE	66	
STAND ALONE GARAGE (ADA)	2	
ACCESSIBLE	26	
TOTAL	492	
1.88 PER UNIT		

PROPOSED ACCESSIBLE PARKING SPACES
REQUIRED = 0.02 X 492 = 10 SPACES
PROVIDED = 26 SPACES

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THE LUCIE AT TRADITION
APARTMENT COMPLEX
SITE PLAN
PORT ST. LUCIE

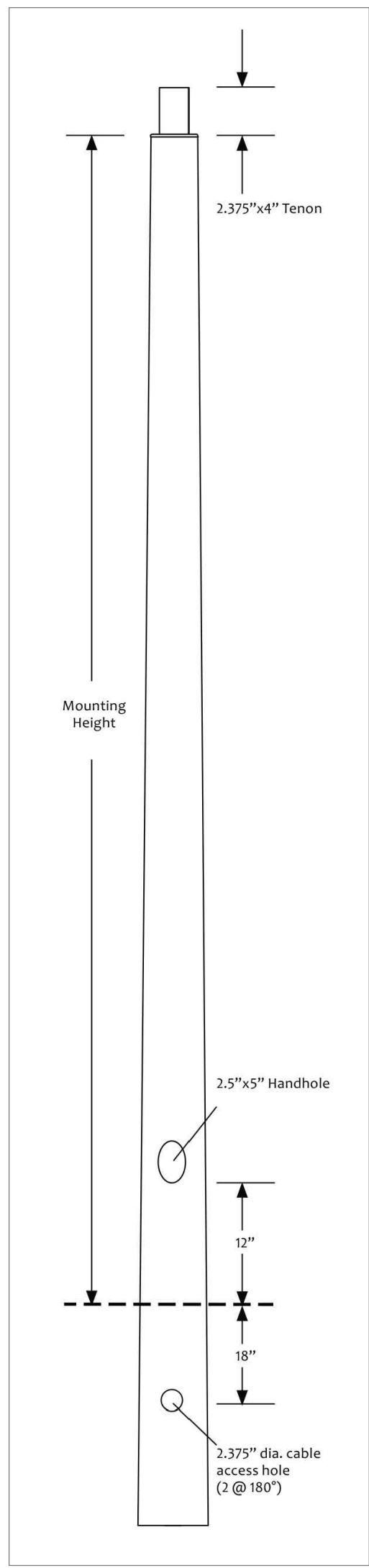
BODNER TRADITION
PSL# 5396
PSLUSD# P20-244

Octavio 'Oats' Reis, P.E.
Lic # 65661

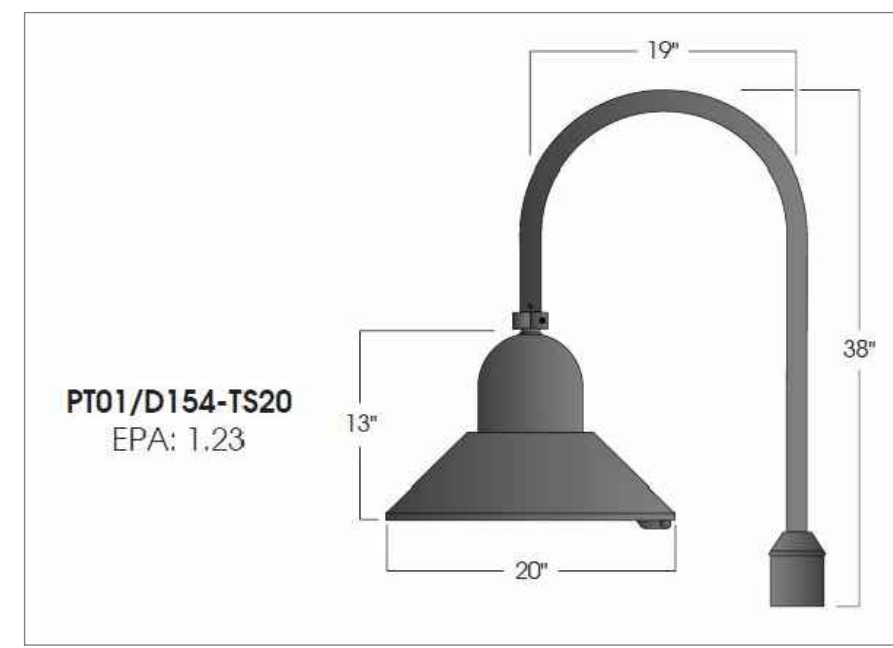
PLAN STATUS
02/04/21 SPRC COMMENTS
02/10/21 SPRC COMMENTS

DATE	DESCRIPTION
JOB DESIGN	JOB DRAWN OR CHKD
SCALE	1" = 50'
JOB No.	010745-00-001
DATE	DECEMBER 02, 2020
SHEET	SP1





TYPICAL POLE BASE DETAIL
N.T.S.



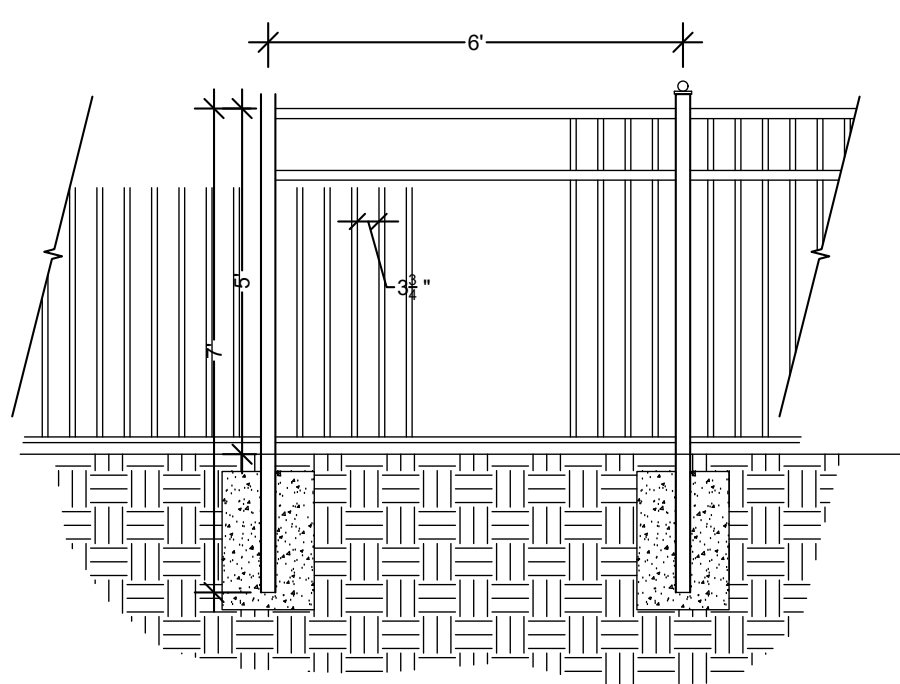
LIGHTING FIXTURE
N.T.S.

Symbol	Height	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	20'	5			PROJECT: TS20-RHS		1	G154-420_hrs.lvs	14000	0.8	193
	20'	10	BEACON PRODUCTS	VP-S-24NB-55-4K-T4	SMALL VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 1148118	1	H24-L-VP-S-24NB-55-4K-T4.lvs	6108.621	0.9	55.8
	20'	43	BEACON PRODUCTS	VP-S-24NB-55-4K-TSR	SMALL VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 3.003	1	H24-R-VP-S-24NB-55-4K-TSR.lvs	6222.781	0.9	55.8
	20'	2	Hubbell Lighting Inc. (aka. Beacon Products)	VPS-36L-80-4K-15R	SMALL VIPER	K-70-CRI DATA SHOWN IS SCALED FROM TEST 11604137.07	1	H36-L-VPS-36L-80-4K-15R.lvs	9652.28	0.9	81

LIGHTING CHART
N.T.S.



5' HT ALUMINUM FENCE BLACK POWDERCOAT
PICKETS: 1" SQUARE
TOP RAILS: 1 3/4" SQUARE
BOTTOM RAILS: 1" SQUARE
POSTS: 2 1/2" SQUARE
(OR APPROVED EQUAL)

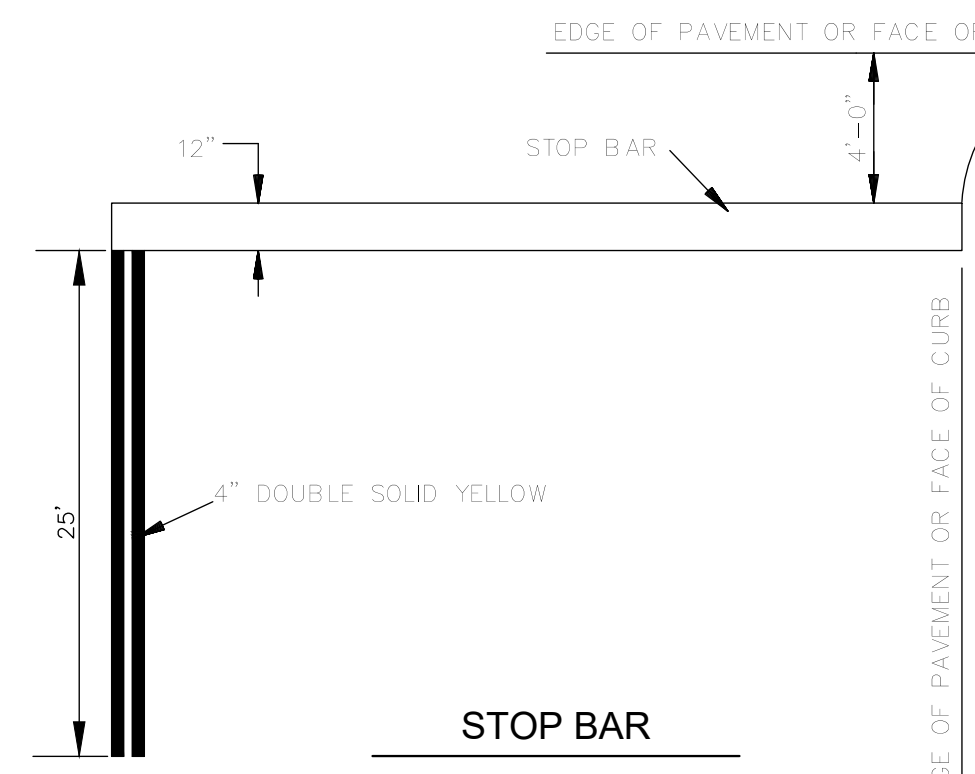


DECORATIVE ALUMINUM FENCE DETAIL
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CHARGEPOINT+ BRANDED CT4000 DUAL EV CHARGING STATION
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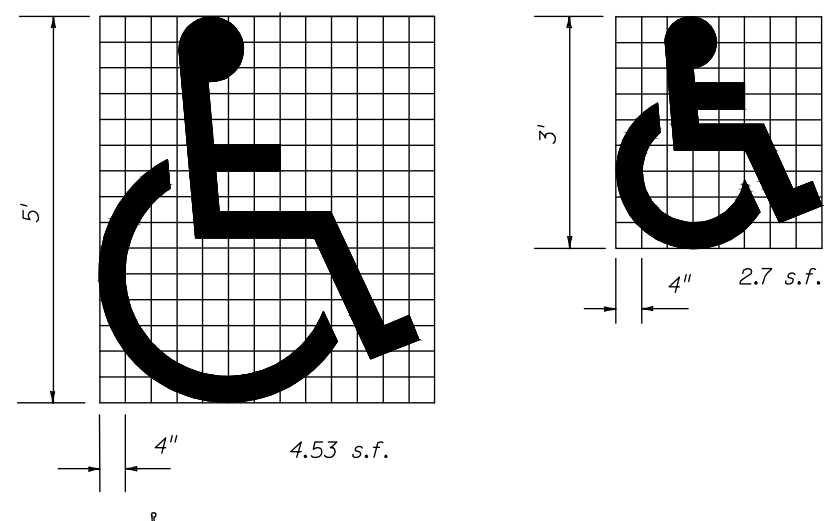


NOTES:
SIGNS FTP-25 AND R7-8A SHALL BE IN ACCORDANCE WITH F.O.D.T. INDEX NO. 17355 AND SHALL MEET THE REQUIREMENTS OF FLORIDA STATUTES 316.1955 AND 316.1956.

* SIGNS "\$250.00 FINE" AND "R7-8A" PER LOCAL REQUIREMENTS.

QTY OF PSL REQUIREMENTS:

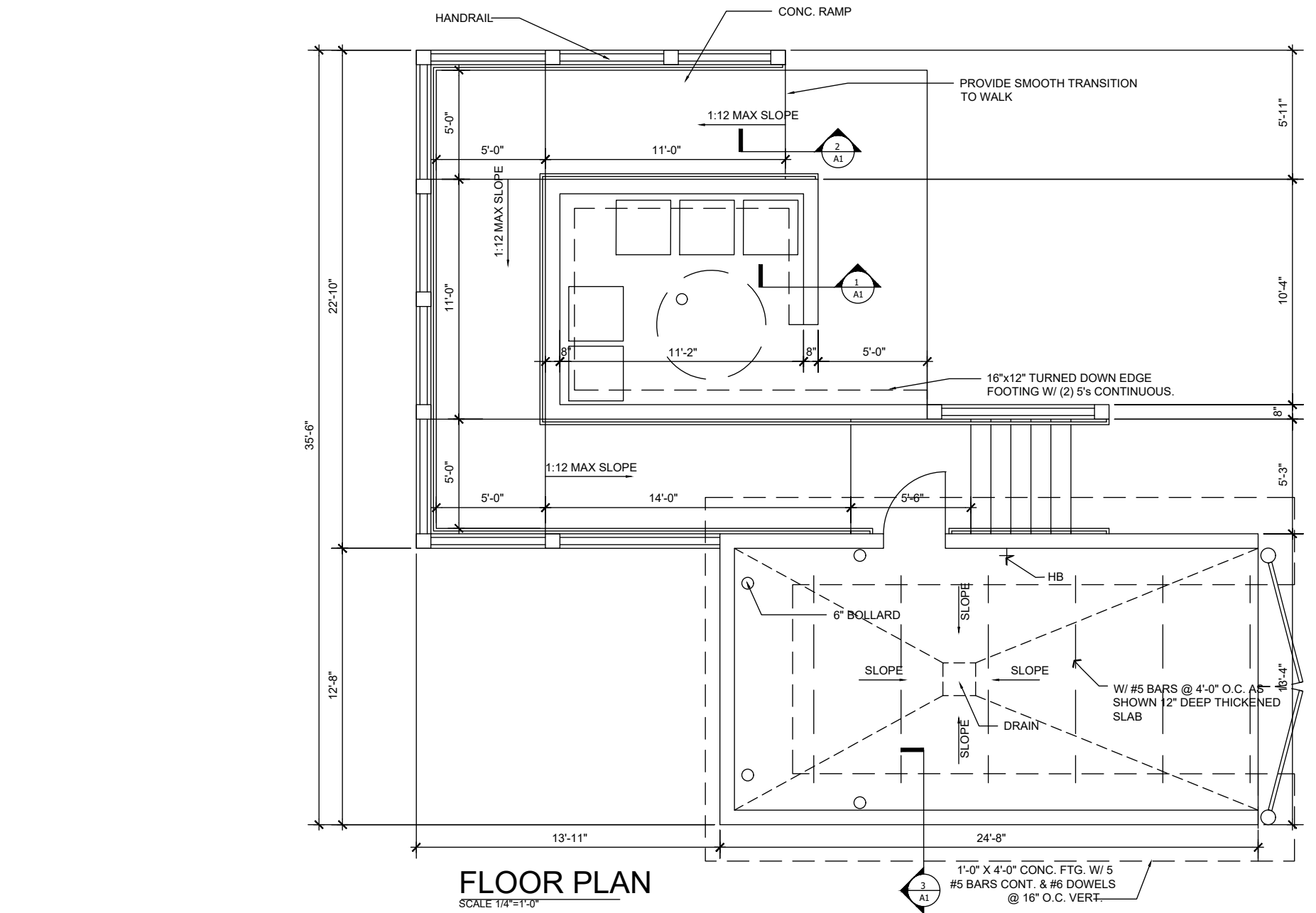
- TOP PORTION OF FTP 25 & 26 SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
- BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- FTP 25 & 26 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
- HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "\$250 FINE" SIGN.



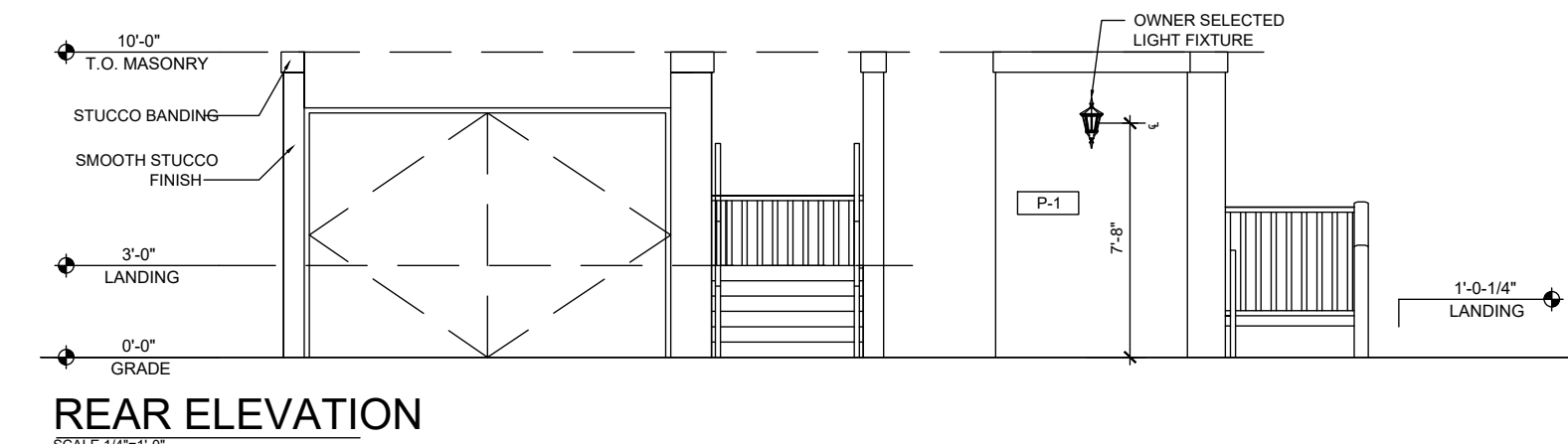
UNIVERSAL SYMBOL OF ACCESSIBILITY
N.T.S.

Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3' or 5' high and blue in color.

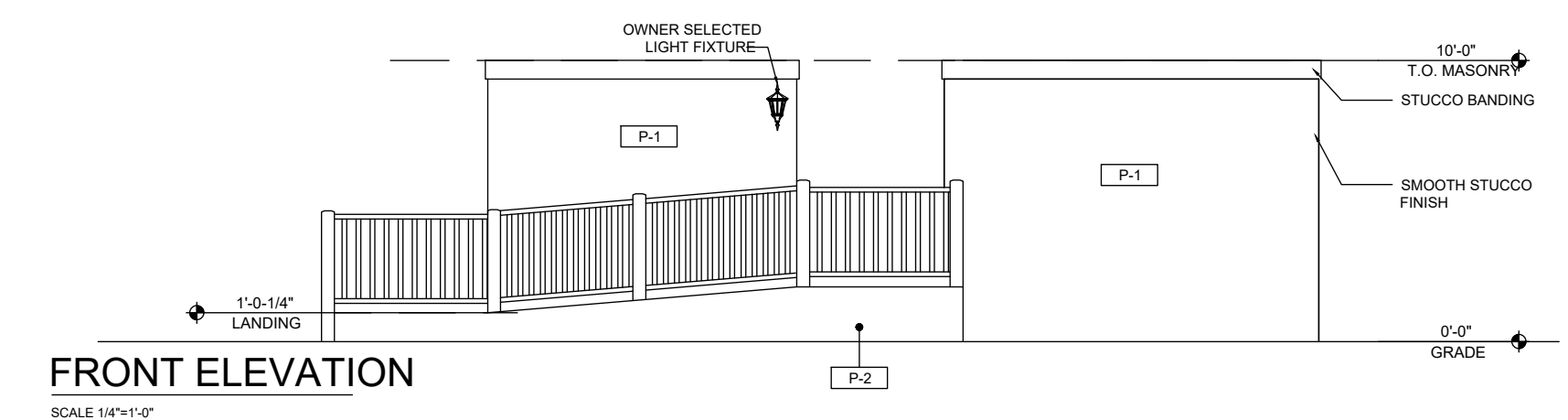
ACCESSIBLE PARKING SIGN DETAIL
N.T.S.



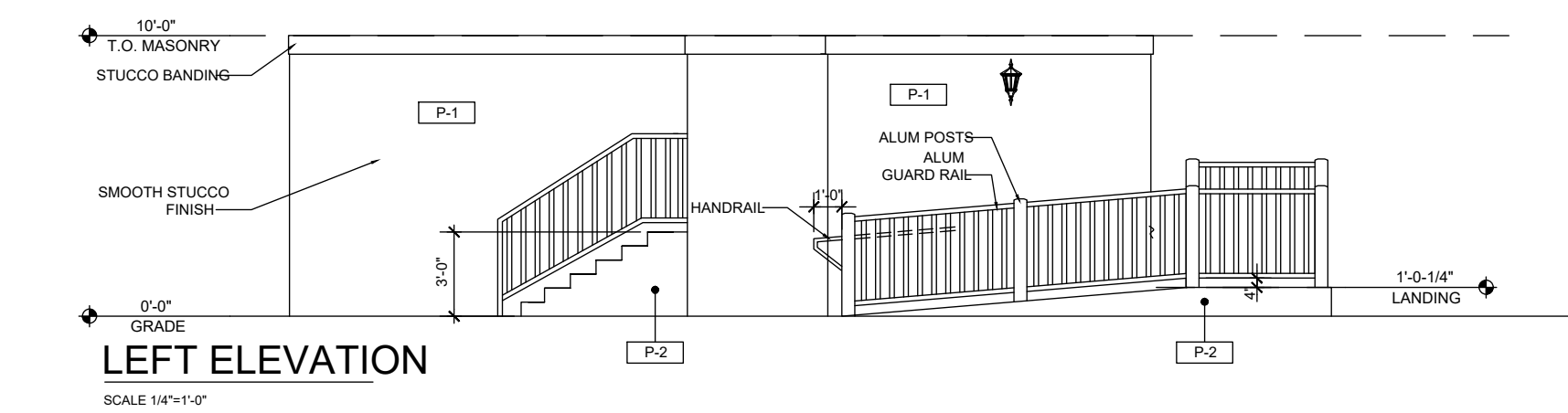
FLOOR PLAN
SCALE 1/8\"/>



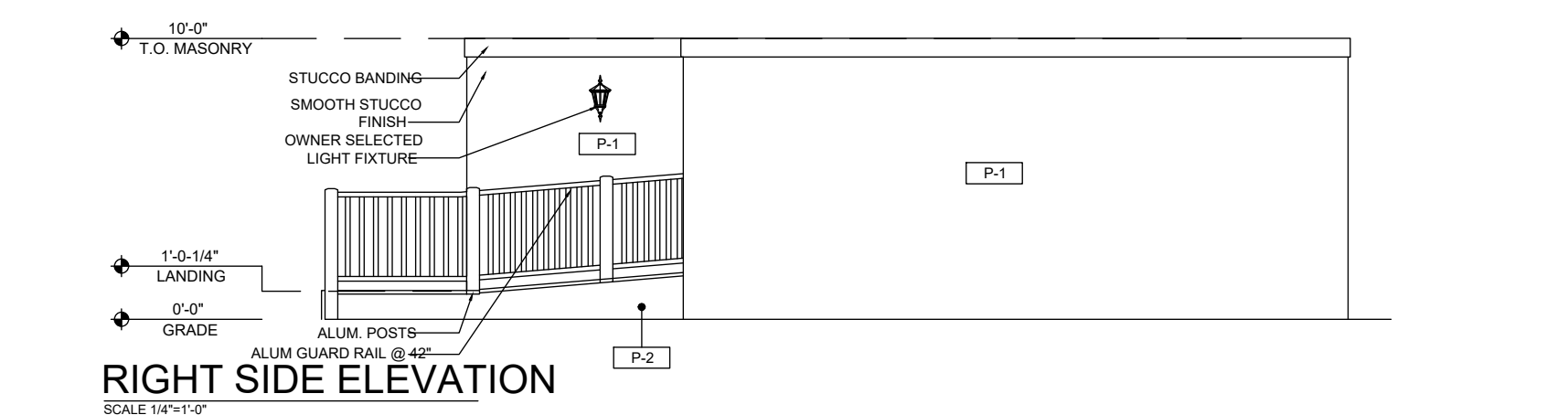
REAR ELEVATION
SCALE 1/8\"/>



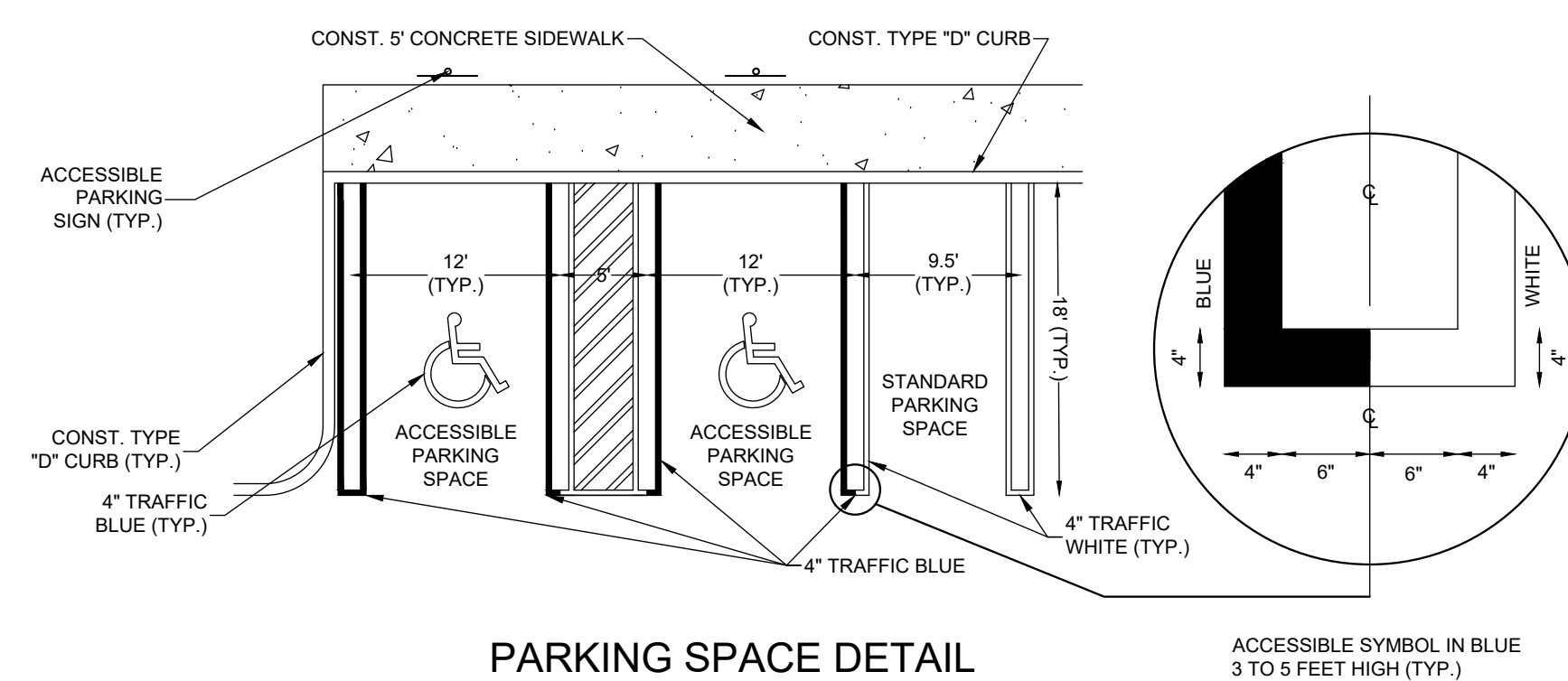
FRONT ELEVATION
SCALE 1/8\"/>



LEFT ELEVATION
SCALE 1/8\"/>



RIGHT SIDE ELEVATION
SCALE 1/8\"/>



PARKING SPACE DETAIL
N.T.S.

ACCESSIBLE SYMBOL IN BLUE 3 TO 5 FEET HIGH (TYP.)

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THE LUCIE AT TRADITION
APARTMENT COMPLEX
SITE PLAN DETAILS

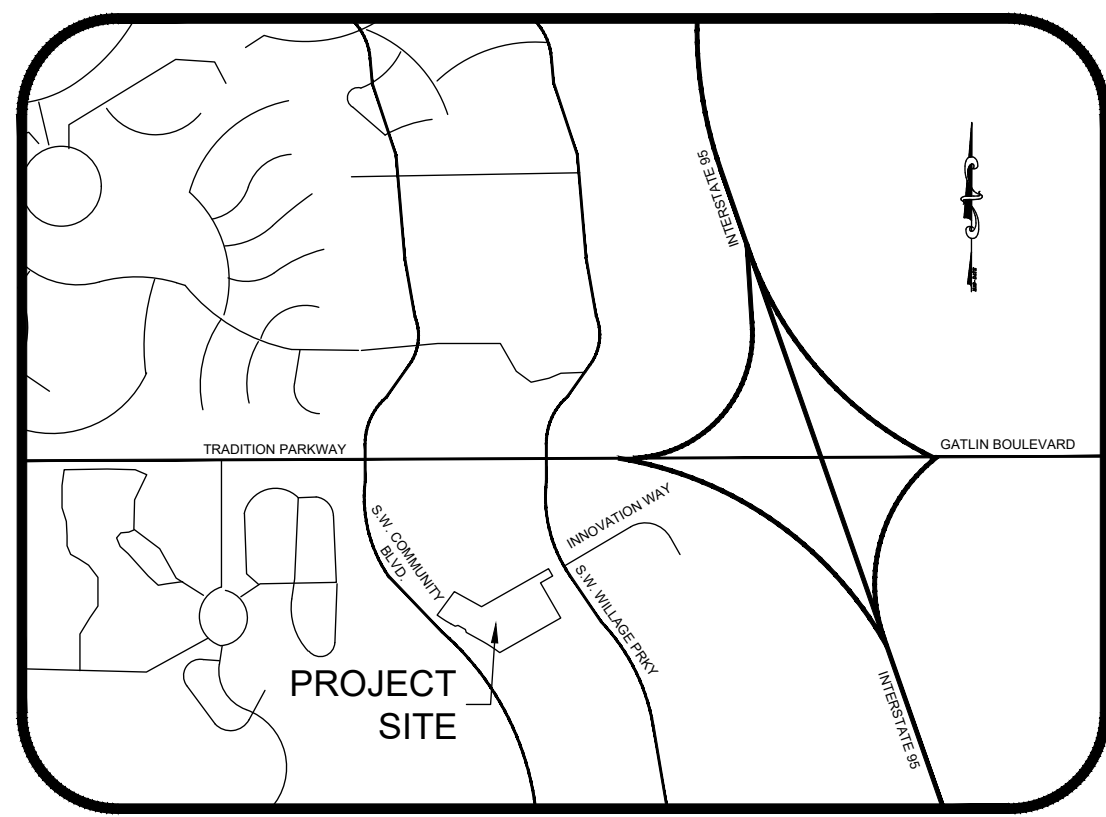
FLORIDA
PORT ST. LUCIE

BODNER TRADITION
PSL# 5396
PSLUSD# P20-244

Octavio 'Oats' Reis, P.E.
Lic # 65661
PLAN STATUS
02/04/21 SPRC COMMENTS
02/10/21 SPRC COMMENTS

DATE DESCRIPTION
JOB DESIGN DRAWN OR
SCALE N.T.S.
JOB No. 010745-00-001
DATE DECEMBER 02, 2020

PSL# P20-244
PSLUSD# 5396
SHEET
SP2



LOCATION MAP
N.T.S.

Owner / Developer
SC Bodner Company, Inc.
9075 N. Meridian Street
Indianapolis, IN 46260
Phone: (317) 536-2000

LEGEND

EXISTING	PROPOSED	
---	---	= PROPERTY BOUNDARY
---	---	= PHASE BOUNDARY
---	---	= EASEMENT
---	---	= PARCEL LINE
○	○	= NUMBER OF PARKING SPACES
○	○	= LIGHT POLE
○	○	= SIGN
○	○	= 5' DECORATIVE FENCE
○	○	= UNDERGROUND FPL
○	○	= SECONDARY ELECTRIC LINE
○	○	= FIBER OPTIC CABLE
○	○	= TRANSFORMER
○	○	= WATER LINE
○	○	= SANITARY SEWER
○	○	= DRAINAGE PIPE
○	○	= ADS ROOF DRAIN
○	○	= FIRE HYDRANT
○	○	= WATER VALVE
○	○	= SANITARY SEWER MANHOLE
○	○	= DRAINAGE STRUCTURE
○	○	= CONDENSER UNITS

PHASING

8" GRAVITY SANITARY SEWER BY THOMPSON THRIFT TO BE CONSTRUCTED PRIOR TO PHASE 1.

PHASE 1:

- UNDERGROUND UTILITIES WITHIN LIMITS OF PHASE 1
- WATER
- SANITARY
- FIRE
- STORM EXCEPT ROOF DRAINS AROUND BUILDINGS
- FPL CONDUIT
- TELECOM

PAVEMENT WITHIN LIMITS OF PHASE 1 THROUGH FIRST LIFT ASPHALT

- OUTSIDE PERIMETER CURBS WITHIN LIMITS OF PHASE 1
- CURBS AT OUTSIDE LANDSCAPE ISLANDS WITHIN LIMITS OF PHASE 1
- CURBS WITHIN UTILITY EASEMENTS WITHIN PHASE 1
- PERIMETER LANDSCAPE AND IRRIGATION WITHIN BUFFER
- PERIMETER FENCE
- ANY WORK WITHIN 10' OF THE GARAGES TO BE COMPLETED AFTER GARAGE CONSTRUCTION
- CLUBHOUSE AND ENTRY AREA OUTSIDE OF GATES TO BE 100%
- FIRE TRUCK ACCESS TO EACH BUILDING THAT IS PERMITTED
- MASTER STORM SYSTEM INCLUDING POND AND OFFSITE

WORK TO BE COMPLETED AFTER THE FIRST BUILDING AND BEFORE THE 2ND BUILDING:

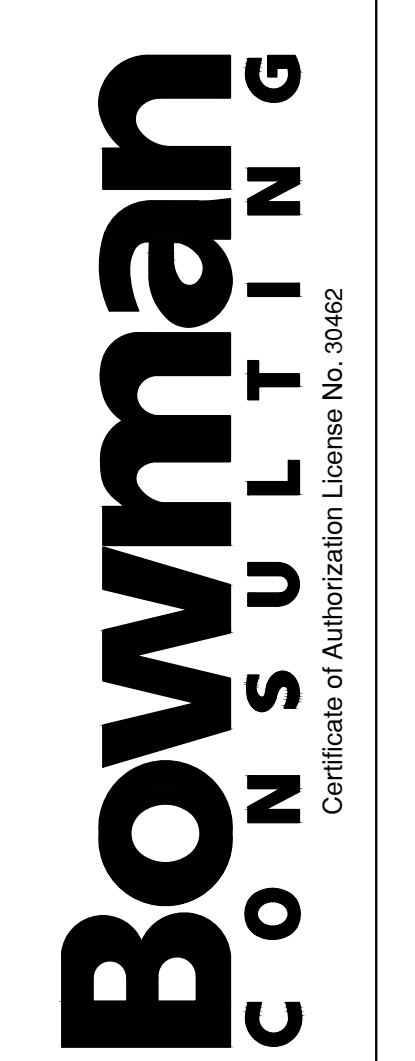
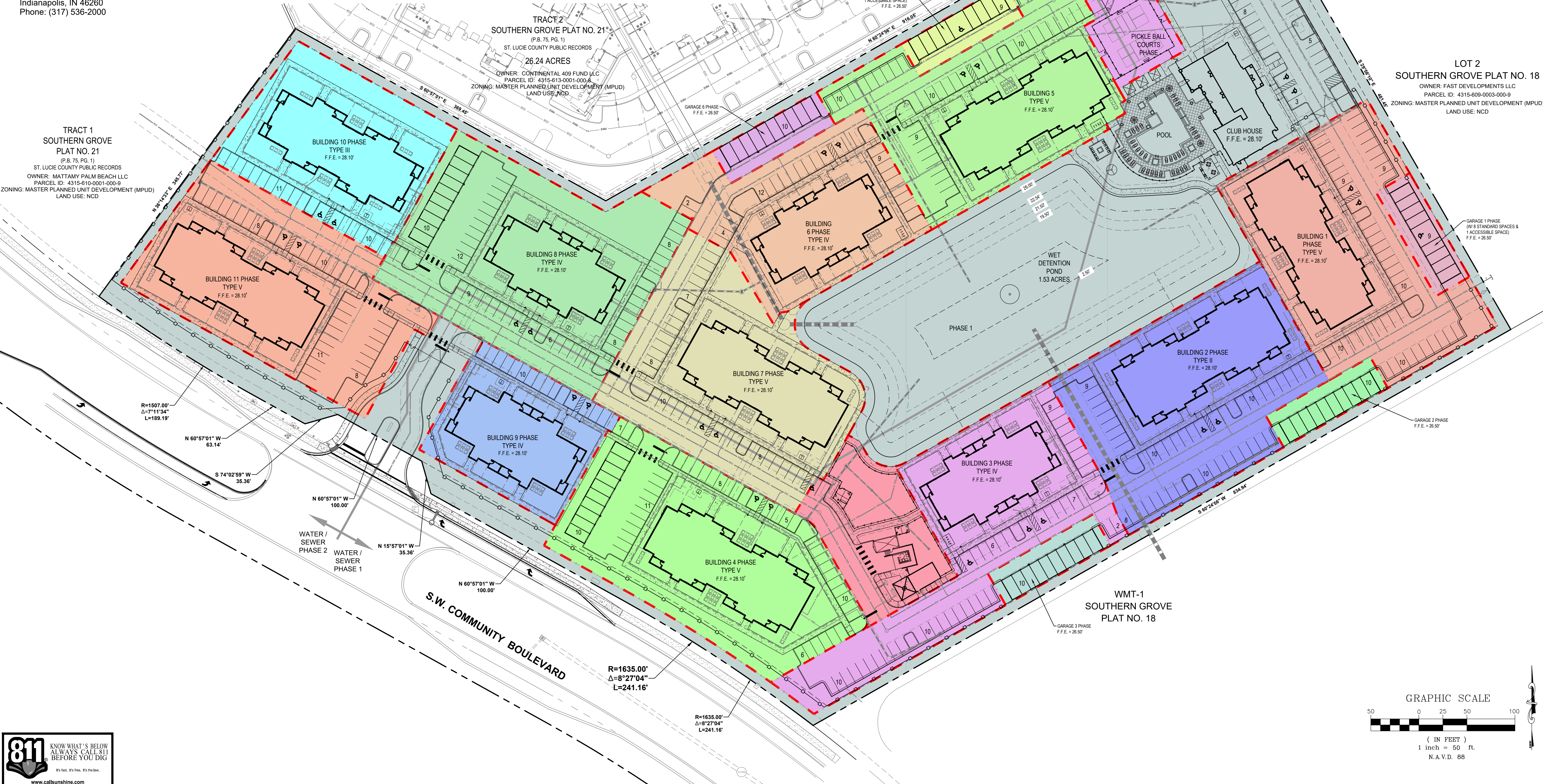
- TRASH COMPACTOR, DUMPSTER ENCLOSURE AND ASSOCIATED SITE WORK 100%
- MAINTENANCE BUILDING AND ALL ASSOCIATED SITE WORK 100%
- PET PARK AND ALL ASSOCIATED SITE WORK 100%

SUBSEQUENT BUILDING PHASES (ALL WORK TO BE 100% WITHIN LIMITS OF INDIVIDUAL PHASES):

- EACH BUILDING AND ASSOCIATED SITEWORK
- 2ND LIFT/FINAL PAVING
- CURBS ALONG FRONTS OF BUILDINGS
- CURBS AT LANDSCAPE ISLANDS IN FRONT OF BUILDINGS
- LANDSCAPE, IRRIGATION, STRIPING AND SIGNAGE

FINAL PHASE (ALL WORK TO BE 100%):

- ALL WORK LISTED IN PREVIOUS PHASES
- FINAL BUILDING
- ALL WORK ASSOCIATED WITH BACK GATE
- ALL REMAINING WORK THROUGHOUT ENTIRE SITE
- SWEEP AND RESTORE AS APPLICABLE
- VACUUM STORM SYSTEM
- ANY OFFSITE WORK OR RESTORATION



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FLORIDA

THE LUCIE AT TRADITION
APARTMENT COMPLEX
PHASING PLAN

PORT ST. LUCIE

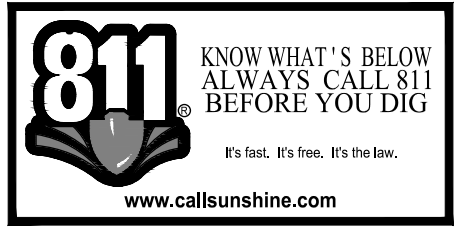
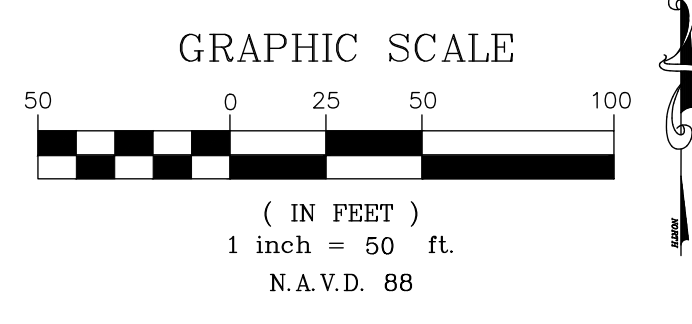
BODNER TRADITION
PSL# 5396
PSLUSD# P20-244

Octavio 'Oats' Reis, P.E.
Lic # 65661

PLAN STATUS
02/04/21 SPRC COMMENTS
02/10/21 SPRC COMMENTS

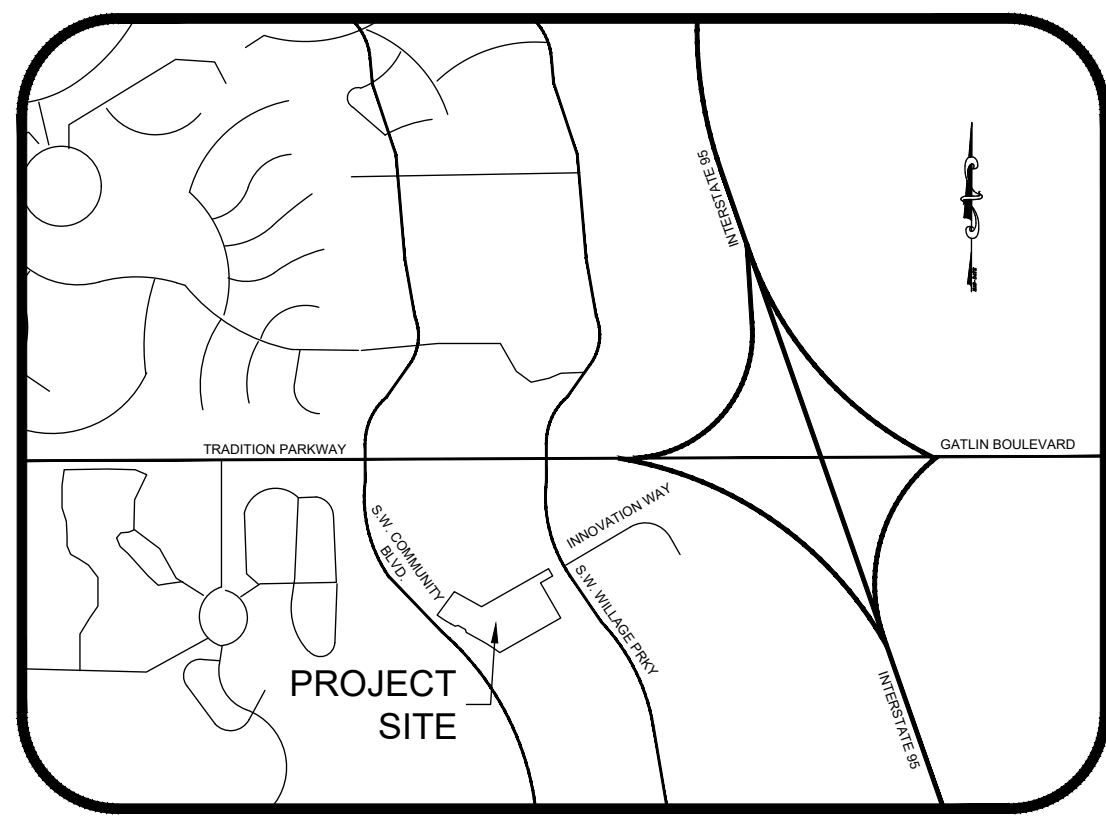
DATE	DESCRIPTION
JOB DESIGN	JOB DRAWN
OR CHKD	

SCALE 1" = 50'
JOB No. 010745-00-001
DATE DECEMBER 02, 2020

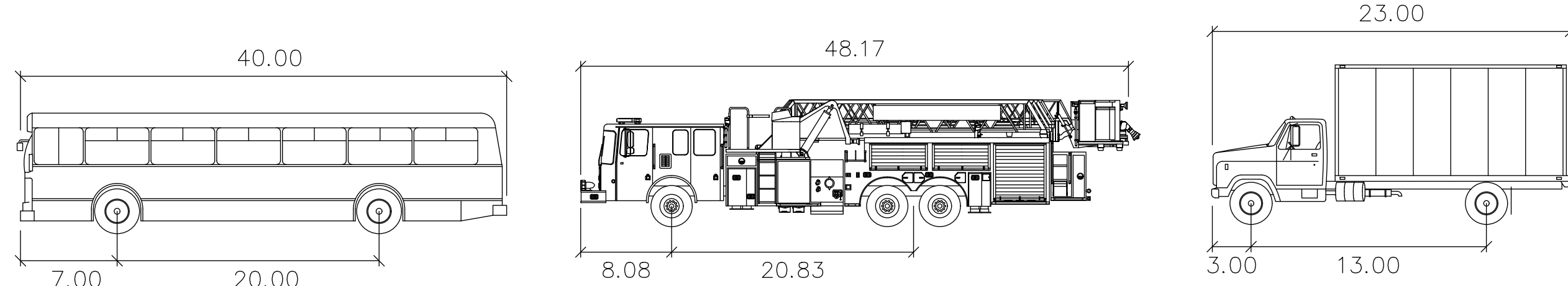


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Cad file name: P:\010745 - SC Bodner\010745-00-001 (ENG) - Tradition Apts\Engineering\CAD\Plans (dwg)\010745 SITE.dwg 2/10/2021



LOCATION MAP
N.T.S.

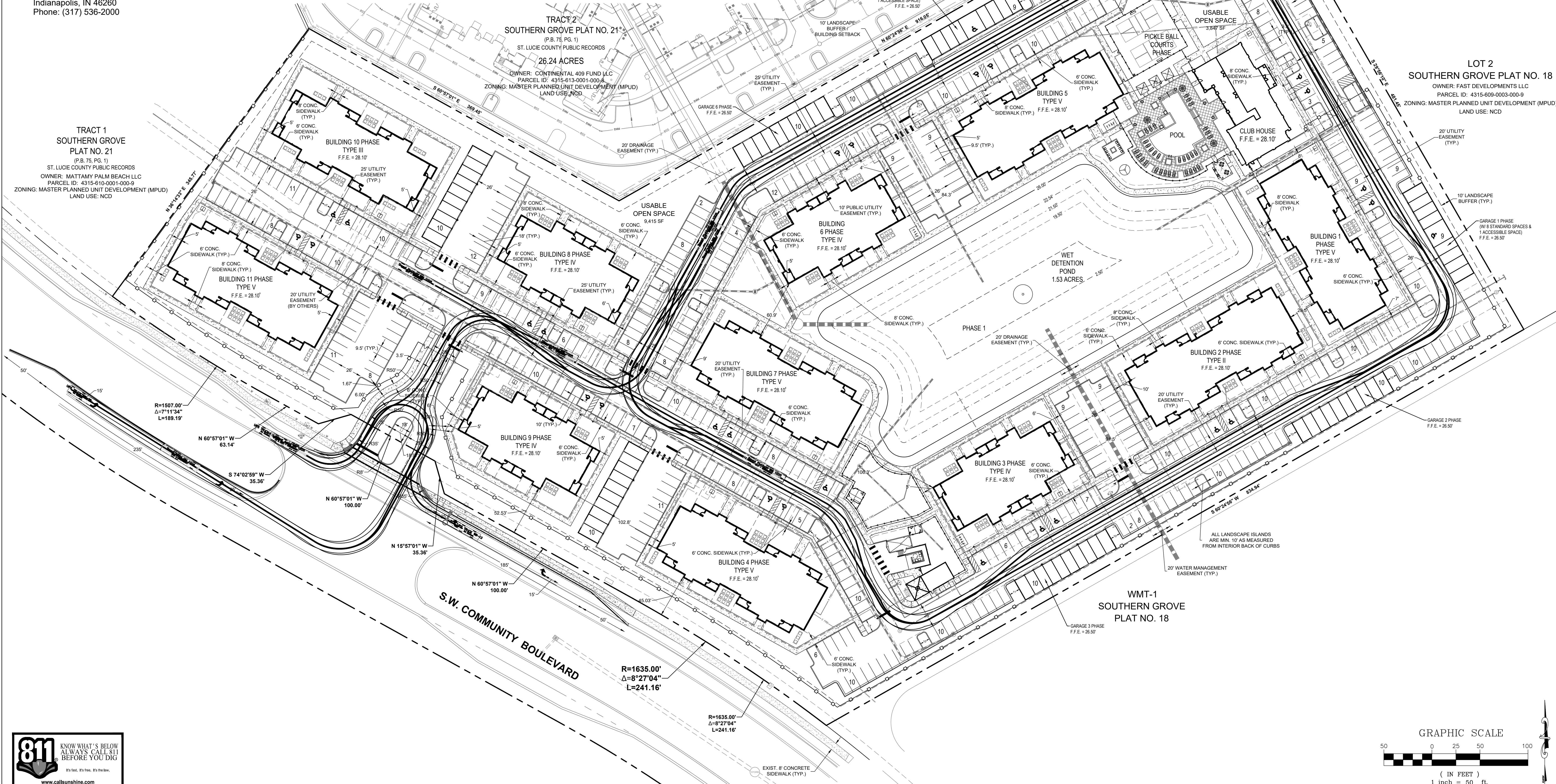


S-BUS-40
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 34.4

Smeal Platform MM 100ft
feet
Width : 8.33
Track : 7.92
Lock to Lock Time : 6.0
Steering Angle : 45.0

UPS TRUCK WB-13
feet
Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 31.8

Owner / Developer
SC Bodner Company, Inc.
9075 N. Meridian Street
Indianapolis, IN 46260
Phone: (317) 536-2000



Bowman
CONSULTING
Certificate of Authorization License No. 30462

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THE LUCIE AT TRADITION
APARTMENT COMPLEX
VEHICLE ROUTE PLAN

BODNER TRADITION
PSL# 5396
PSLUSD# P20-244

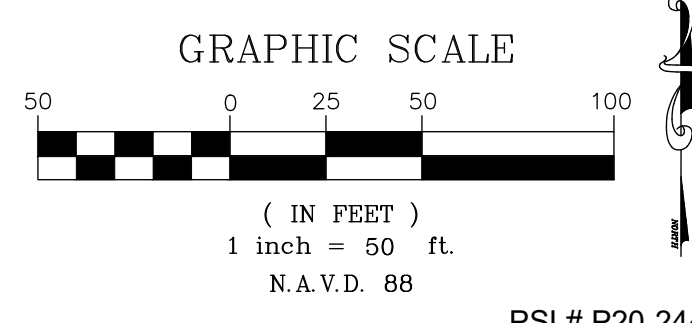
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Lic # 65661
PLAN STATUS
02/04/21 SPRC COMMENTS
02/10/21 SPRC COMMENTS

DATE	DESCRIPTION
02/04/21	SPRC COMMENTS
02/10/21	SPRC COMMENTS

DATE DECEMBER 02, 2020
JOB No. 010745-00-001
DATE DECEMBER 02, 2020
SHEET



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