

BOUNDARY & TOPOGRAPHIC SURVEY FOR: BLAIN ONEY

STREET ADDRESS

495 PENINSULA DRIVE, FORT PIERCE, FL 34946

LEGAL DESCRIPTION

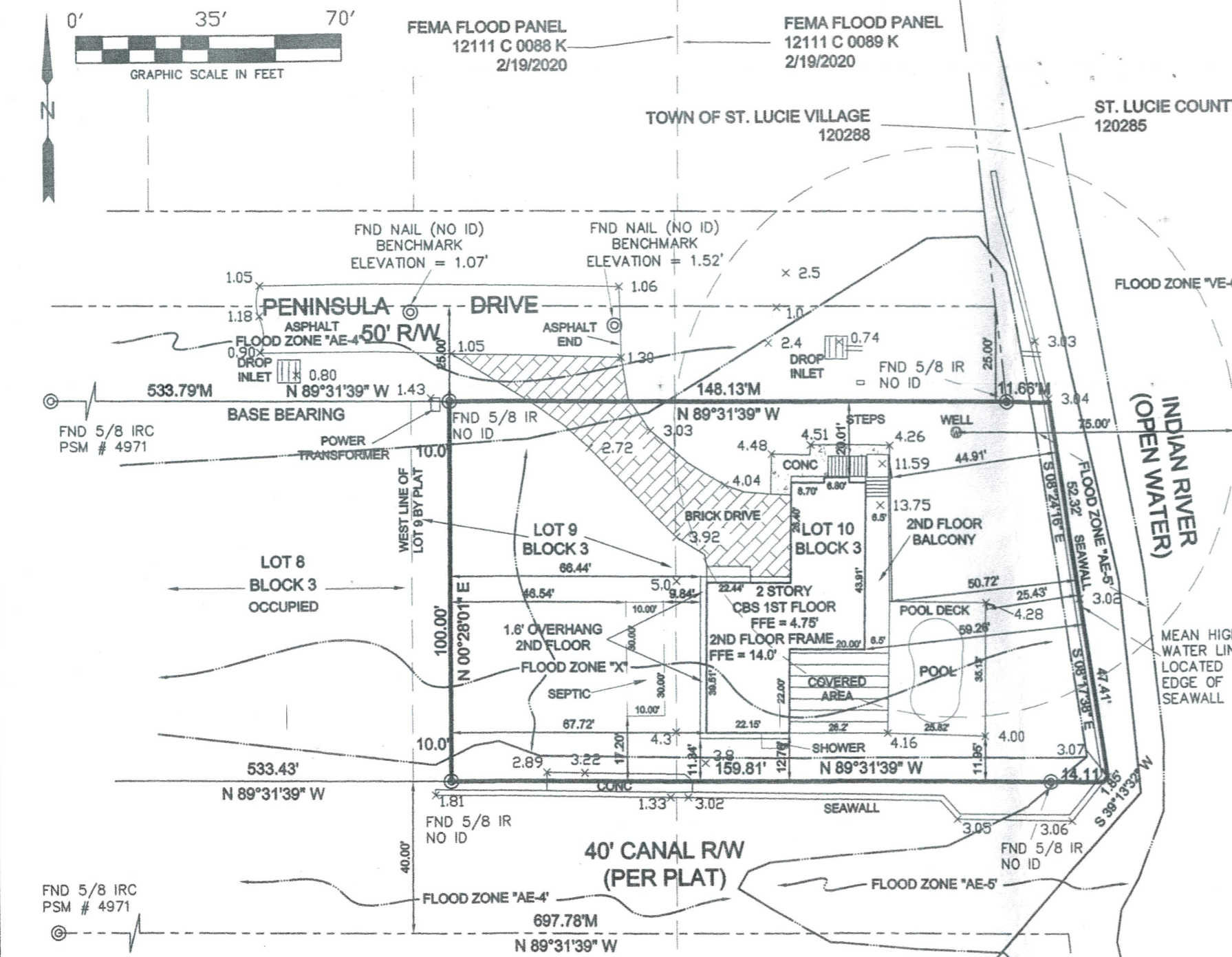
EAST 60 FEET LOT 9 AND ALL OF LOT 10, BLOCK 3, ACCORDING TO THE PLAT OF RIVERSIDE HARBOR SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 5, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. SAID EAST 60 FEET OF LOT 9 BEING MEASURED BY RUNNING FROM THE NORTHWEST CORNER OF LOT 10, RUN WESTERLY 60 FEET ALONG THE BOUNDARY OF LOT 9; THENCE RUN SOUTHERLY TO THE SOUTH BOUNDARY OF LOT 9 PARALLELING THE LOT LINE; THENCE RUN EASTERLY TO THE LINE DIVIDING LOTS 9 AND 10; THENCE RUN NORTHERLY TO THE POINT OF BEGINNING, TOGETHER WITH ALL INTEREST IN LANDS AND ACCRETION FROM THE EAST BOUNDARY OF LOT 10, BLOCK 3, AFORESAID, SAID EXTENSION BEING APPROXIMATELY 100 FEET IN LENGTH (NORTH AND SOUTH) AND EXTENDING EASTERLY TO THE MEAN HIGH WATER MARK OF THE WESTERN SHORE OF THE INDIAN RIVER AND/OR EASTERLY BOUNDARY OF EXISTING BULK HEAD, WHICHEVER IS FURTHER, TOGETHER WITH RIPARIAN RIGHTS. (ORB 3730, PG. 1561)

LEGEND & ABBREVIATIONS

A	ARC LENGTH	ORB	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	P	PLAT DATA
BSL	BUILDING SETBACK LINE	PB	PLAT BOOK
C	CALCULATED FROM FIELD MEASUREMENTS	PCP	PERMANENT CONTROL POINT
CBS	CONCRETE BLOCK STRUCTURE	PG(S)	PAGE(S)
CONC	CONCRETE	POB	POINT OF BEGINNING
CM	CONCRETE MONUMENT	POC	POINT OF COMMENCEMENT
C/L	CENTERLINE	PSM	PROFESSIONAL SURVEYOR & MAPPER
D&UE	DRAINAGE & UTILITY EASEMENT	R	RADIUS
ELEV	ELEVATION	R/W	RIGHT OF WAY
FFE	FINISH FLOOR ELEVATION	TOB	TOP OF BANK
FND	FOUND	TOS	TOE OF SLOPE
ID	IDENTIFICATION NUMBER	UE	UTILITY EASEMENT
IP	IRON PIPE	ELEV	ELEVATION (TYPICAL)
IR	IRON ROD	WM	WATER METER
IRC	IRON ROD & CAP	SM	SEWER MANHOLE
LB	LICENSED BUSINESS	U	UTILITY POLE
LS	LICENSED SURVEYOR	Δ	DELTA
M	MEASURED DATA	⊙	ELECTRIC SERVICE BOX
NAVD	NORTH AMERICAN VERTICAL DATUM	⊙	TELEPHONE SERVICE BOX
OHP	OVERHEAD UTILITIES		

GENERAL NOTES

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS RESIDENTIAL.
2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.
3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF PENINSULA DRIVE, HAVING A BEARING OF S89°31'39"E, ACCORDING TO THE PLAT OF RIVERSIDE HARBOR SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 5, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA.
5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X & AE", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0088 K & 12111 C 0089 K, EFFECTIVE DATE FEBRUARY 19, 2020. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE.
6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BASE BENCHMARK, ST. LUCIE COUNTY, "X-RAY".
7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.
8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.
9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.
10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.
11. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.
12. THE LAST DATE OF FIELD WORK WAS APRIL 01, 2020.



GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.
2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.
3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.
4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

CERTIFICATIONS

BLAINE E. ONEY;
LADONNA ONEY;

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

DATE SIGNED: 06/01/2020

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JOB NO. 18-516
DATE: 06/01/2020
SCALE: 1"=35'
DRAWN BY: CA
REVIEWED BY: CA

ARNOLD SURVEYING, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
FLORIDA LICENSED BUSINESS NUMBER 7903
4888 N. KINGS HIGHWAY #425, FORT PIERCE, FLORIDA 34951
24 VERDE VISTA, FORT PIERCE, FLORIDA 34951
(772) 708-1819 SURVEY@ASI-SURVEY.COM

21009 044 SITE AND ROOF
21009 044 SITE AND ROOF

PENINSULA DRIVE

END PAVEMENT

11x0.8

2.4 x

11x0.74

75.0° FROM WELL

TRANS 1.43

COVERED BALCONY

WELL

RIVER

PUMP HOUSE

37.5 SEPTIC FIELD (600SF)

25.0

SITE AND ROOF
SKETCH PLAN - PRELIM.

1/16" = 1'-0"

UNOBSTRUCTED AREA (300SF)

COVERED BALCONY

10.0

495 PENINSULA DR.
FT. PIERCE, FL. 34946

BOAT TRAILER STORAGE

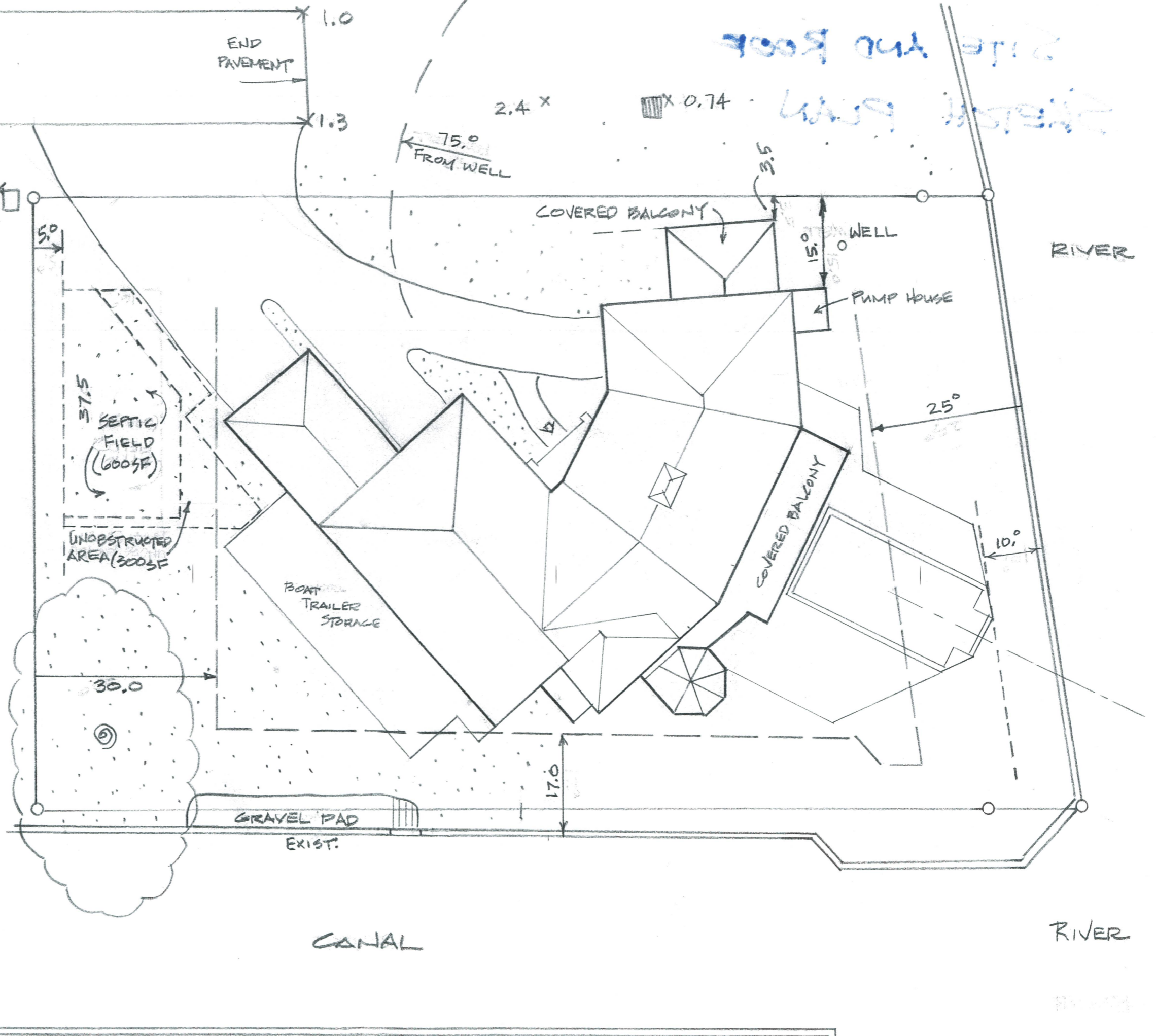
30.0

17.0

GRAVEL PAD EXIST.

CANAL

RIVER



CONSTRUCTION DOCUMENTS

ONEY SEAWALL & BOATLIFT

FORT PIERCE, FLORIDA

OCTOBER 14, 2021

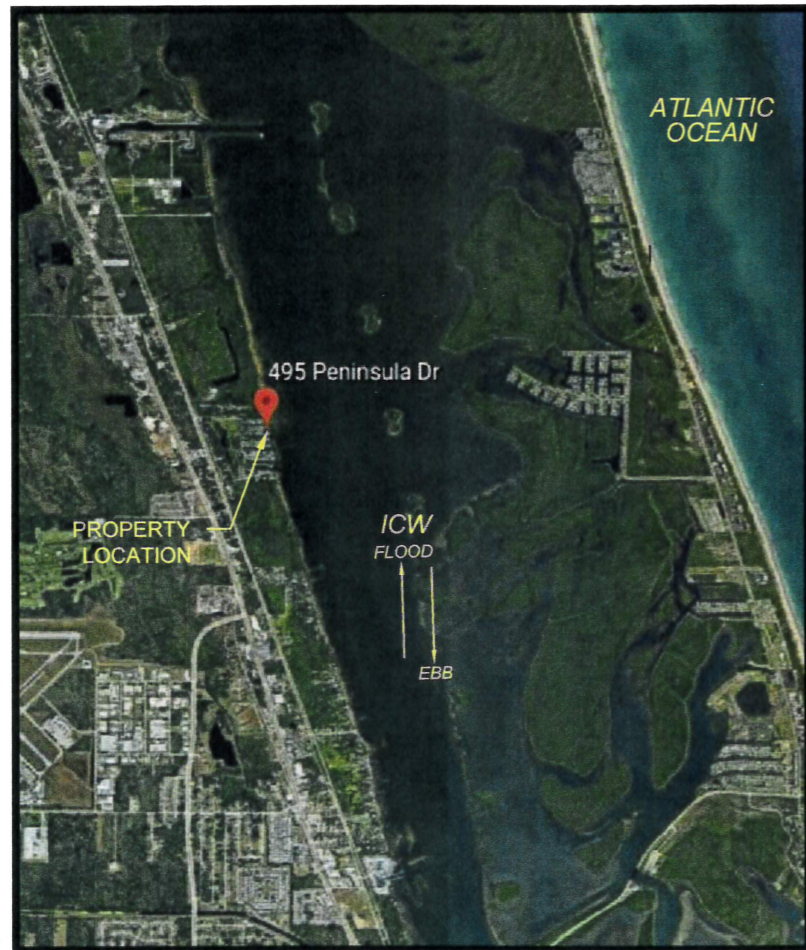


TABLE OF CONTENTS

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2	PROPOSED SEAWALL & BOATLIFT LAYOUT PLAN
3	CROSS SECTIONS AND NOTES

PREPARED FOR:
BLAINE ONEY
495 PENINSULA DRIVE
FORT PIERCE, FL 34946

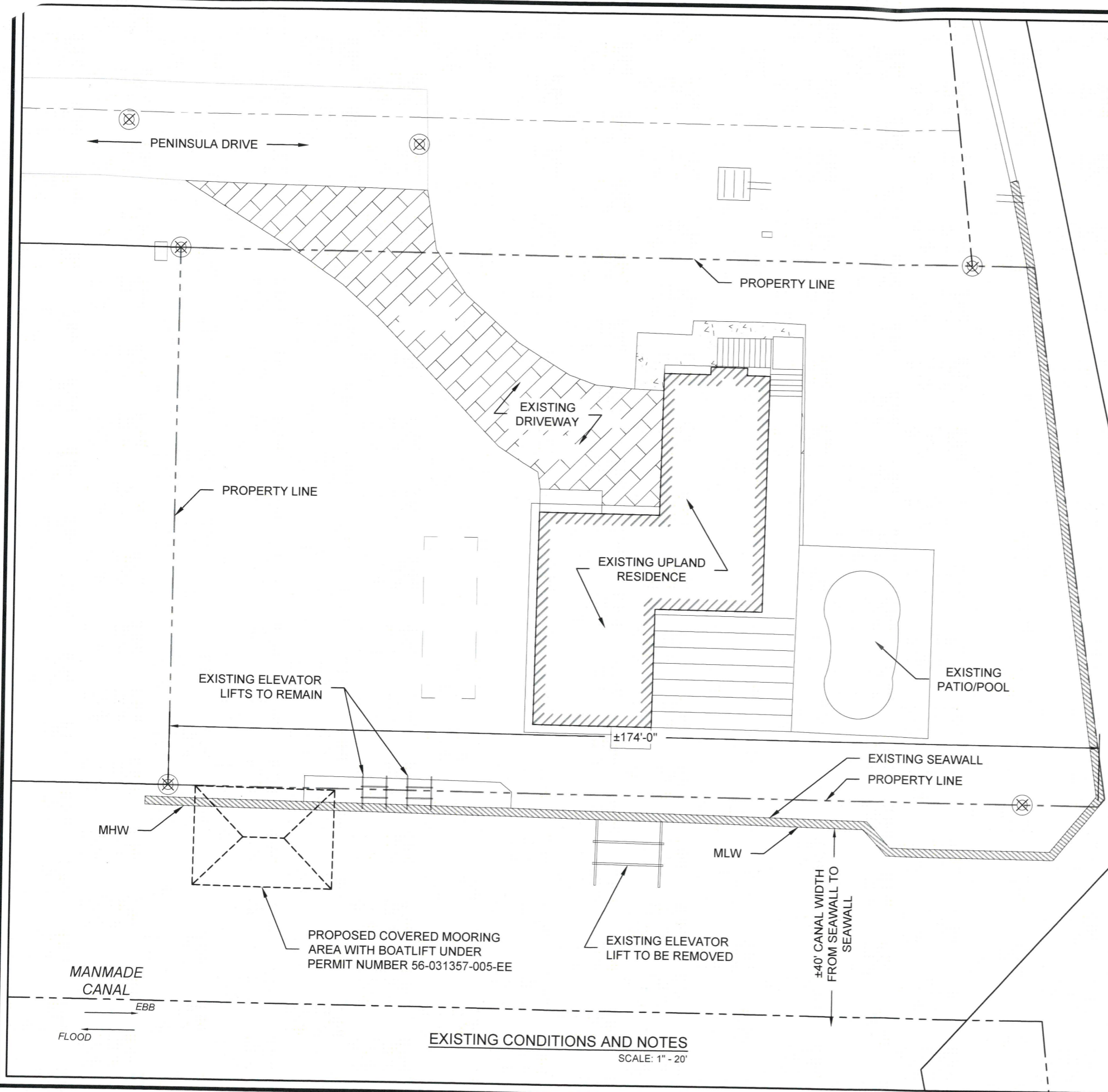
PREPARED BY:



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SUITE 302
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561-315-3318
www.bmainc.co

Mark
Bolchoz
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Digitally signed
by Mark
Bolchoz
Date:
2021.10.22
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GENERAL NOTES:

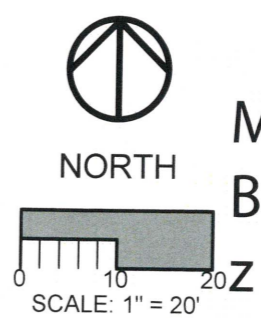
1. PROPERTY LINES AND LAYOUT FEATURES SHOWN IN THESE PLANS ARE BASED ON INFORMATION TAKEN FROM SURVEY PERFORMED BY ARNOLD SURVEYING, INC, DATED JUNE 1, 2020.
2. ELEVATIONS SHOWN ON UPLAND ARE REFERENCED TO NAVD88 (SEE SITE SURVEY FOR BENCHMARK LOCATION).
3. SCOPE OF WORK INCLUDES RELOCATION OF SEAWALL SECTION, AND INSTALLATION OF NEW ELEVATOR LIFT. SCOPE ALSO INCLUDES REMOVAL OF PORTION OF EXISTING WALL AND FILL.
4. ALL DEBRIS SHALL BE DISPOSED OF AT AN OFFSITE DISPOSAL SITE. ANY DEBRIS FALLING INTO THE WATER SHALL BE RETRIEVED AND DISPOSED OF OFFSITE.
5. ANY IMPACTED AREAS SHALL BE RETURNED TO A ROUGH-GRADED AND BETTER-THAN-ORIGINAL CONDITION. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH EXISTING AND PROPOSED CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
6. SEE SHEET 1 FOR EXISTING CONDITIONS AND NOTES; SHEET 2 FOR PROPOSED BOATLIFT LAYOUT PLAN; SHEET 3 FOR CROSS SECTIONS AND DETAILS.
7. ALL INFORMATION CONTAINED IN THESE PLANS SHALL BE FIELD CONFIRMED AS NECESSARY BY CONTRACTOR PRIOR TO AND DURING ALL CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES WHICH MAY MATERIALLY ALTER THE DESIGN AND/OR CONSTRUCTION SCOPE SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
8. ANY MODIFICATIONS TO THESE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO EXECUTION.
9. THIS PROJECT HAS BEEN APPROVED THROUGH A PERMIT EXEMPTION FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND A STATE PROGRAMMATIC GENERAL PERMIT FROM THE US ARMY CORPS OF ENGINEERS, FILE NO. 56-0313157-007-008-EE. CONTRACTOR SHALL ADHERE TO ALL CONDITIONS OF REGULATORY APPROVALS.

Drawn by:	DS
Checked by:	MDB
Date:	10/14/2021
Sheet No.	1

Revisions	
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EXISTING CONDITIONS AND NOTES
ONEY SEAWALL & BOATLIFT
 495 PENINSULA DRIVE
 FORT PIERCE, FLORIDA 34946

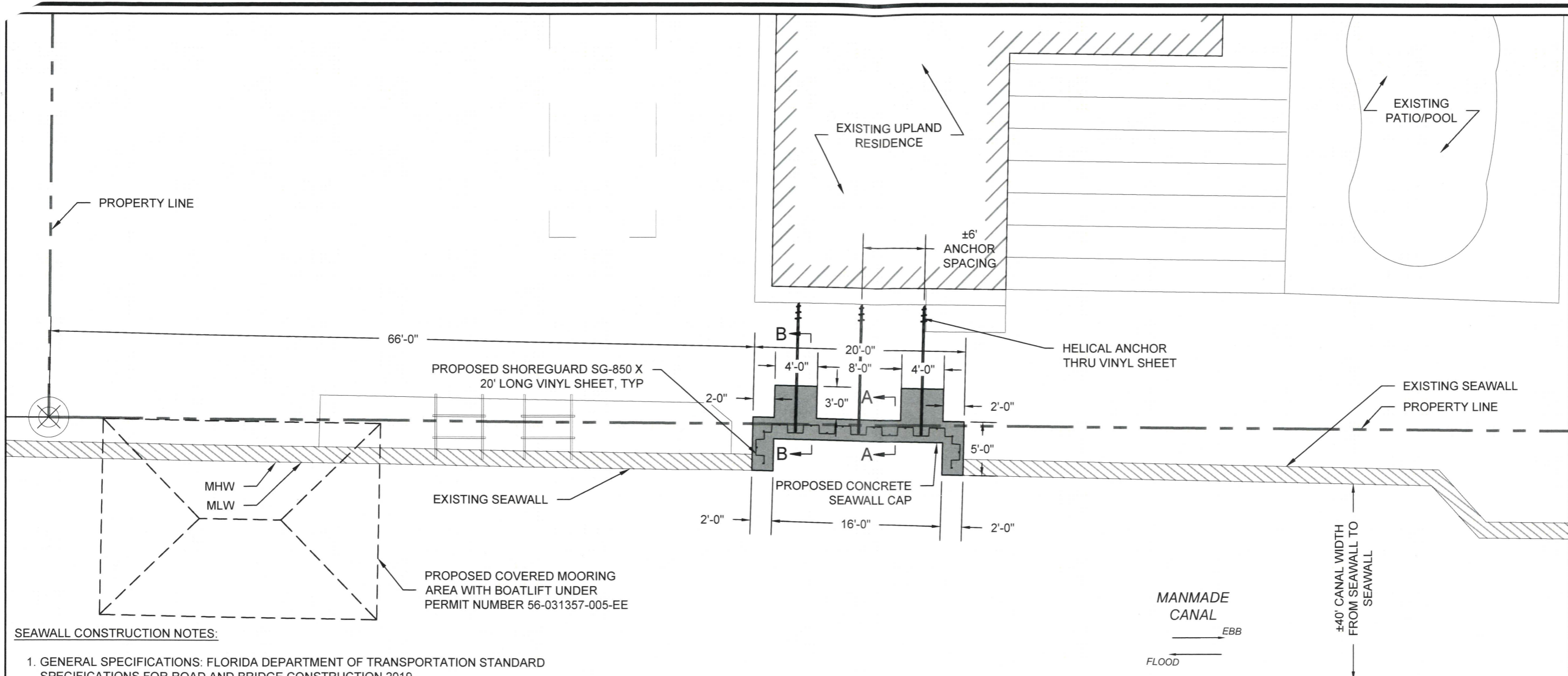
2086



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 by Mark
Mark Bolcho
 Date:
 2021.10.22
 12:04:34 -04'00'

Bolchoz Marine Advisors, Inc.
 618 US HIGHWAY 1
 SUITE 302
 N PALM BEACH, FL 33408
 561-315-3318
 www.bmainc.co

EXISTING CONDITIONS AND NOTES
 SCALE: 1" = 20'



SEAWALL CONSTRUCTION NOTES:

1. GENERAL SPECIFICATIONS: FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2019.
2. DESIGN SPECIFICATION: FLORIDA BUILDING CODE 2020; ACI 318-05 BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE.
2. DESIGN LOADING: LIVE LOAD = 100 psf
WIND LOAD 170 mph (ULTIMATE), 3 SECOND GUSTS
132 mph (SERVICE), 3 SECOND GUSTS
3. MATERIAL STRESSES: ALL MATERIAL PROPERTIES ARE IN ACCORDANCE WITH CURRENT AASHTO SPECIFICATIONS FOR THE MATERIALS SHOWN IN THE PLANS.
ENVIRONMENT - EXTREMELY AGGRESSIVE
CONCRETE: MINIMUM 28-DAY STRENGTH:
PRESTRESSED: CLASS IV CONCRETE (F'C = 6000 PSI)
CAST-IN-PLACE: CLASS IV CONCRETE (F'C = 5000 PSI)
WATER/CEMENT RATIO MAX .40; CIP CONCRETE SLUMP 3" TO 5"
4. CONCRETE:
 - a. PROVIDE 3/4 INCH CHAMFERS ON ALL EXPOSED EDGES AND CORNERS EXCEPT AS OTHERWISE NOTED.
 - b. PROVIDE A LIGHT BROOM FINISH ON TOP SURFACE OF SEAWALL CAP.
5. REINFORCEMENT:
 - a. REINFORCEMENT SHALL BE ASTM A-615, GRADE 60, TYPICAL UNLESS NOTED OTHERWISE (U.N.O.).
 - b. ALL DIMENSIONS PERTAINING TO LOCATION OF REINFORCING ARE TO CENTERLINE OF BARS EXCEPT WHERE THE CLEAR DIMENSION IS SHOWN TO THE FACE OF CONCRETE.
 - c. REINFORCING IN CONCRETE SHALL BE CONTINUOUS-LAP BARS 36 DIAMETERS. HORIZONTAL BAR LAPS SHALL BE STAGGERED.
 - d. REINFORCEMENT SHALL BE CAREFULLY PLACED, RIGIDLY SUPPORTED, AND WELL-TIED WITH BAR SUPPORTS AND SPACERS.

PROPOSED SEAWALL & BOATLIFT LAYOUT PLAN

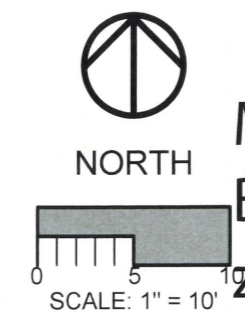
SCALE: 1" = 10'

SHEETPILES NOTES:

1. SHEET TO BE SHOREGUARD SG-850 X 20' LONG (OR APPROVED EQUAL)
2. BACKFILL VOID BETWEEN EXISTING AND NEW SHEETING WITH #57 STONE.
3. SHEETPILE LAYOUT PLAN IS SHOWN SCHEMATICALLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING FINAL QUANTITY AND LAYOUT OF SHEETPILES.

HELICAL NOTES:

1. HELICAL ANCHOR TO BE DESIGNED AND INSTALLED BY ANCHOR SUPPLIER WITH AN ALLOWABLE LOAD OF 15 KIPS.

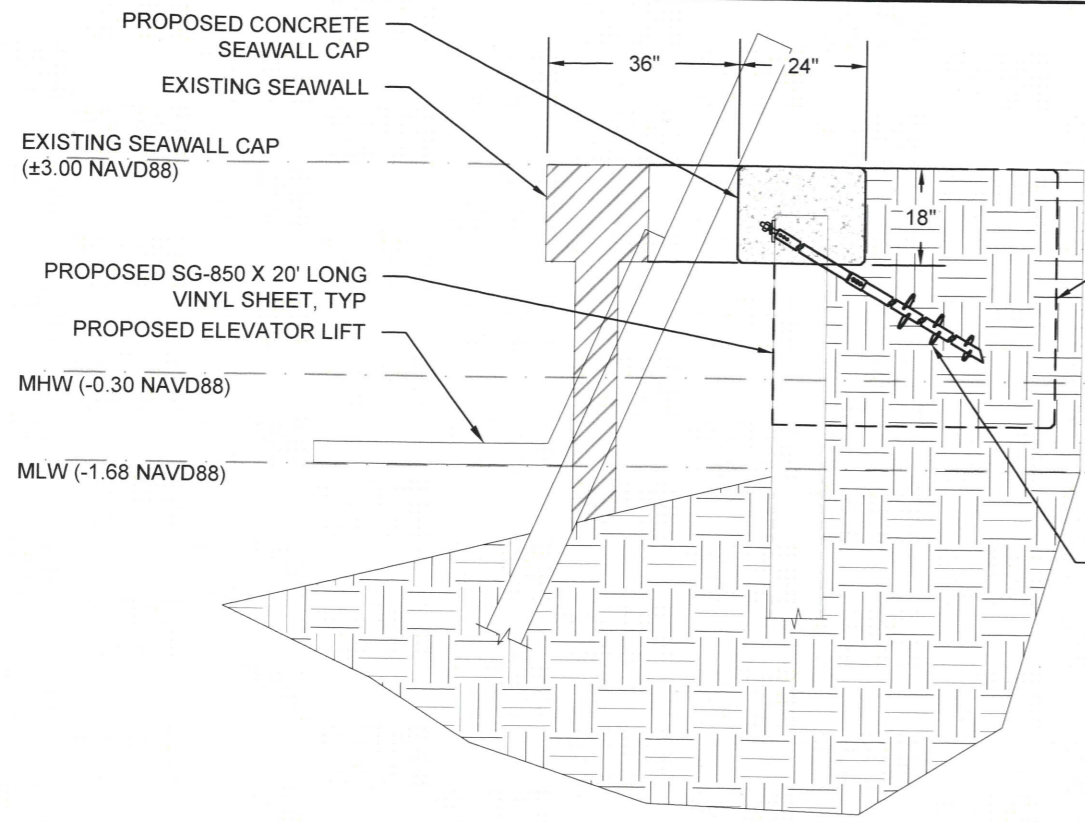


Mark Bolcho

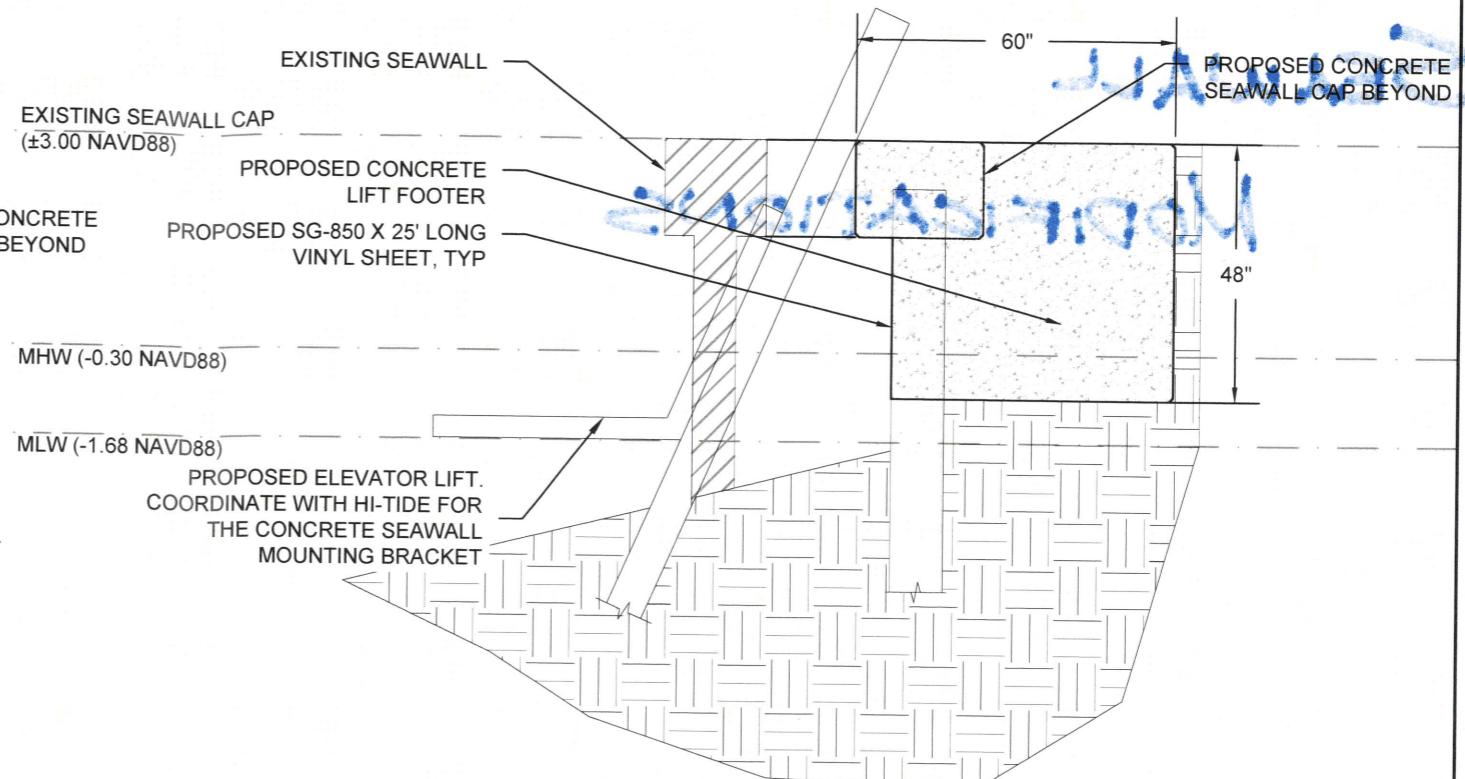
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Revisions		Drawn by: DS	Checked by: MDB	Date: 10/14/2021	Sheet No. 2
<p>PROPOSED SEAWALL & BOATLIFT LAYOUT PLAN</p> <p>ONEY SEAWALL & BOATLIFT</p> <p>495 PENINSULA DRIVE FORT PIERCE, FLORIDA 34946</p>					
2086					

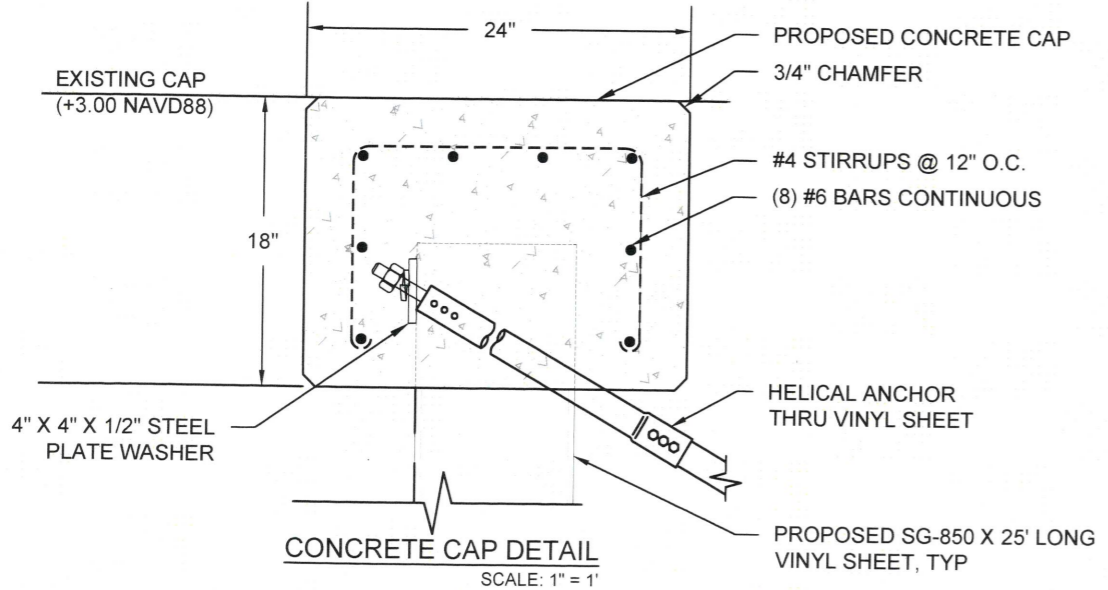
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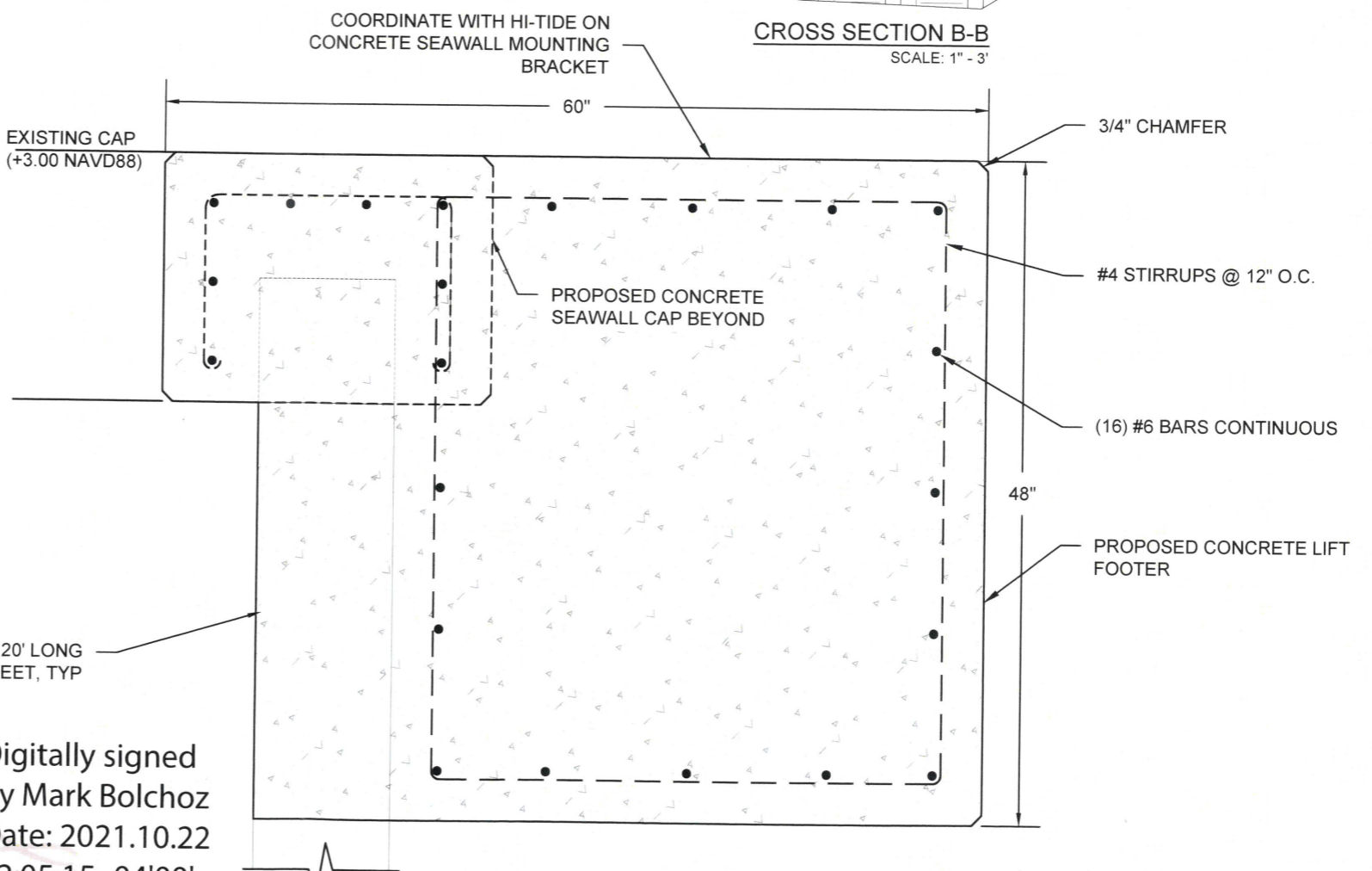
CROSS SECTION A-A
SCALE: 1" = 3'



CROSS SECTION B-B
SCALE: 1" = 3'



CONCRETE CAP DETAIL
SCALE: 1" = 1'



CONCRETE FOOTER DETAIL
SCALE: 1" = 1'

Mark Bolchoz
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Date: 2021.10.22 12:05:15 -04'00'

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Checked by:	MDB
Date:	10/14/2021
Sheet No.:	3
CROSS SECTION AND DETAILS ONEY SEAWALL & BOATLIFT 495 PENINSULA DRIVE FORT PIERCE, FLORIDA 34946	
For: 2086	