THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

FROM: Planning Department

RE: Project: #22-07000003

MEETING DATE: April 21, 2022

Site Plan– Waypoint – S. Jenkins Road and Swain Road (2418-322-0002-0000-2, 2418-331-0001-000-3, 2418-343-0001-000-0)

The applicant is proposing to construct a 324-unit multifamily residential development with associated site improvements.

Please e-mail comments to ***planning_dl@cityoffortpierce.com*** prior to Tuesday, April 19, 2022.

If you have any questions, please call the Planning department at 772-467-3737.

Thank You

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: Jenkins Rd - Fort Pierce, North of SR70

Parcel ID #(s): 2418-322-0002-000-2, 2418-331-0001-000-3, 2418-343-0001-000-0

Project description: 324 unit multifamily residential development with associated site improvements

Application Type

☐Site Plan ☐Conditional Use w/New Construction ☐Conceptual Development Plan

☐Minor Amendment ☐Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.:_____ Site Acreage:_____

Residential: Proposed Units: 324 Proposed Sq. Ft.: 121,127 Site Acreage: 32.85

FP Jenkins Rd LLC	Brad Currie, VP, Engineering Design & Construction, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
9260 Dundee Drive	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Lake Worth FL 33467	Port St Lucie FL 34987
City State Zip	City State Zip
770-778-0835	772-462-2455
Phone Number	Phone Number
jlott@waypointresidential.com	bradcurrie@edc-inc.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Authorized Agent

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- [x] Environmental Impact Report
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [x] Lighting Plan (see Section 125-313)
- [x] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
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Florida

DESIGN REVIEW

Property Information

Property address or Location: Jenkins Rd - Fort Pierce, North of SR70

Parcel ID #(s): 2418-322-0002-000-2, 2418-331-0001-000-3, 2418-343-0001-000-0

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Property Owner(s)	**Applicant/Representative, Title, Company**
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Street Address	Street Address
Lake Worth FL 33467	Port St Lucie FL 34987
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770-778-0835	772-462-2455
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Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

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CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant/Residential	RM	R-4/PD
South	Residential/Commercial	RH/GC	R-5/C-3
East	Residential	RH	C-3
West	Commercial	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-5	15	32.24	X/AE
****Proposed**	RM	R-5	15	32.24	N/A

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning/FLU	Total gallons per day	125,736 gpd
**Proposed Zoning/FLU	Total gallons per day	84,240 gpd
**Change in Demand	Total gallons per day	Reduction of 41,496 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 125,736 gpd
**Proposed Zoning/FLU	Total gallons per day 84,240 gpd
**Change in Demand	Total gallons per day Reduction of 41,496 gpd

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people	113.71	112.67	Reduction of 1.04 ac.
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gaines Academy	Fort Pierce Central High School
City	Fort Pierce	Fort Pierce
Distance		
Current Zoning/FLU Enrollment Demand	70	30
****Proposed Zoning/FLU Enrollment Demand**	46	20
****Change in Demand**	Reduction of 40	Reduction of 27

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	63 yards
****Proposed Zoning/FLU**	41 yards
***Change in Demand**	22 yards reduction

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	Stormwater will be collected in a series of inlets that are connected via underground pipes. Stormwater is then conveyed to an on site lake for treatment and attenuation prior to discharging off site to the NSLRWCD Canal No. 37. The proposed lake will provide water quality treatment a

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	2284	196
****Proposed Zoning/FLU**	1471	126
***Change in Demand**	Trips Reduction of 813	Trips Reduction of 70
Impact to Capacity	Reduction of 1471 AADT and reduction of 70 for AM/PM Peak	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily: 324
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family		324	32.24	1 Jan 2023	1 Jan 2024
Other (specify)					

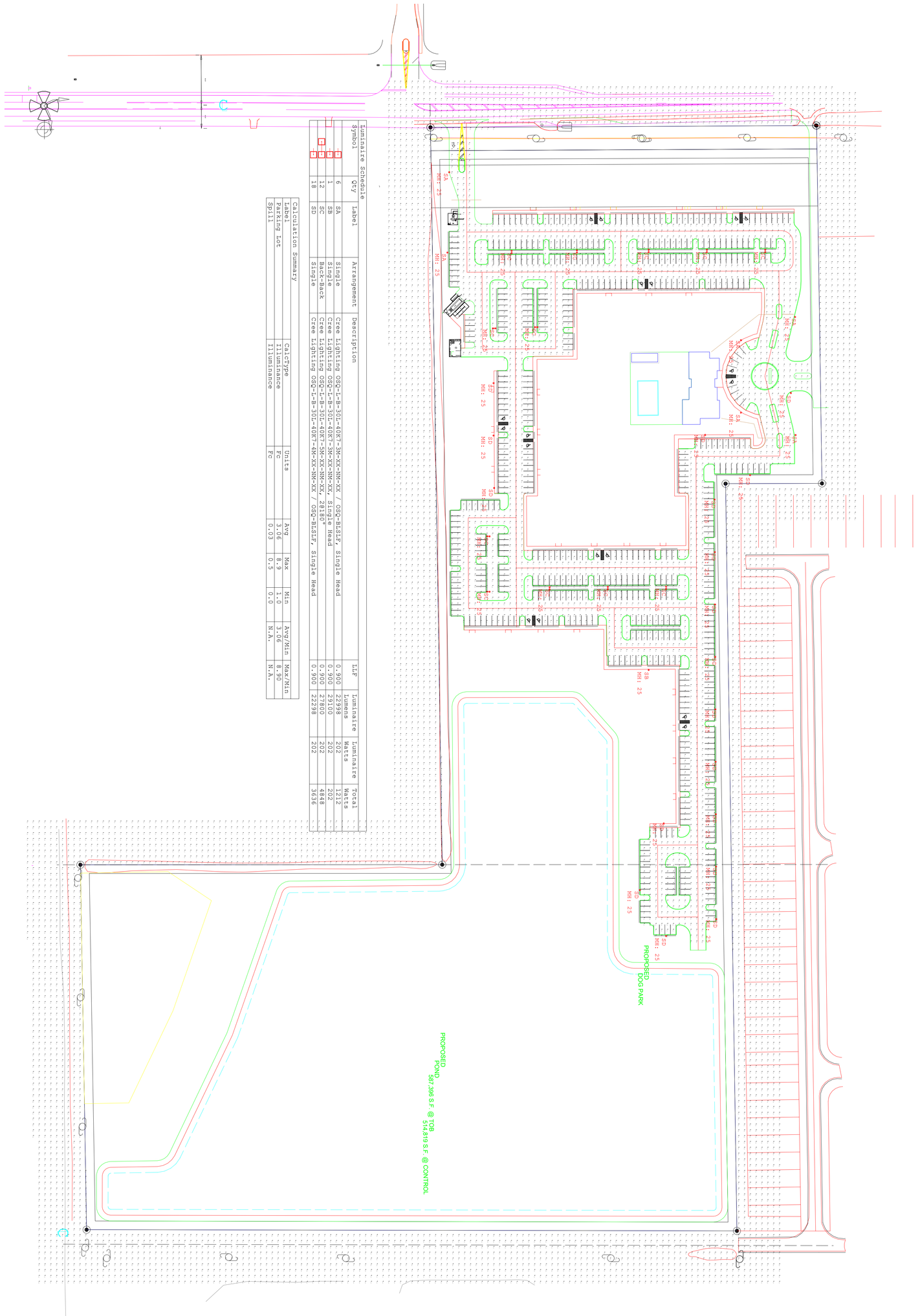
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☑ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	SA	Single	Cree Lighting OSQ-L-B-30L-40KT-SM-XX-NW-XX / OSQ-BSLF, Single Head	0.900	27900	202	1212
	1	SB	Single	Cree Lighting OSQ-L-B-30L-40KT-SM-XX-NW-XX / OSQ-BSLF, Single Head	0.900	27900	202	202
	12	SC	Back-Back	Cree Lighting OSQ-L-B-30L-40KT-SM-XX-NW-XX, 2@180°	0.900	27900	202	4848
	18	SD	Single	Cree Lighting OSQ-L-B-30L-40KT-4M-XX-NW-XX / OSQ-BSLF, Single Head	0.900	22298	202	3636

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	FC	3.06	8.9	1.0	3.06	8.90
Spill	Illuminance	FC	0.03	0.3	0.0	N.A.	N.A.

Waypoint Site.AGI

Page 1 of 1

Waypoint

Drawn By: J. Ernstam
Checked By:
Date:3/10/2022
Scale:

Revisions	#	Date	Comments

GENESIS LIGHTING
14101 NW 8th St Sunrise, FL 33325
954-306-9391

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Rev. Date: V5 09/14/2021

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 6L lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 11L lumen package is a suitable upgrade for HID applications up to 400 Watt. The 22L lumen package is a suitable upgrade for HID applications up to 750 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: 4,000 - 30,000

Efficacy: Up to 173 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

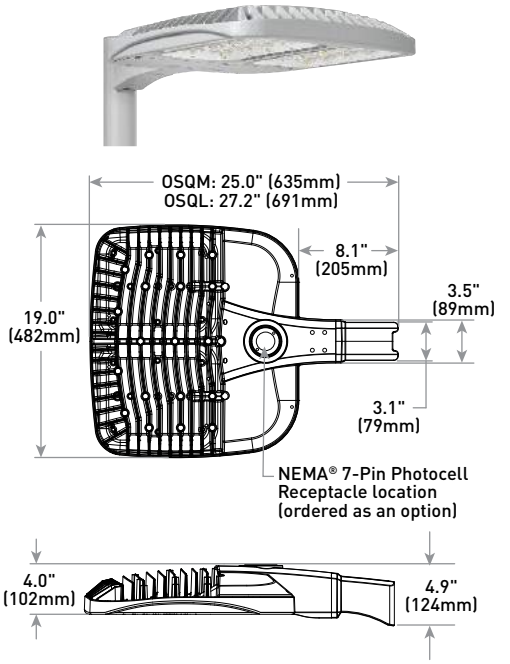
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-B-AA-BK + **Luminaire:** OSQM-B-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-ML-B-AA Adjustable Arm **OSQ-ML-B-DA** Direct Arm **OSQ-ML-B-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-ML-B-TM** Trunnion Mount	**Color Options:** **SV** Silver **BK** Black **BZ** Bronze **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

OSQ-ML-B-DA Mount



Luminaire	Weight
OSQM	28.9 lbs. (13.1kg)
OSQL	32.4 lbs. (14.7kg)

Note: Refer to page 11 for fixture mounting drill pattern. For additional mounts, refer to drawings beginning on page 19

Luminaire (Mount must be ordered separately)

OSQ		B								
Family	**Size**	**Series**	**Lumen Package†**	**CCT/CRI**	**Optic**	**Voltage**	**Mount**	**Color Options**	**Controls****	**Options**
OSQ	**M** Medium **L** Large	B	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **16L** 16,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M*** Type II Medium **3M*** Type III Medium **4M*** Type IV Medium **Symmetric** **5M** Type V Medium **5N** Type V Narrow **5Q** Type V Square **N3** Narrow Flood **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **75** NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L or 6L lumen packages	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-18 for power and lumen values - Not available with PML or PML2 options **X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output** - Must select add X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with 22L or 30L lumen packages - Not available with PML or PML2 options - Lumen output is permanently locked to the setting selected - Refer to pages 12-18 for power and lumen values	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV surge protection **F Fuse** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **R NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 19 for optic directionality - Not for use with symmetric optics **RR Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 19 for optic directionality - Not for use with symmetric optics

† Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
* Available with Backlight Shield when ordered with field-installed accessory (see table above)
** Luminaire comes standard with 0-10V dimming

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING®

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 11 for fixture mounting drill pattern.
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon.
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments.
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180˚ in 15˚ degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires ordered with NM mount include 18" (340mm) 18/5 or 16/5 cord exiting the luminaire; when combined with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight

Mount	Housing	
	Medium	Large
OSQ-ML-B-AA	28.4 lbs. (12.9kg)	32.0 lbs. (14.5kg)
OSQ-ML-B-DA	28.9 lbs. (13.1kg)	32.4 lbs. (14.7kg)
OSQ-ML-B-TSP	42.0 lbs. (19.1kg)	44.0 lbs. (20.0kg)
OSQ-ML-B-TM	32.6 lbs. (14.8kg)	36.1 lbs. (16.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard; 20kV surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.0mA
- **Operating Temperature Range:** -40˚C - +40˚C (-40˚F - +104˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL Recognized in accordance with UL8750
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV (standard) and 20kV (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-B2 spec sheet for details

Twist-Lock Lighting Controller
TL7-HVG
- Suitable for 120-480V (UL and UH) voltage
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-HVG spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	Optic	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
				120V	208V	240V	277V	347V	480V
4L**	All	29	30	0.25	0.14	0.12	0.11	N/A	N/A
6L**	Asymmetric	48	50	0.41	0.23	0.20	0.17	N/A	N/A
	Symmetric	39	40	0.33	0.19	0.17	0.14	N/A	N/A
9L	All	60	60	0.51	0.29	0.25	0.22	0.18	0.13
11L	All	72	70	0.62	0.36	0.31	0.27	0.21	0.16
16L	All	104	100	0.89	0.51	0.43	0.39	0.31	0.22
22L	All	132	130	1.12	0.63	0.55	0.47	0.39	0.28
30L	All	202	200	1.72	0.96	0.84	0.72	0.60	0.43

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V+/-10%
** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Optic	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2]/ Estimated[3] LMF	100K hr Reported[2]/ Estimated[3] LMF
5˚C (41˚F)	Asymmetric	1.04	1.03	1.01	0.99[2]	0.97[2]
	Symmetric	1.05	1.05	1.05	1.05[3]	1.05[3]
10˚C (50˚F)	Asymmetric	1.03	1.02	1.00	0.98[2]	0.96[2]
	Symmetric	1.04	1.03	1.03	1.03[3]	1.03[3]
15˚C (59˚F)	Asymmetric	1.02	1.01	0.99	0.97[2]	0.95[2]
	Symmetric	1.02	1.02	1.02	1.02[3]	1.02[3]
20˚C (68˚F)	Asymmetric	1.01	1.00	0.98	0.96[2]	0.94[2]
	Symmetric	1.01	1.01	1.01	1.01[3]	1.01[3]
25˚C (77˚F)	Asymmetric	1.00	0.99	0.97	0.95[2]	0.93[2]
	Symmetric	1.00	1.00	1.00	1.00[3]	1.00[3]

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Accessories

Field-Installed

Backlight Shield (Front Facing Optics)
OSQ-BLSMF (Medium)
OSQ-BLSLF (Large)

Backlight Shield (Rotated Optics)
OSQ-BLSMR (Medium)
OSQ-BLSLR (Large)

Bird Spikes
OSQ-MED-BRDSPK
OSQ-LG-BRDSPK

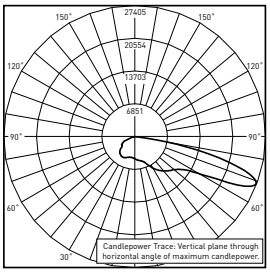
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Shorting Cap
XA-XSLSHRT

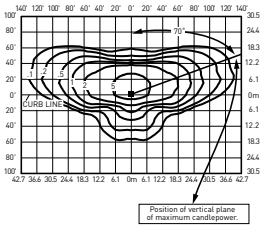
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

2M



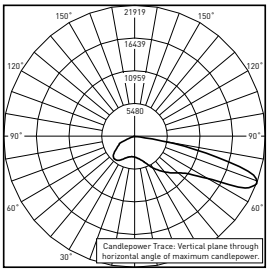
RESTL Test Report #: PL16334-001A
OSQL-B-30L-40K7-2M-UL
Initial Delivered Lumens: 32,795



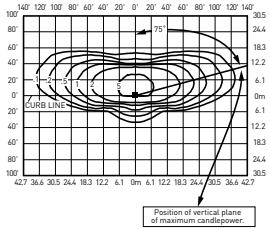
OSQL-B-30L-40K7-2M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

Type II Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G1	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL16335-001A
OSQL-B-30L-40K7-2M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 25,509



OSQL-B-30L-40K7-2M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 23,800
Initial FC at grade

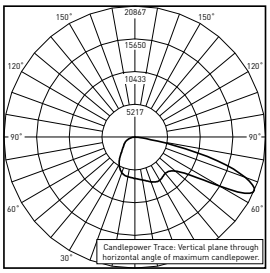
Type II Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,300	B1 U0 G1	3,410	B1 U0 G1	2,930	B1 U0 G1	3,410	B1 U0 G1
6L	5,100	B1 U0 G1	5,300	B1 U0 G1	4,550	B1 U0 G1	5,300	B1 U0 G1
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G1	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B2 U0 G2	12,350	B2 U0 G2	10,600	B1 U0 G2	12,350	B2 U0 G2
22L	15,900	B2 U0 G2	17,000	B2 U0 G3	14,250	B2 U0 G2	17,000	B2 U0 G3
30L	21,400	B2 U0 G3	23,800	B3 U0 G3	17,100	B2 U0 G3	23,800	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

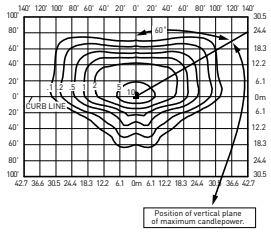
Photometry

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3M



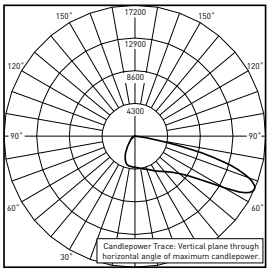
RESTL Test Report #: PL16051-001A
OSQL-B-30L-40K7-3M-UL
Initial Delivered Lumens: 30,908



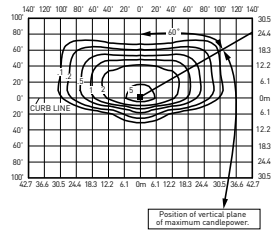
OSQL-B-30L-40K7-3M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

Type III Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B2 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G2
16L	15,500	B3 U0 G3	16,100	B3 U0 G3	13,800	B2 U0 G2	16,100	B3 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G3	18,600	B3 U0 G3	22,100	B3 U0 G3
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G3	31,000	B3 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL16064-001A
OSQL-B-30L-40K7-3M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,498



OSQL-B-30L-40K7-3M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,500
Initial FC at grade

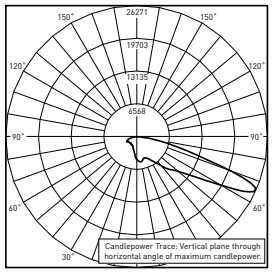
Type III Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,390	B1 U0 G1	3,510	B1 U0 G1	3,010	B1 U0 G1	3,510	B1 U0 G1
6L	5,250	B1 U0 G2	5,450	B1 U0 G2	4,680	B1 U0 G1	5,450	B1 U0 G2
9L	7,000	B1 U0 G2	7,275	B1 U0 G2	6,225	B1 U0 G2	7,275	B1 U0 G2
11L	8,525	B1 U0 G2	8,825	B1 U0 G2	7,575	B1 U0 G2	8,825	B1 U0 G2
16L	12,250	B2 U0 G2	12,700	B2 U0 G2	10,900	B2 U0 G2	12,700	B2 U0 G2
22L	16,300	B2 U0 G3	17,500	B2 U0 G3	14,650	B2 U0 G3	17,500	B2 U0 G3
30L	21,900	B3 U0 G4	24,500	B3 U0 G4	17,600	B2 U0 G3	24,500	B3 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

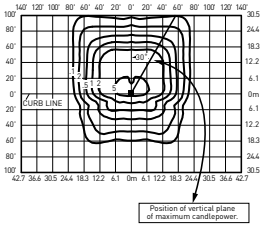
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

4M



RESTL Test Report #: PL16065-001A
OSQL-B-30L-40K7-4M-UL
Initial Delivered Lumens: 30,752

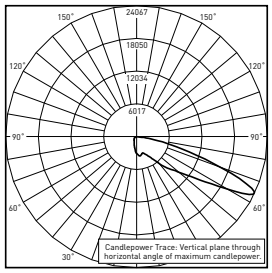


OSQL-B-30L-40K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

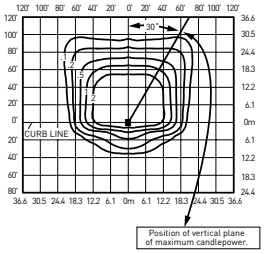
Type IV Mid Distribution

Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B1 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G3
16L	15,500	B2 U0 G3	16,100	B2 U0 G3	13,800	B2 U0 G2	16,100	B2 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G4	18,600	B3 U0 G3	22,100	B3 U0 G4
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G4	31,000	B3 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL16066-001A
OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,654



OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 23,800
Initial FC at grade

Type IV Mid w/BLS Distribution

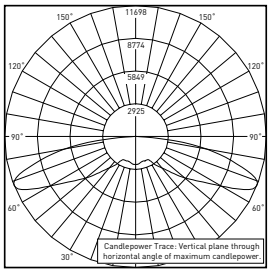
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,300	B0 U0 G1	3,410	B0 U0 G1	2,930	B0 U0 G1	3,410	B0 U0 G1
6L	5,100	B1 U0 G2	5,300	B1 U0 G2	4,550	B1 U0 G1	5,300	B1 U0 G2
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G2	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B1 U0 G2	12,350	B1 U0 G2	10,600	B1 U0 G2	12,350	B1 U0 G2
22L	15,900	B2 U0 G3	17,000	B2 U0 G3	14,250	B1 U0 G3	17,000	B2 U0 G3
30L	21,400	B2 U0 G4	23,800	B2 U0 G4	17,100	B2 U0 G3	23,800	B2 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

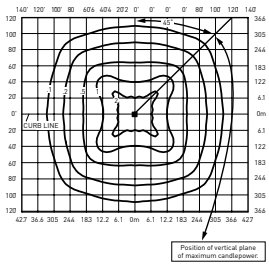
Photometry

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5M



RESTL Test Report #: PL16050-001A
OSQL-B-30L-40K7-5M-UL
Initial Delivered Lumens: 26,918

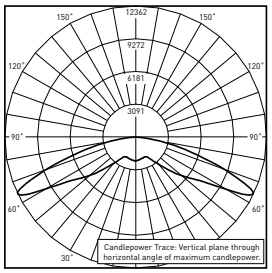


OSQL-B-30L-40K7-5M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 27,800
Initial FC at grade

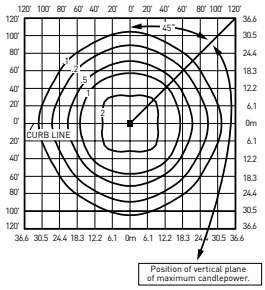
Type V Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,190	B3 U0 G2	4,370	B3 U0 G2	3,700	B2 U0 G2	4,370	B3 U0 G2
6L	5,900	B3 U0 G3	6,150	B3 U0 G3	5,200	B3 U0 G2	6,150	B3 U0 G3
9L	9,300	B3 U0 G3	9,700	B4 U0 G3	8,225	B3 U0 G3	9,700	B4 U0 G3
11L	10,850	B4 U0 G3	11,325	B4 U0 G3	9,575	B4 U0 G3	11,325	B4 U0 G3
16L	14,650	B4 U0 G4	15,300	B4 U0 G4	12,950	B4 U0 G4	15,300	B4 U0 G4
22L	20,200	B5 U0 G5	21,700	B5 U0 G5	19,800	B5 U0 G5	21,700	B5 U0 G5
30L	26,600	B5 U0 G5	27,800	B5 U0 G5	23,600	B5 U0 G5	27,800	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5N



RESTL Test Report #: PL16056-001A
OSQL-B-30L-40K7-5N-UL
Initial Delivered Lumens: 29,721



OSQL-B-30L-40K7-5N-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,700
Initial FC at grade

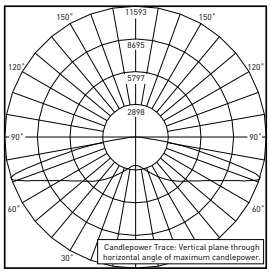
Type V Narrow Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,430	B3 U0 G1	4,620	B3 U0 G1	3,910	B3 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G2	5,500	B3 U0 G1	6,500	B3 U0 G2
9L	9,825	B4 U0 G2	10,250	B4 U0 G2	8,675	B3 U0 G2	10,250	B4 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B4 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G3	16,125	B4 U0 G3	13,675	B4 U0 G2	16,125	B4 U0 G3
22L	21,300	B5 U0 G3	22,900	B5 U0 G3	20,900	B5 U0 G3	22,900	B5 U0 G3
30L	28,400	B5 U0 G4	29,700	B5 U0 G4	25,200	B5 U0 G3	29,700	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

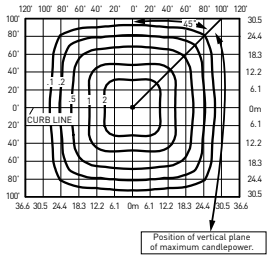
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

5Q



RESTL Test Report #: PL16057-001A
OSQL-B-30L-40K7-5Q-UL
Initial Delivered Lumens: 29,519



OSQL-B-30L-40K7-5Q-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 29,700
Initial FC at grade

Type V Square Distribution

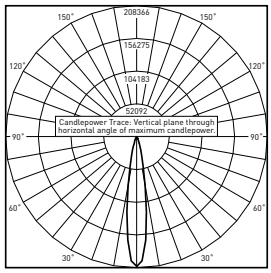
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,430	B2 U0 G1	4,620	B3 U0 G1	3,910	B2 U0 G1	4,620	B3 U0 G1
6L	6,225	B3 U0 G1	6,500	B3 U0 G1	5,500	B3 U0 G1	6,500	B3 U0 G1
9L	9,825	B3 U0 G2	10,250	B3 U0 G2	8,675	B3 U0 G2	10,250	B3 U0 G2
11L	11,450	B4 U0 G2	11,950	B4 U0 G2	10,125	B3 U0 G2	11,950	B4 U0 G2
16L	15,475	B4 U0 G2	16,125	B4 U0 G2	13,675	B4 U0 G2	16,125	B4 U0 G2
22L	21,300	B4 U0 G2	22,900	B5 U0 G3	20,900	B4 U0 G2	22,900	B5 U0 G3
30L	28,400	B5 U0 G3	29,700	B5 U0 G3	25,200	B5 U0 G3	29,700	B5 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

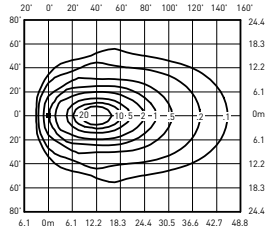
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

N3



RESTL Test Report #: PL16058-001A
OSQL-B-30L-40K7-N3-UL
Initial Delivered Lumens: 30,311

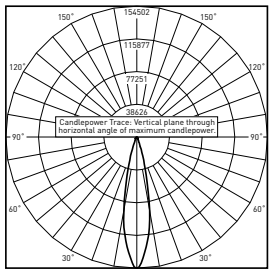


OSQL-B-30L-40K7-N3-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

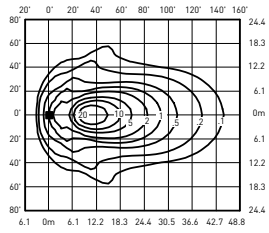
Narrow Flood Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

33



RESTL Test Report #: PL16059-001A
OSQL-B-30L-40K7-33-UL
Initial Delivered Lumens: 27,709

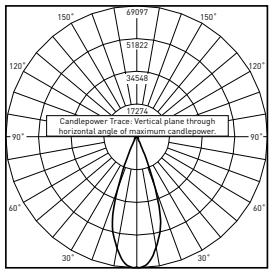


OSQL-B-30L-40K7-33-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

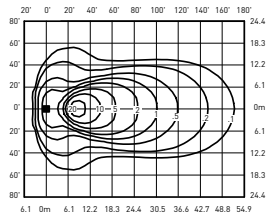
NEMA® 3x3 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

44



RESTL Test Report #: PL16060-001A
OSQL-B-30L-40K7-44-UL
Initial Delivered Lumens: 29,939



OSQL-B-30L-40K7-44-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

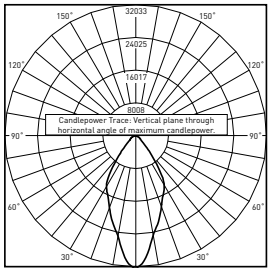
NEMA® 4x4 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

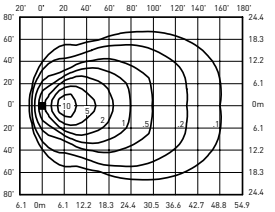
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: https://creelighting.com/products/outdoor/area/osq-series

55



RESTL Test Report #: PL16061-001A
OSQL-B-30L-40K7-55-UL
Initial Delivered Lumens: 29,479

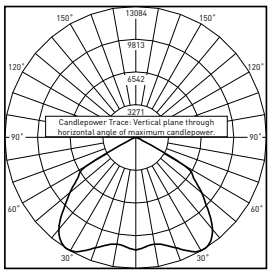


OSQL-B-30L-40K7-55-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

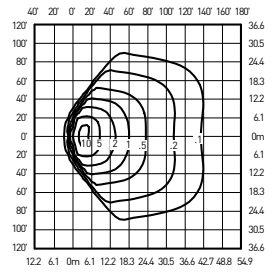
NEMA® 5x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

66



RESTL Test Report #: PL16062-001A
OSQL-B-30L-40K7-66-UL
Initial Delivered Lumens: 30,037

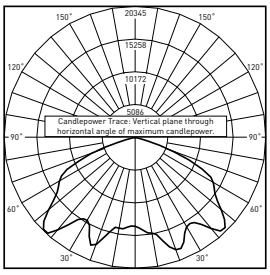


OSQL-B-30L-40K7-66-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

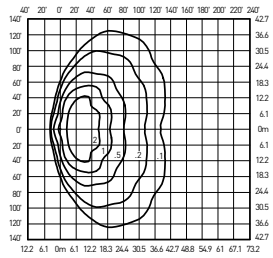
NEMA® 6x6 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

75



RESTL Test Report #: PL16063-001A
OSQL-B-30L-40K7-75-UL
Initial Delivered Lumens: 29,997



OSQL-B-30L-40K7-75-UL
Mounting Height: 25' (7.6m) A.F.G., 60° tilt
Initial Delivered Lumens: 29,700
Initial FC at grade

NEMA® 7x5 Distribution				
Lumen Package	3000K (70 CRI)	4000K (70 CRI)	5000K (90CRI)	5700K (70 CRI)
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
4L	4,430	4,620	3,910	4,620
6L	6,225	6,500	5,500	6,500
9L	9,825	10,250	8,675	10,250
11L	11,450	11,950	10,125	11,950
16L	15,475	16,125	13,675	16,125
22L	21,300	22,900	20,900	22,900
30L	28,400	29,700	25,200	29,700

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Adjustable Arm Mount – OSQ-ML-B-AA Weight: Medium - 28.4 lbs. (12.9kg); Large - 32.0 lbs. (14.5kg)								
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
	Tenon Configuration (0˚-80˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	 PB-1A*; PT-1; PW-1A3**	 PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	 PB-2A*; PD-2A4(90); PT-2(90)	 PB-3A*; PD-3A4(90); PT-3(90)	 PB-3A*; PT-3(120)	 PB-3A*; PB-3R2.375	 PB-4A*(180)	 PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
	0˚ Tilt							
OSQM	0.74	1.48	1.19	1.93	1.63	3.33	4.66	2.38
OSQL	0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
	10˚ Tilt							
OSQM	0.75	1.48	1.49	2.23	2.15	4.22	5.84	2.98
OSQL	0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
	20˚ Tilt							
OSQM	1.12	1.48	1.86	2.60	2.85	5.31	7.32	3.72
OSQL	1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
	30˚ Tilt							
OSQM	1.46	1.48	2.20	2.94	3.56	6.34	8.68	4.40
OSQL	1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
	45˚ Tilt							
OSQM	1.96	1.96	2.69	3.43	4.54	7.83	10.68	5.38
OSQL	2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
	60˚ Tilt							
OSQM	2.33	2.33	3.07	3.81	5.11	8.94	12.16	6.14
OSQL	2.63	2.63	3.43	4.23	5.73	9.84	13.63	6.86
	70˚ Tilt							
OSQM	2.49	2.49	3.23	3.97	5.11	9.43	12.80	6.46
OSQL	2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
	80˚ Tilt							
OSQM	2.58	2.58	3.32	4.06	5.11	9.71	13.16	6.64
OSQL	2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
	Tenon Configuration (90˚ Tilt); If used with Cree Lighting tenons, please add tenon EPA with Luminaire EPA							
	PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
	90˚ Tilt							
OSQM	2.61	2.61	4.44	6.05	5.11	9.79	13.28	10.39
OSQL	2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-ML-B-AA mount
WM-4 – L-Shape for OSQ-ML-B-AA mount
WM-DM – Plate for OSQ-ML-B-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-3(120) – 120˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-ML-B-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

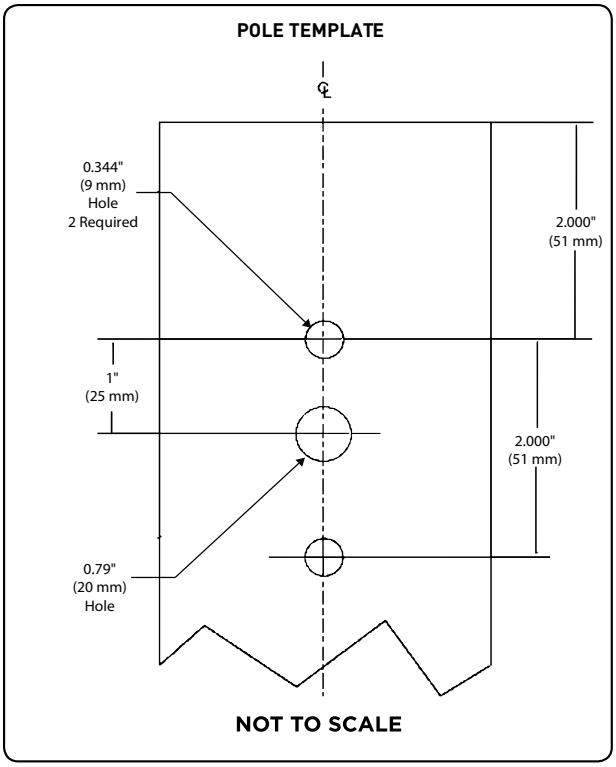
Luminaire EPA

Direct Arm Mount – OSQ-ML-B-DA Weight: Medium - 28.9 lbs. (13.1kg); Large - 32.4 lbs. (14.7kg)						
Luminaire	Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
OSQM	0.74	1.48	1.19	1.93	1.63	2.38
OSQL	0.80	1.61	1.26	2.06	1.68	2.52

Direct Mount Configurations

Compatibility with OSQ-ML-B-DA Direct Mount Bracket					
Size	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
Medium/Large	N/A	✓	N/A	N/A	N/A
3" Round					
Medium/Large	N/A	✓	N/A	N/A	N/A
4" Square					
Medium/Large	✓	✓	✓	N/A	✓
4" Round					
Medium/Large	✓	✓	✓	✓	✓
5" Square					
Medium/Large	✓	✓	✓	N/A	✓
5" Round					
Medium/Large	✓	✓	✓	✓	✓
6" + Square					
Medium/Large	✓	✓	✓	N/A	✓
6" + Round					
Medium/Large	✓	✓	✓	✓	✓

Fixture Mounting Drill Pattern for OSQ-ML-B-DA Mount



Luminaire EPA

Trunnion Mount – OSQ-ML-B-TM Weight: Medium - 32.6 lbs. (14.8kg); Large - 36.1 lbs. (16.4kg)	
Single	
Medium	**Large**
0˚ Tilt	
0.75	0.81
15˚ Tilt	
0.99	1.12
30˚ Tilt	
1.57	1.74
45˚ Tilt	
2.07	2.35
60˚ Tilt	
2.46	2.59
75˚ Tilt	
2.67	2.83
90˚ Tilt	
2.33	3.07

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 4L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-277V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	29	4,290	4,190	4,430	3,300	3,390	3,300	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		4,440	4,370	4,620	3,410	3,510	3,410	
		50K (90 CRI)		3,810	3,700	3,910	2,930	3,010	2,930	
		57K (70 CRI)		4,440	4,370	4,620	3,410	3,510	3,410	
Q8	X8	30K (70 CRI)	27	4,120	4,020	4,250	3,170	3,250	3,170	
		40K (70 CRI)		4,260	4,200	4,440	3,270	3,370	3,270	
		50K (90 CRI)		3,660	3,550	3,750	2,810	2,890	2,810	
		57K (70 CRI)		4,260	4,200	4,440	3,270	3,370	3,270	
Q7	X7	30K (70 CRI)	26	3,950	3,850	4,080	3,040	3,120	3,040	
		40K (70 CRI)		4,080	4,020	4,250	3,140	3,230	3,140	
		50K (90 CRI)		3,510	3,400	3,600	2,700	2,770	2,700	
		57K (70 CRI)		4,080	4,020	4,250	3,140	3,230	3,140	
Q6	X6	30K (70 CRI)	24	3,650	3,560	3,770	2,810	2,880	2,810	
		40K (70 CRI)		3,770	3,710	3,930	2,900	2,980	2,900	
		50K (90 CRI)		3,240	3,150	3,320	2,490	2,560	2,490	
		57K (70 CRI)		3,770	3,710	3,930	2,900	2,980	2,900	
Q5	X5	30K (70 CRI)	23	3,560	3,480	3,680	2,740	2,810	2,740	
		40K (70 CRI)		3,690	3,630	3,830	2,830	2,910	2,830	
		50K (90 CRI)		3,160	3,070	3,250	2,430	2,500	2,430	
		57K (70 CRI)		3,690	3,630	3,830	2,830	2,910	2,830	
Q4	X4	30K (70 CRI)	22	3,430	3,350	3,540	2,640	2,710	2,640	
		40K (70 CRI)		3,550	3,500	3,700	2,730	2,810	2,730	
		50K (90 CRI)		3,050	2,960	3,130	2,340	2,410	2,340	
		57K (70 CRI)		3,550	3,500	3,700	2,730	2,810	2,730	
Q3	X3	30K (70 CRI)	20	3,130	3,060	3,230	2,410	2,470	2,410	
		40K (70 CRI)		3,240	3,190	3,370	2,490	2,560	2,490	
		50K (90 CRI)		2,780	2,700	2,850	2,140	2,200	2,140	
		57K (70 CRI)		3,240	3,190	3,370	2,490	2,560	2,490	
Q2	X2	30K (70 CRI)	18	2,790	2,720	2,880	2,150	2,200	2,150	
		40K (70 CRI)		2,890	2,840	3,000	2,220	2,280	2,220	
		50K (90 CRI)		2,480	2,410	2,540	1,900	1,960	1,900	
		57K (70 CRI)		2,890	2,840	3,000	2,220	2,280	2,220	
Q1	X1	30K (70 CRI)	16	2,360	2,300	2,440	1,820	1,860	1,820	
		40K (70 CRI)		2,440	2,400	2,540	1,880	1,930	1,880	
		50K (90 CRI)		2,100	2,040	2,150	1,610	1,660	1,610	
		57K (70 CRI)		2,440	2,400	2,540	1,880	1,930	1,880	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 6L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-277V		Lumen Values						Optics Qualified on DLC QPL
			Asymmetric	Symmetric	Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	48	39	6,650	5,900	6,225	5,100	5,250	5,100	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)			6,900	6,150	6,500	5,300	5,450	5,300	
		50K (90 CRI)			5,925	5,200	5,500	4,550	4,680	4,550	
		57K (70 CRI)			6,900	6,150	6,500	5,300	5,450	5,300	
Q8	X8	30K (70 CRI)	45	37	6,375	5,675	5,975	4,900	5,050	4,900	
		40K (70 CRI)			6,625	5,900	6,250	5,100	5,225	5,100	
		50K (90 CRI)			5,700	4,990	5,275	4,370	4,490	4,370	
		57K (70 CRI)			6,625	5,900	6,250	5,100	5,225	5,100	
Q7	X7	30K (70 CRI)	43	35	6,125	5,425	5,725	4,690	4,830	4,690	
		40K (70 CRI)			6,350	5,650	5,975	4,880	5,025	4,880	
		50K (90 CRI)			5,450	4,780	5,050	4,190	4,310	4,190	
		57K (70 CRI)			6,350	5,650	5,975	4,880	5,025	4,880	
Q6	X6	30K (70 CRI)	41	33	5,650	5,025	5,300	4,340	4,460	4,340	
		40K (70 CRI)			5,875	5,225	5,525	4,510	4,630	4,510	
		50K (90 CRI)			5,025	4,420	4,680	3,870	3,980	3,870	
		57K (70 CRI)			5,875	5,225	5,525	4,510	4,630	4,510	
Q5	X5	30K (70 CRI)	39	32	5,525	4,900	5,175	4,230	4,360	4,230	
		40K (70 CRI)			5,725	5,100	5,400	4,400	4,520	4,400	
		50K (90 CRI)			4,920	4,320	4,570	3,780	3,880	3,780	
		57K (70 CRI)			5,725	5,100	5,400	4,400	4,520	4,400	
Q4	X4	30K (70 CRI)	37	31	5,325	4,720	4,980	4,080	4,200	4,080	
		40K (70 CRI)			5,525	4,920	5,200	4,240	4,360	4,240	
		50K (90 CRI)			4,740	4,160	4,400	3,640	3,740	3,640	
		57K (70 CRI)			5,525	4,920	5,200	4,240	4,360	4,240	
Q3	X3	30K (70 CRI)	34	28	4,850	4,310	4,540	3,720	3,830	3,720	
		40K (70 CRI)			5,025	4,490	4,750	3,870	3,980	3,870	
		50K (90 CRI)			4,330	3,800	4,020	3,320	3,420	3,320	
		57K (70 CRI)			5,025	4,490	4,750	3,870	3,980	3,870	
Q2	X2	30K (70 CRI)	31	25	4,320	3,840	4,050	3,320	3,410	3,320	
		40K (70 CRI)			4,490	4,000	4,230	3,450	3,540	3,450	
		50K (90 CRI)			3,850	3,380	3,580	2,960	3,040	2,960	
		57K (70 CRI)			4,490	4,000	4,230	3,450	3,540	3,450	
Q1	X1	30K (70 CRI)	26	22	3,660	3,250	3,420	2,810	2,890	2,810	
		40K (70 CRI)			3,800	3,380	3,580	2,920	3,000	2,920	
		50K (90 CRI)			3,260	2,860	3,030	2,500	2,570	2,500	
		57K (70 CRI)			3,800	3,380	3,580	2,920	3,000	2,920	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 9L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	60	8,875	9,300	9,825	6,825	7,000	6,825	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		9,200	9,700	10,250	7,075	7,275	7,075	
		50K (90 CRI)		7,900	8,225	8,675	6,075	6,225	6,075	
		57K (70 CRI)		9,200	9,700	10,250	7,075	7,275	7,075	
Q8	X8	30K (70 CRI)	56	8,525	8,925	9,425	6,550	6,725	6,550	
		40K (70 CRI)		8,825	9,300	9,850	6,800	6,975	6,800	
		50K (90 CRI)		7,575	7,900	8,325	5,825	5,975	5,825	
		57K (70 CRI)		8,825	9,300	9,850	6,800	6,975	6,800	
Q7	X7	30K (70 CRI)	53	8,175	8,550	9,050	6,275	6,450	6,275	
		40K (70 CRI)		8,475	8,925	9,425	6,500	6,700	6,500	
		50K (90 CRI)		7,275	7,575	7,975	5,600	5,725	5,600	
		57K (70 CRI)		8,475	8,925	9,425	6,500	6,700	6,500	
Q6	X6	30K (70 CRI)	50	7,550	7,900	8,350	5,800	5,950	5,800	
		40K (70 CRI)		7,825	8,250	8,725	6,025	6,175	6,025	
		50K (90 CRI)		6,725	7,000	7,375	5,175	5,300	5,175	
		57K (70 CRI)		7,825	8,250	8,725	6,025	6,175	6,025	
Q5	X5	30K (70 CRI)	47	7,375	7,725	8,150	5,675	5,800	5,675	
		40K (70 CRI)		7,625	8,050	8,500	5,875	6,050	5,875	
		50K (90 CRI)		6,550	6,825	7,200	5,050	5,175	5,050	
		57K (70 CRI)		7,625	8,050	8,500	5,875	6,050	5,875	
Q4	X4	30K (70 CRI)	45	7,100	7,450	7,850	5,450	5,600	5,450	
		40K (70 CRI)		7,350	7,750	8,200	5,650	5,825	5,650	
		50K (90 CRI)		6,325	6,575	6,950	4,860	4,980	4,860	
		57K (70 CRI)		7,350	7,750	8,200	5,650	5,825	5,650	
Q3	X3	30K (70 CRI)	41	6,475	6,800	7,175	4,980	5,100	4,980	
		40K (70 CRI)		6,725	7,075	7,475	5,175	5,300	5,175	
		50K (90 CRI)		5,775	6,000	6,325	4,430	4,540	4,430	
		57K (70 CRI)		6,725	7,075	7,475	5,175	5,300	5,175	
Q2	X2	30K (70 CRI)	37	5,775	6,050	6,375	4,440	4,550	4,440	
		40K (70 CRI)		5,975	6,300	6,675	4,600	4,730	4,600	
		50K (90 CRI)		5,125	5,350	5,650	3,950	4,050	3,950	
		57K (70 CRI)		5,975	6,300	6,675	4,600	4,730	4,600	
Q1	X1	30K (70 CRI)	31	4,880	5,125	5,400	3,750	3,850	3,750	
		40K (70 CRI)		5,050	5,325	5,650	3,890	4,000	3,890	
		50K (90 CRI)		4,350	4,520	4,770	3,340	3,420	3,340	
		57K (70 CRI)		5,050	5,325	5,650	3,890	4,000	3,890	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 11L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	72	10,800	10,850	11,450	8,300	8,525	8,300	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		11,175	11,325	11,950	8,575	8,825	8,575	
		50K (90 CRI)		9,600	9,575	10,125	7,375	7,575	7,375	
		57K (70 CRI)		11,175	11,325	11,950	8,575	8,825	8,575	
Q8	X8	30K (70 CRI)	67	10,375	10,425	11,000	7,975	8,175	7,975	
		40K (70 CRI)		10,725	10,875	11,475	8,225	8,475	8,225	
		50K (90 CRI)		9,225	9,200	9,725	7,075	7,275	7,075	
		57K (70 CRI)		10,725	10,875	11,475	8,225	8,475	8,225	
Q7	X7	30K (70 CRI)	64	9,925	9,975	10,525	7,625	7,850	7,625	
		40K (70 CRI)		10,275	10,425	11,000	7,900	8,125	7,900	
		50K (90 CRI)		8,825	8,800	9,325	6,775	6,975	6,775	
		57K (70 CRI)		10,275	10,425	11,000	7,900	8,125	7,900	
Q6	X6	30K (70 CRI)	60	9,175	9,225	9,725	7,050	7,250	7,050	
		40K (70 CRI)		9,500	9,625	10,150	7,300	7,500	7,300	
		50K (90 CRI)		8,150	8,150	8,600	6,275	6,450	6,275	
		57K (70 CRI)		9,500	9,625	10,150	7,300	7,500	7,300	
Q5	X5	30K (70 CRI)	57	8,975	9,000	9,500	6,900	7,075	6,900	
		40K (70 CRI)		9,275	9,400	9,925	7,125	7,325	7,125	
		50K (90 CRI)		7,975	7,950	8,400	6,125	6,275	6,125	
		57K (70 CRI)		9,275	9,400	9,925	7,125	7,325	7,125	
Q4	X4	30K (70 CRI)	54	8,650	8,675	9,150	6,650	6,825	6,650	
		40K (70 CRI)		8,950	9,050	9,550	6,850	7,050	6,850	
		50K (90 CRI)		7,675	7,650	8,100	5,900	6,050	5,900	
		57K (70 CRI)		8,950	9,050	9,550	6,850	7,050	6,850	
Q3	X3	30K (70 CRI)	49	7,875	7,925	8,350	6,050	6,225	6,050	
		40K (70 CRI)		8,150	8,275	8,725	6,250	6,450	6,250	
		50K (90 CRI)		7,000	7,000	7,400	5,375	5,525	5,375	
		57K (70 CRI)		8,150	8,275	8,725	6,250	6,450	6,250	
Q2	X2	30K (70 CRI)	44	7,025	7,050	7,450	5,400	5,550	5,400	
		40K (70 CRI)		7,275	7,350	7,775	5,575	5,725	5,575	
		50K (90 CRI)		6,250	6,225	6,575	4,790	4,920	4,790	
		57K (70 CRI)		7,275	7,350	7,775	5,575	5,725	5,575	
Q1	X1	30K (70 CRI)	37	5,950	5,975	6,300	4,570	4,690	4,570	
		40K (70 CRI)		6,150	6,225	6,575	4,720	4,850	4,720	
		50K (90 CRI)		5,275	5,275	5,575	4,060	4,170	4,060	
		57K (70 CRI)		6,150	6,225	6,575	4,720	4,850	4,720	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Locked Lumen Output (X8/X7/X6/X5/X4/X3/X2/X1) Option Description:

The Locked Lumen Output option on this page permanently locks the lumen output on the OSQ area luminaire to the setting selected. When ordered with the X option, the luminaire will be shipped from the factory at the lumen output setting selected and will only be able to be adjusted down in the field through a dimming control (by others).

Q Option Power & Lumen Data – 16L Lumen Package

Q Option Setting	X Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
				Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	N/A (Full Power)	30K (70 CRI)	104	15,500	14,650	15,475	11,925	12,250	11,925	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
		40K (70 CRI)		16,100	15,300	16,125	12,350	12,700	12,350	
		50K (90 CRI)		13,800	12,950	13,675	10,600	10,900	10,600	
		57K (70 CRI)		16,100	15,300	16,125	12,350	12,700	12,350	
Q8	X8	30K (70 CRI)	100	14,875	14,075	14,850	11,450	11,750	11,450	
		40K (70 CRI)		15,500	14,700	15,500	11,850	12,200	11,850	
		50K (90 CRI)		13,250	12,425	13,125	10,175	10,475	10,175	
		57K (70 CRI)		15,500	14,700	15,500	11,850	12,200	11,850	
Q7	X7	30K (70 CRI)	96	14,250	13,475	14,225	10,975	11,275	10,975	
		40K (70 CRI)		14,800	14,075	14,825	11,350	11,675	11,350	
		50K (90 CRI)		12,700	11,925	12,575	9,750	10,025	9,750	
		57K (70 CRI)		14,800	14,075	14,825	11,350	11,675	11,350	
Q6	X6	30K (70 CRI)	88	13,175	12,450	13,150	10,125	10,425	10,125	
		40K (70 CRI)		13,675	13,000	13,700	10,500	10,800	10,500	
		50K (90 CRI)		11,725	11,000	11,625	9,000	9,275	9,000	
		57K (70 CRI)		13,675	13,000	13,700	10,500	10,800	10,500	
Q5	X5	30K (70 CRI)	85	12,875	12,150	12,850	9,900	10,175	9,900	
		40K (70 CRI)		13,375	12,700	13,375	10,250	10,550	10,250	
		50K (90 CRI)		11,450	10,750	11,350	8,800	9,050	8,800	
		57K (70 CRI)		13,375	12,700	13,375	10,250	10,550	10,250	
Q4	X4	30K (70 CRI)	81	12,400	11,725	12,375	9,550	9,800	9,550	
		40K (70 CRI)		12,875	12,250	12,900	9,875	10,150	9,875	
		50K (90 CRI)		11,050	10,350	10,950	8,475	8,725	8,475	
		57K (70 CRI)		12,875	12,250	12,900	9,875	10,150	9,875	
Q3	X3	30K (70 CRI)	73	11,325	10,700	11,300	8,700	8,950	8,700	
		40K (70 CRI)		11,750	11,175	11,775	9,025	9,275	9,025	
		50K (90 CRI)		10,075	9,450	9,975	7,750	7,950	7,750	
		57K (70 CRI)		11,750	11,175	11,775	9,025	9,275	9,025	
Q2	X2	30K (70 CRI)	65	10,075	9,525	10,050	7,750	7,975	7,750	
		40K (70 CRI)		10,475	9,950	10,475	8,025	8,250	8,025	
		50K (90 CRI)		8,975	8,425	8,900	6,900	7,075	6,900	
		57K (70 CRI)		10,475	9,950	10,475	8,025	8,250	8,025	
Q1	X1	30K (70 CRI)	54	8,525	8,050	8,500	6,550	6,750	6,550	
		40K (70 CRI)		8,850	8,425	8,875	6,800	6,975	6,800	
		50K (90 CRI)		7,600	7,125	7,525	5,825	6,000	5,825	
		57K (70 CRI)		8,850	8,425	8,875	6,800	6,975	6,800	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – 22L Lumen Package

Q Option Setting	CCT/CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
			Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	30K7	132	20,700	20,200	21,300	15,900	16,300	15,900	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
	40K7		22,100	21,700	22,900	17,000	17,500	17,000	
	50K9		18,600	19,800	20,900	14,250	14,650	14,250	
	57K7		22,100	21,700	22,900	22,300	17,500	22,300	
Q8	30K7	122	19,300	18,800	19,800	14,775	15,200	14,775	
	40K7		20,600	20,200	21,300	15,800	16,300	15,800	
	50K9		17,300	18,400	19,400	13,250	13,625	13,250	
	57K7		20,600	20,200	21,300	15,800	16,300	15,800	
Q7	30K7	117	18,600	18,200	19,200	14,300	14,675	14,300	
	40K7		19,900	19,500	20,600	15,300	15,800	15,300	
	50K9		16,700	17,800	18,800	12,825	13,175	12,825	
	57K7		19,900	19,500	20,600	15,300	15,800	15,300	
Q6	30K7	108	17,200	16,800	17,700	13,200	13,525	13,200	
	40K7		18,300	18,000	19,000	14,100	14,525	14,100	
	50K9		15,400	16,400	17,300	11,825	12,150	11,825	
	57K7		18,300	18,000	19,000	14,100	14,525	14,100	
Q5	30K7	104	16,800	16,400	17,300	12,875	13,200	12,875	
	40K7		17,900	17,600	18,500	13,775	14,175	13,775	
	50K9		15,100	16,000	16,900	11,550	11,875	11,550	
	57K7		17,900	17,600	18,500	13,775	14,175	13,775	
Q4	30K7	99	16,100	15,800	16,600	12,400	12,725	12,400	
	40K7		17,200	16,900	17,900	13,250	13,650	13,250	
	50K9		14,500	15,400	16,300	11,125	11,425	11,125	
	57K7		17,200	16,900	17,900	13,250	13,650	13,250	
Q3	30K7	89	14,700	14,350	15,100	11,300	11,575	11,300	
	40K7		15,700	15,400	16,300	12,075	12,425	12,075	
	50K9		13,200	14,050	14,850	10,125	10,400	10,125	
	57K7		15,700	15,400	16,300	12,075	12,425	12,075	
Q2	30K7	80	13,250	12,925	13,625	10,175	10,425	10,175	
	40K7		14,150	13,900	14,650	10,875	11,200	10,875	
	50K9		11,900	12,675	13,375	9,125	9,375	9,125	
	57K7		14,150	13,900	14,650	10,875	11,200	10,875	
Q1	30K7	66	10,975	10,700	11,300	8,425	8,650	8,425	
	40K7		11,725	11,500	12,125	9,000	9,275	9,000	
	50K9		9,850	10,500	11,075	7,550	7,775	7,550	
	57K7		11,725	11,500	12,125	9,000	9,275	9,000	

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

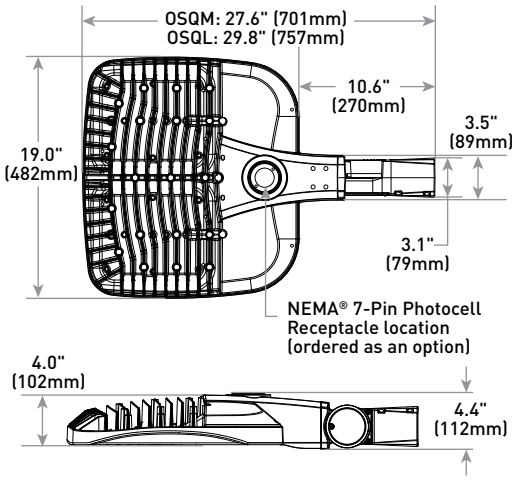
Q Option Power & Lumen Data – 30L Lumen Package

Q Option Setting	CCT/ CRI	System Watts 120-480V	Lumen Values						Optics Qualified on DLC QPL
			Asymmetric	5M	5N, 5Q & Floods	2M w/BLS	3M w/BLS	4M w/BLS	Premium
Q9 (Full Power)	30K7	202	27,800	26,600	28,400	21,400	21,900	21,400	2M, 3M, 4M, 5M, 5N, 5Q, N3, 33, 44, 55, 66, 75
	40K7		31,000	27,800	29,700	23,800	24,500	23,800	
	50K9		22,300	23,600	25,200	17,100	17,600	17,100	
	57K7		31,000	27,800	29,700	23,800	24,500	23,800	
Q8	30K7	191	27,000	25,800	27,500	20,800	21,200	20,800	
	40K7		30,100	27,000	28,800	23,100	23,800	23,100	
	50K9		21,600	22,900	24,400	16,600	17,100	16,600	
	57K7		30,100	27,000	28,800	23,100	23,800	23,100	
Q7	30K7	181	25,600	24,500	26,100	19,700	20,100	19,700	
	40K7		28,500	25,600	27,300	21,900	22,500	21,900	
	50K9		20,500	21,700	23,200	15,700	16,200	15,700	
	57K7		28,500	25,600	27,300	21,900	22,500	21,900	
Q6	30K7	173	24,700	23,700	25,300	19,000	19,500	19,000	
	40K7		27,600	24,700	26,400	21,200	21,800	21,200	
	50K9		19,800	21,000	22,400	15,200	15,700	15,200	
	57K7		27,600	24,700	26,400	21,200	21,800	21,200	
Q5	30K7	159	22,800	21,800	23,300	17,500	18,000	17,500	
	40K7		25,400	22,800	24,400	19,500	20,100	19,500	
	50K9		18,300	19,400	20,700	14,025	14,425	14,025	
	57K7		25,400	22,800	24,400	19,500	20,100	19,500	
Q4	30K7	143	21,100	20,200	21,600	16,300	16,600	16,300	
	40K7		23,600	21,100	22,600	18,100	18,600	18,100	
	50K9		16,900	17,900	19,200	13,000	13,375	13,000	
	57K7		23,600	21,100	22,600	18,100	18,600	18,100	
Q3	30K7	128	18,900	18,100	19,300	14,550	14,900	14,550	
	40K7		21,100	18,900	20,200	16,200	16,700	16,200	
	50K9		15,200	16,000	17,100	11,625	11,975	11,625	
	57K7		21,100	18,900	20,200	16,200	16,700	16,200	
Q2	30K7	114	17,000	16,200	17,300	13,050	13,350	13,050	
	40K7		18,900	17,000	18,100	14,525	14,950	14,525	
	50K9		13,600	14,400	15,400	10,425	10,725	10,425	
	57K7		18,900	17,000	18,100	14,525	14,950	14,525	
Q1	30K7	104	15,300	14,625	15,600	11,775	12,050	11,775	
	40K7		17,100	15,300	16,300	13,100	13,475	13,100	
	50K9		12,275	12,975	13,850	9,400	9,675	9,400	
	57K7		17,100	15,300	16,300	13,100	13,475	13,100	

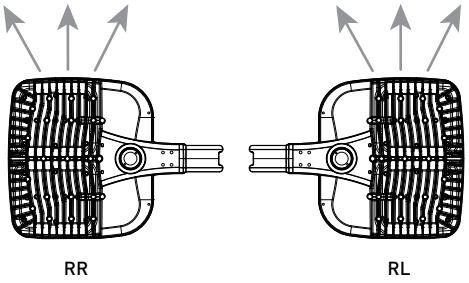
OSQ-ML-B-AA Mount



Luminaire	Weight
OSQM	28.4 lbs. (12.9kg)
OSQL	32.0 lbs. (14.5kg)



RR/RL Configuration

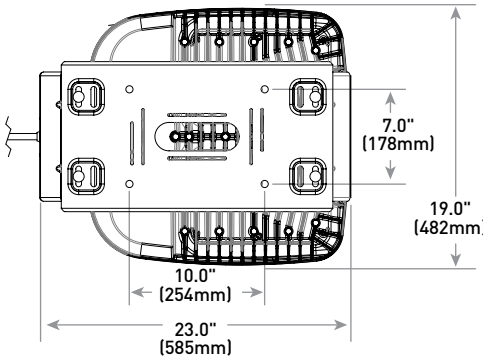


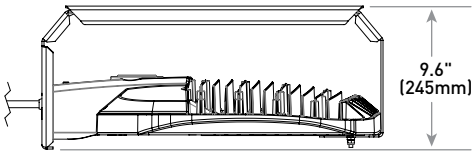
OSQ-ML-B-TSP Mount



Luminaire	Weight
OSQM	42.0 lbs. (19.1kg)
OSQL	44.0 lbs. (20.0kg)

OSQ Large luminaire shown.



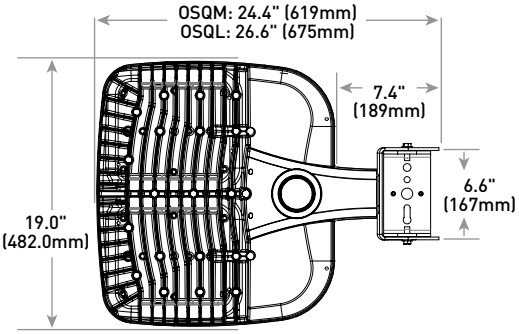


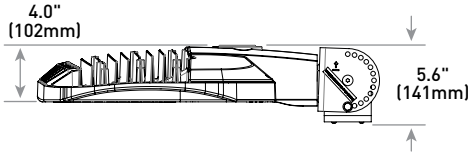
OSQ-ML-B-TM Mount



Luminaire	Weight
OSQM	32.6 lbs. (14.8kg)
OSQL	36.1 lbs. (16.4kg)

OSQ Large luminaire shown.





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MSA ARCHITECTS, INC.
ARCHITECTURE & PLANNING
8950 S.W. 74TH COURT
SUITE 1513
MIAMI, FLORIDA 33156
305/273-9911
AAA C000895

March 11, 2022

Re: Jenkins Pointe Apartments - Waypoint

ARCHITECTURAL NARRATIVE

Jenkins Pointe Apartments is being designed with context, community building and traditional architectural components in mind while incorporating state of the art materials and updated configurations with amenities that fit today's lifestyle. The Site provides for numerous green spaces, clubhouse and recreational areas with one major centralized recreational space that provides the platform for its residents to gather.

The building's envelope is composed of a Neo-Traditional style, which encompasses the nostalgic look of historic neighborhoods while using updated materials and construction methods. The architecture provides a mixture of lap siding, trims, banding, stone, base and accent colors, variant roof lines, awnings and stacked balconies with posts and columns. Entries to the buildings provide wide openings with awnings and tall tower elements giving them hierarchy and creating a language throughout the project. The use of siding and trim work along with colors as seen on the elevations is used dynamically in order to break the facades and create architectural interests. The different gable and hip roof elements allow for each building type to be unique and identifiable. Colors are subtle and a reflection of the vast vegetation in and around the site.

Sincerely,

GEORGE O'BRIEN
ASSISTANT DIRECTOR OF DESIGN

8950 S.W. 74 COURT I SUITE 1513
MIAMI, FLORIDA 33156
OFFICE 305.273.9911

MSA
ARCHITECTS



GABLE ROOF VENT DETAIL



HARDIE PANEL SIDING



WOOD FRAME BALCONY



THICK BUTT ASPHALT
SHINGLE ROOF



1 FRONT ELEVATION

COLOR SCHEME

ACCENT 1
SW7005 PURE WHITE

ACCENT 2
SW6210 WINDOW PANE
(SIDING)

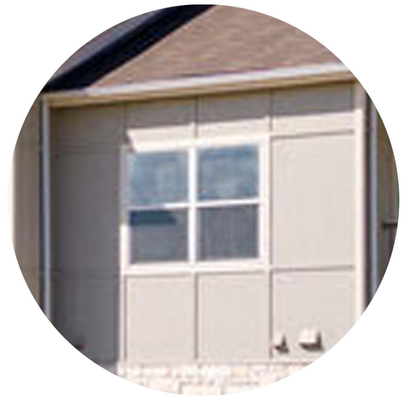
ACCENT 3
SW6214 UNDERSEAS
(AWNINGS)

ACCENT 4
THICK BUTT ASPHALT
SHINGLE ROOF

ACCENT 5
SW 7740 MESSENGER BAG
(FASCIA , BRACKETS, DOORS
AND WINDOW FRAMES)



ALUMINUM AWNING



TRIM



HARDIE PANEL SIDING
WINDOW WITH TRIM



BRACKET DETAIL

REVISIONS	BY
90% DD SET 10/22/2021	
INITIAL SITE PLAN SUBMITTAL 03/21/2022	

JENKINS POINTE

FOR:
WAYPOINT
LOCATED AT:
FORT PIERCE

GEORGE L. MOURELATOS
STATE OF FLORIDA
AR0007806

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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DRAWN	
DATE	10/30/2021
SCALE	AS SHOWN
JOB NO.	2095.PRJ
SHEET TITLE:	MATERIAL BOARD
SHEET NUMBER:	A-02



1 FRONT ELEVATION



2 REAR ELEVATION



3 SIDE ELEVATION



4 SIDE ELEVATION

COLOR SCHEME

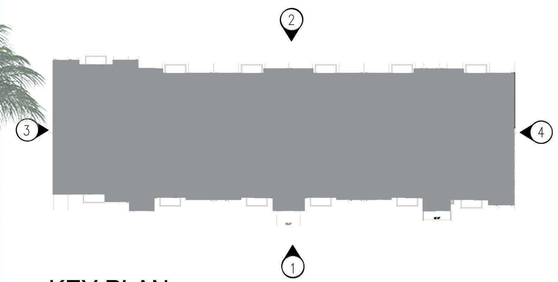
ACCENT 1
SW7005 PURE WHITE

ACCENT 2
SW6210 WINDOW PANE
(SIDING)

ACCENT 3
SW6214 UNDERSEAS
(AWNINGS)

ACCENT 4
THICK BUTT ASPHALT
SHINGLE ROOF

ACCENT 5
SW 7740 MESSENGER BAG
(FASCIA , BRACKETS, DOORS
AND WINDOW FRAMES)



KEY PLAN
SCALE: N.T.S.

BUILDING TYPE I - ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS	BY
90% DD SET 10/22/2021	
INITIAL SITE PLAN SUBMITTAL 03/11/2022	

JENKINS POINTE APARTMENTS
FOR:
WAYPOINT
LOCATED AT:
FORT PIERCE

GEORGE L. MOURA
REGISTERED ARCHITECT
AR0007808

MSA ARCHITECTS, INC.
AA0000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTURE & PLANNING

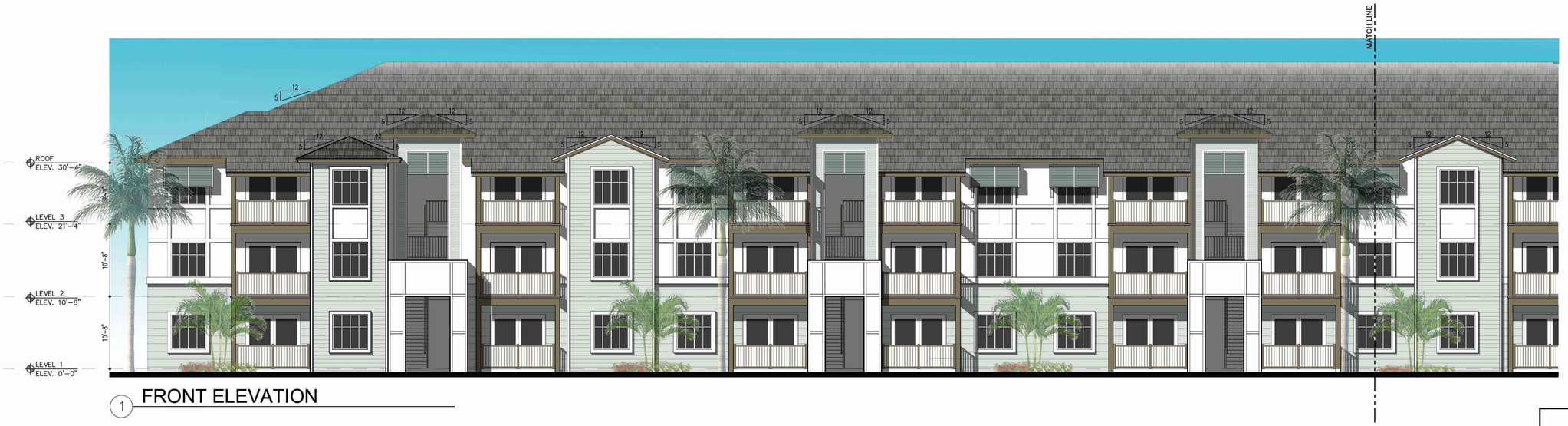
ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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DRAWN	
DATE	10/30/2021
SCALE	AS SHOWN
JOB NO.	2095.PRJ

SHEET TITLE:
BUILDING TYPE I
ELEVATION

SHEET NUMBER:
A-3.1.1



1 FRONT ELEVATION



1 FRONT ELEVATION CONT.



2 SIDE ELEVATION

COLOR SCHEME

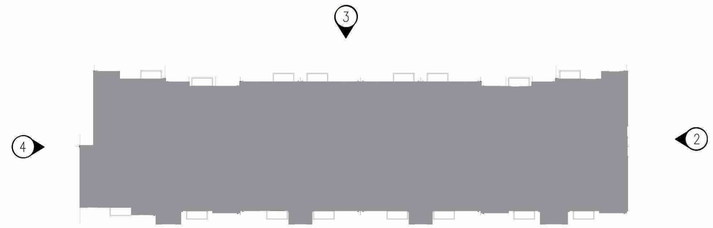
ACCENT 1
SW7005 PURE WHITE

ACCENT 2
SW6210 WINDOW PANE
(SIDING)

ACCENT 3
SW6214 UNDERSEAS
(AWNINGS)

ACCENT 4
THICK BUTT ASPHALT
SHINGLE ROOF

ACCENT 5
SW 7740 MESSENGER BAG
(FASCIA, BRACKETS, DOORS
AND WINDOW FRAMES)



KEY PLAN
SCALE: N.T.S.

BUILDING TYPE II - ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS	BY
90% DD SET 10/22/2021	
INITIAL SITE PLAN SUBMITTAL 03/11/2022	

JENKINS POINTE APARTMENTS

FOR:
WAYPOINT
LOCATED AT:
FORT PIERCE

GEORGE L. MOURA
REGISTERED ARCHITECT
AR0007808
STATE OF FLORIDA

MSA ARCHITECTS, INC.
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTURE & PLANNING

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DRAWN	
DATE	10/30/2021
SCALE	AS SHOWN
JOB NO.	2095.PRJ

SHEET TITLE:
BUILDING TYPE II
ELEVATION

SHEET NUMBER:
A-3.2.1



3 REAR ELEVATION

COLOR SCHEME

ACCENT 1
SW7005 PURE WHITE

ACCENT 2
SW6210 WINDOW PANE
(SIDING)

ACCENT 3
SW6214 UNDERSEAS
(AWNINGS)

ACCENT 4
THICK BUTT ASPHALT
SHINGLE ROOF

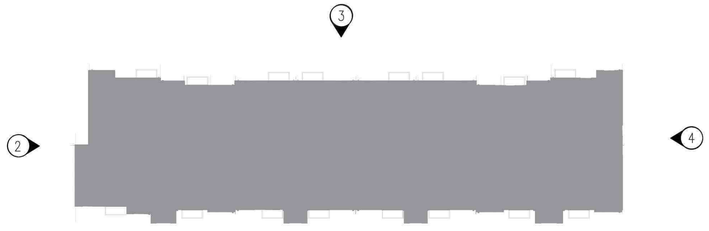
ACCENT 5
SW 7740 MESSENGER BAG
(FASCIA , BRACKETS, DOORS
AND WINDOW FRAMES)



3 REAR ELEVATION CONT.



4 SIDE ELEVATION



KEY PLAN

SCALE: N.T.S.

BUILDING TYPE II - ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS	BY
90% DD SET 10/22/2021	
INITIAL SITE PLAN SUBMITTAL 03/11/2022	

JENKINS POINTE APARTMENTS

FOR:
WAYPOINT
LOCATED AT:
FORT PIERCE

MSA ARCHITECTS, INC.
AA0000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

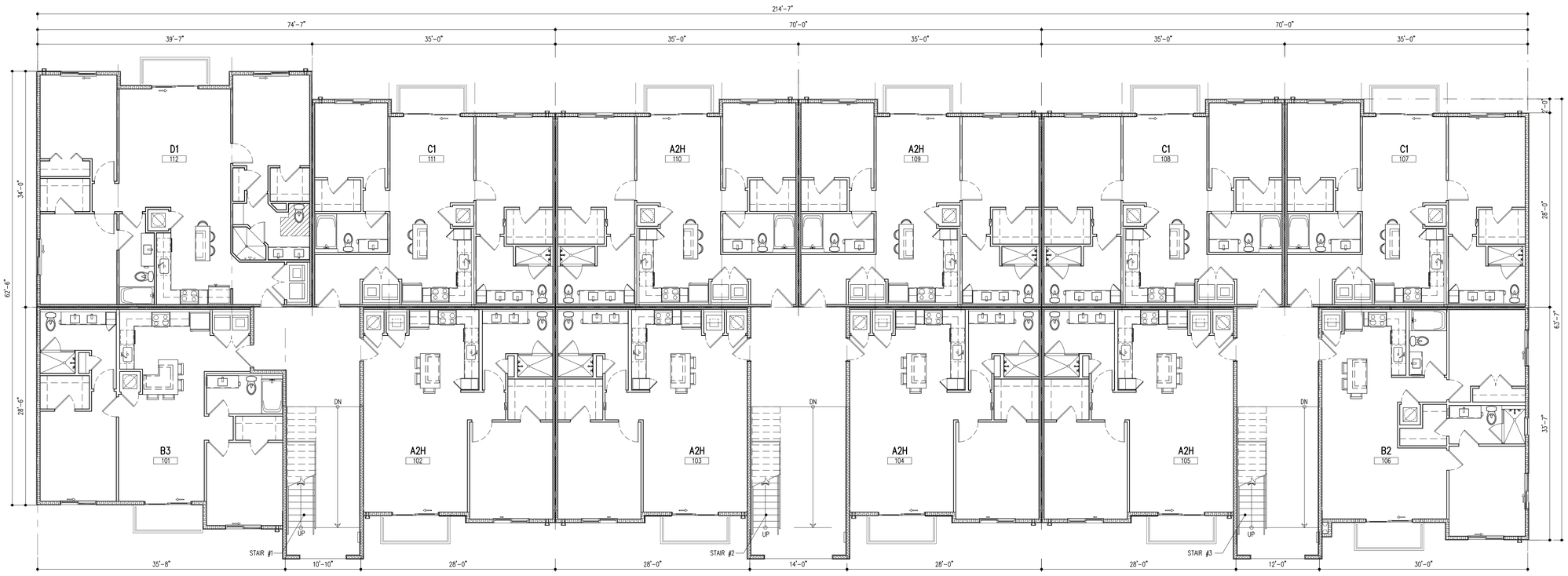
ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES

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DATE	10/30/2021
SCALE	AS SHOWN
JOB NO.	2095.PRJ

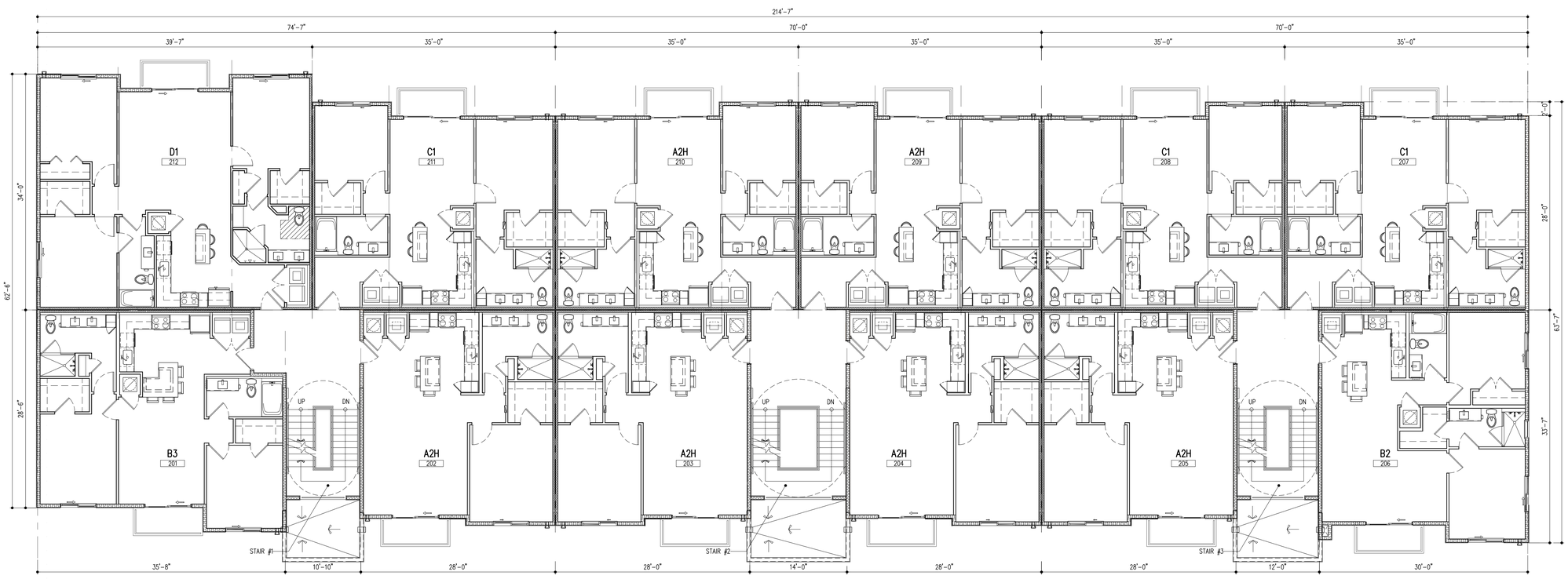
SHEET TITLE:
BUILDING TYPE II
ELEVATION

SHEET NUMBER:
A-3.2.2



LEVEL 1

36 DU'S / 3 STO SCALE: 1/8"=1'-0"



LEVEL 2

36 DU'S / 3 STO SCALE: 1/8"=1'-0"

BUILDING TYPE I

SCALE: 1/8" = 1'-0"

REVISIONS	BY
90% DD SET 10/22/2021	
INITIAL SITE PLAN SUBMITTAL 03/11/2022	

JENKINS POINTE APARTMENTS

FOR:
WAYPOINT
LOCATED AT:
FORT PIERCE

GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC.
AAC000695
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA, 33156
(305) 275-9911

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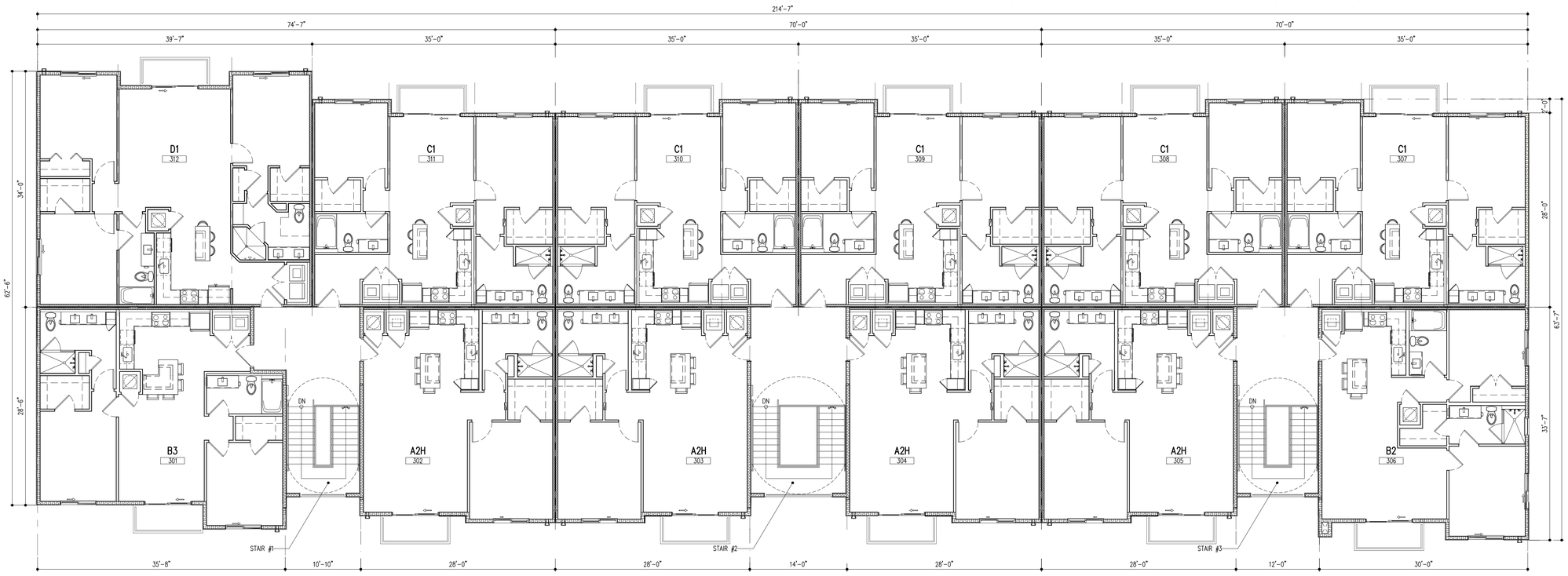
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JOB NO.	2095.PRJ

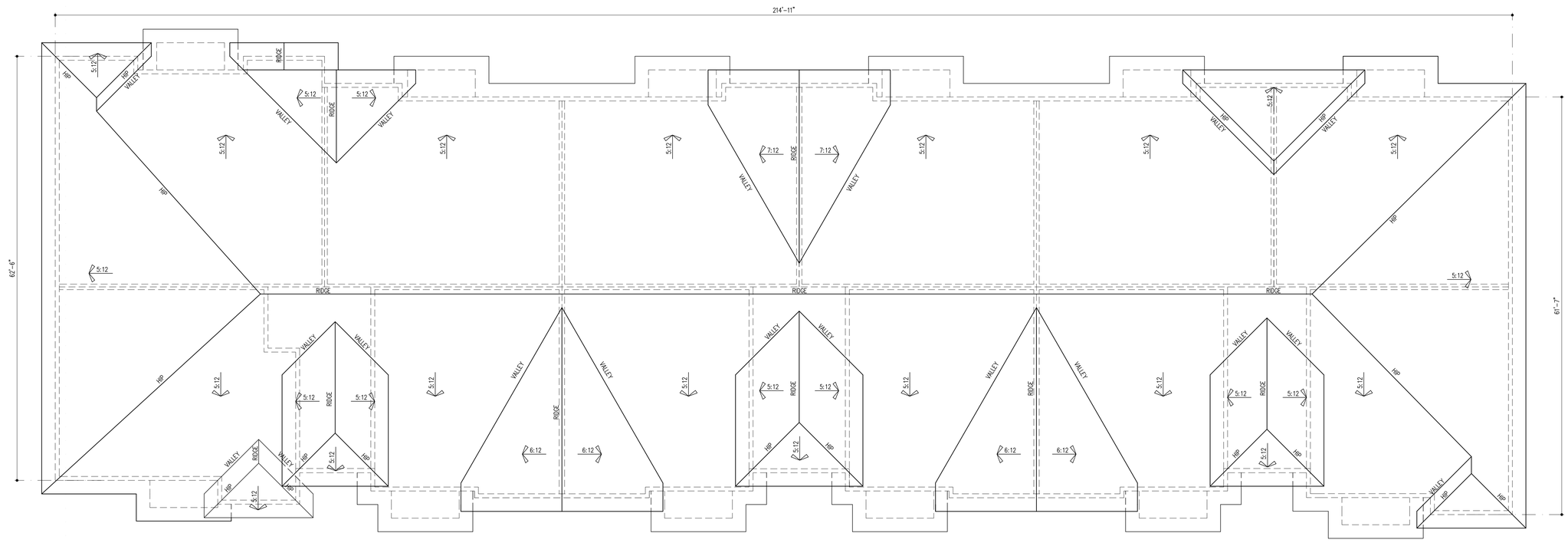
SHEET TITLE:
BUILDING TYPE I

SHEET NUMBER:
A-2.1.1



LEVEL 3

36 DU'S / 3 STO SCALE: 1/8"=1'-0"



ROOF PLAN

BUILDING TYPE I

SCALE: 1/8" = 1'-0"

REVISIONS	BY
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INITIAL SITE PLAN SUBMITTAL 03/11/2022	

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES

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JENKINS POINTE APARTMENTS

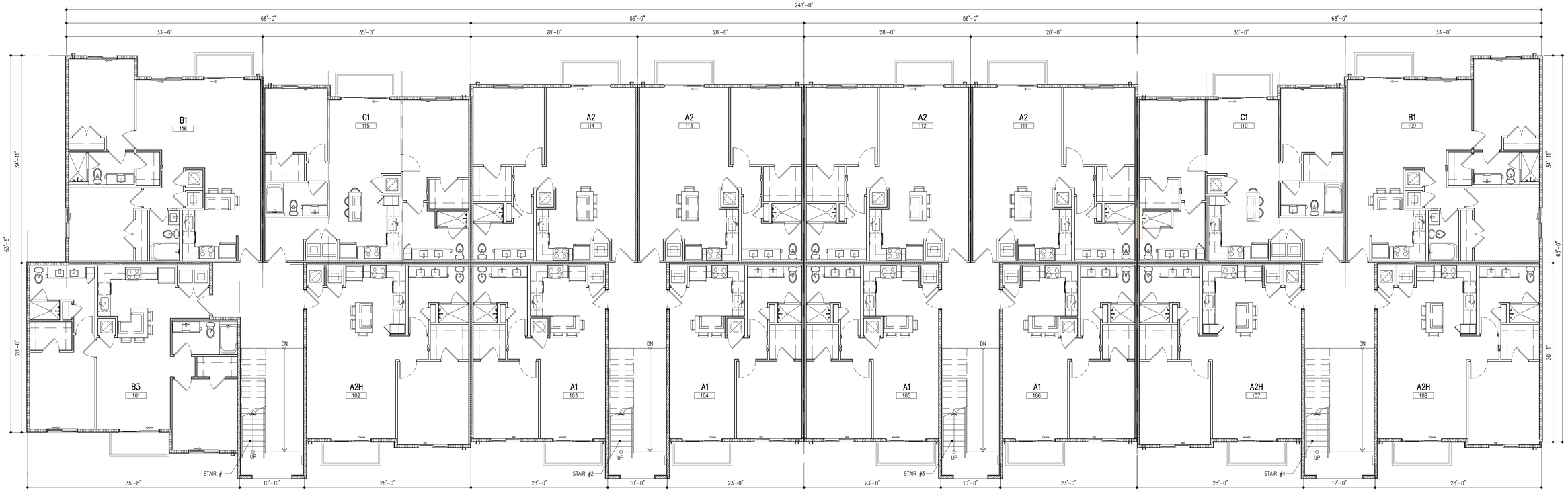
FOR:
WAYPOINT
LOCATED AT:
FORT PIERCE

STATE OF FLORIDA
GEORGE L. MOURIZ
AR0007806

MSA ARCHITECTS, INC
AAC000695
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA, 33156
(305) 275-9911

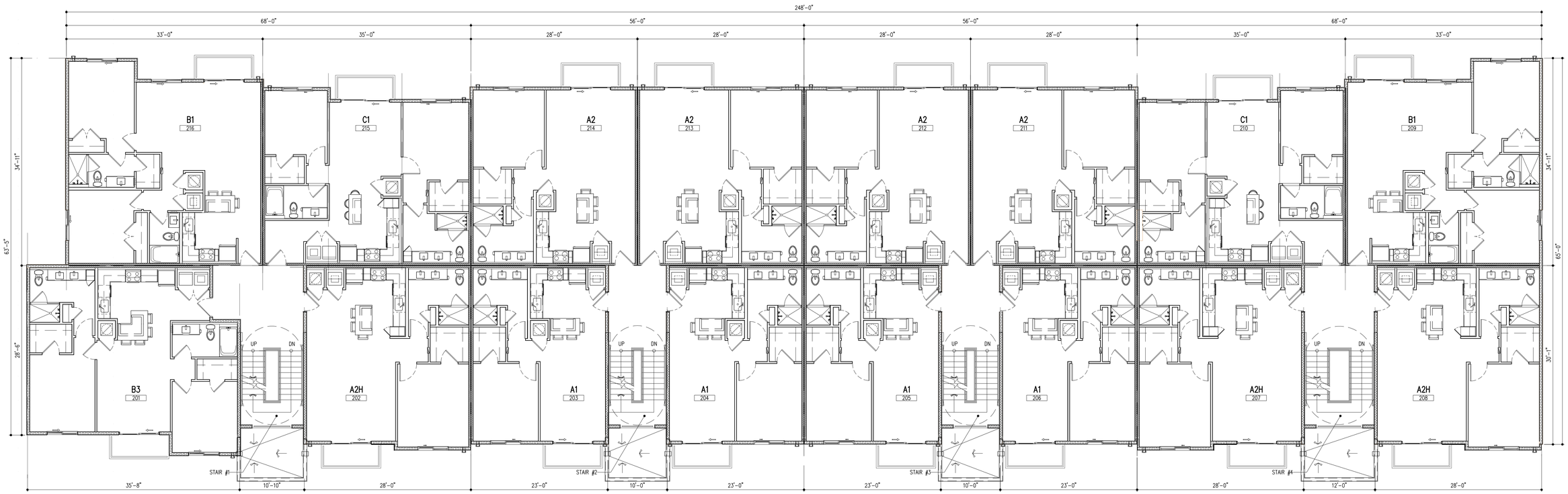
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ARCHITECTURE & PLANNING

DRAWN	
DATE	10/30/2021
SCALE	AS SHOWN
JOB NO.	2095.PRJ
SHEET TITLE:	BUILDING TYPE I
SHEET NUMBER:	A-2.1.2



LEVEL 1

48 DU'S / 3 STO SCALE: 1/8"=1'-0"



LEVEL 2

48 DU'S / 3 STO SCALE: 1/8"=1'-0"

BUILDING TYPE II

SCALE: 1/8" = 1'-0"

REVISIONS	BY
90% DD SET 10/22/2021	
INITIAL SITE PLAN SUBMITTAL 03/11/2022	

JENKINS POINTE APARTMENTS

FOR:
WAYPOINT
LOCATED AT:
FORT PIERCE

GEORGE L. MOURIZ
STATE OF FLORIDA
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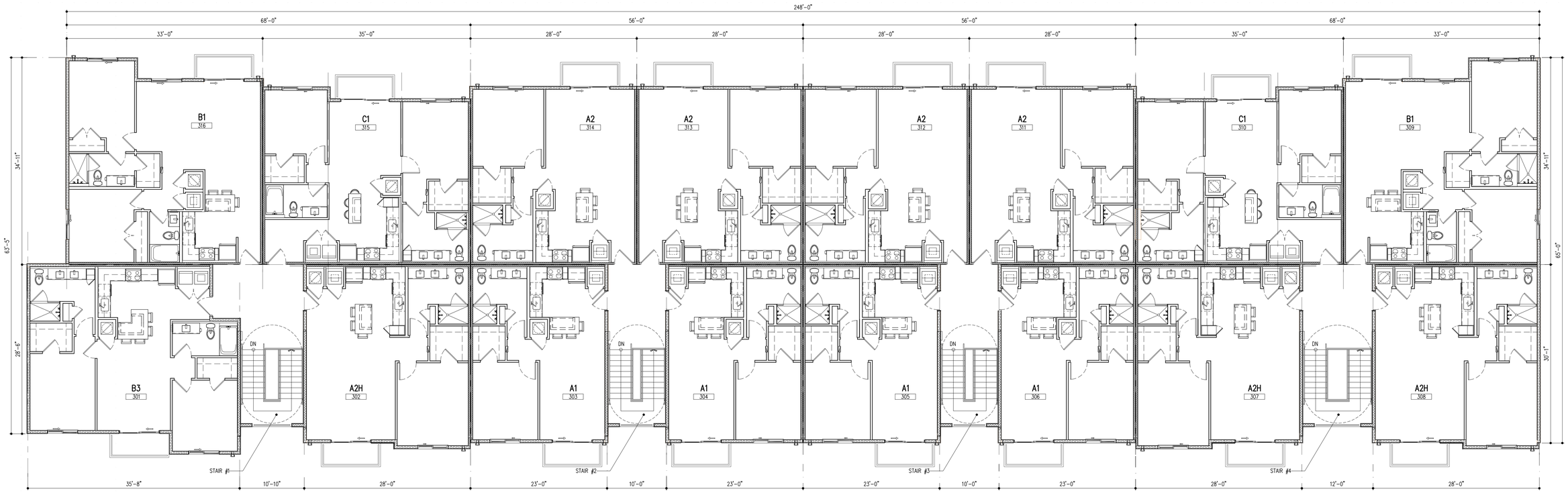
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SCALE	AS SHOWN
JOB NO.	2095.PRJ

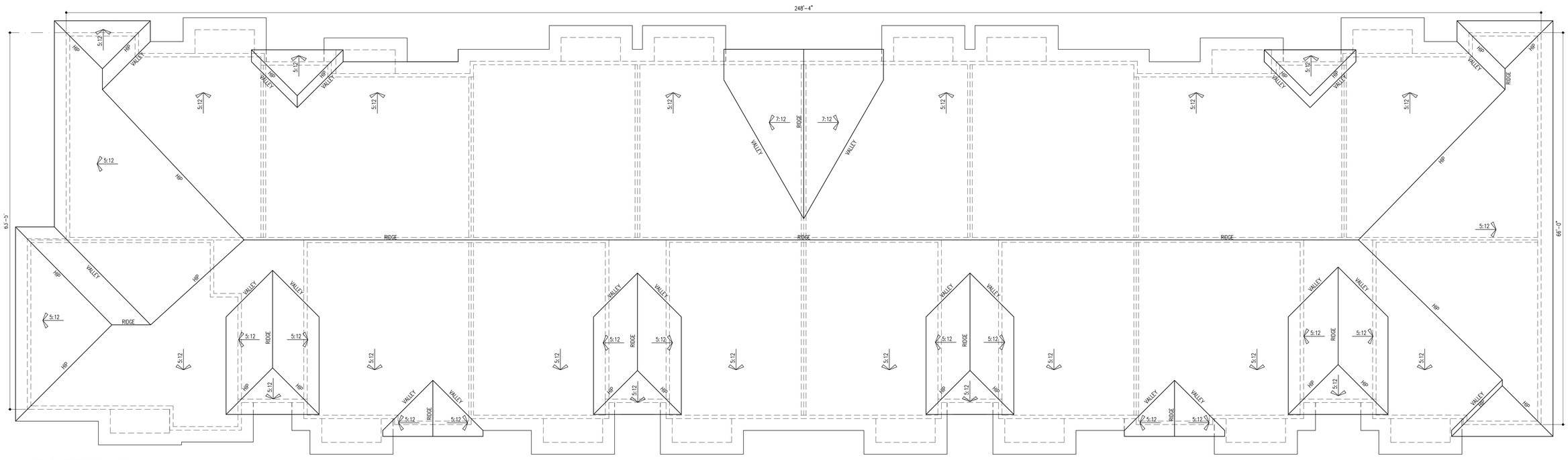
SHEET TITLE:
BUILDING TYPE II

SHEET NUMBER:
A-2.2.1



LEVEL 3

48 DU'S / 3 STO SCALE: 1/8"=1'-0"



ROOF PLAN

BUILDING TYPE II

SCALE: 1/8" = 1'-0"

REVISIONS	BY
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JENKINS POINTE APARTMENTS

FOR:
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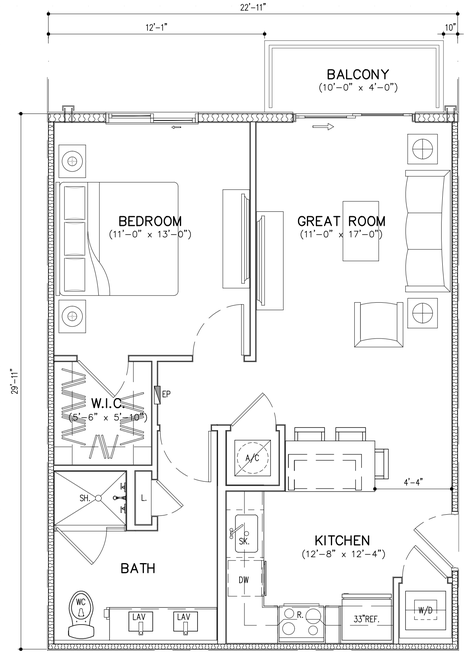
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SCALE	AS SHOWN
JOB NO.	2095.PRJ

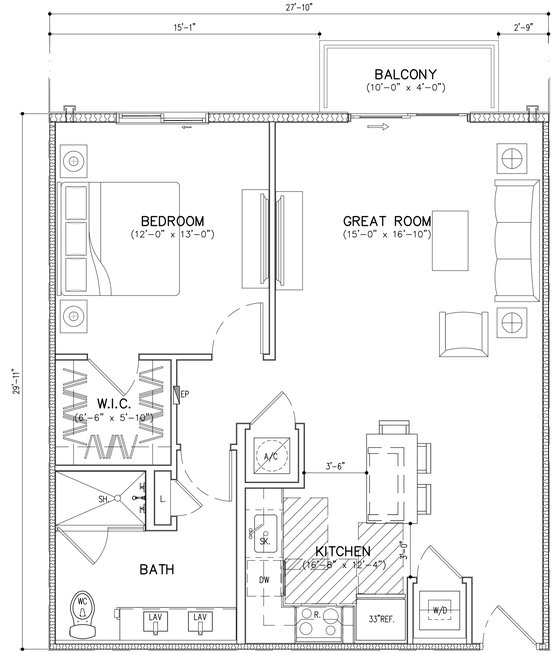
SHEET TITLE:
BUILDING TYPE II

SHEET NUMBER:
A-2.2.2



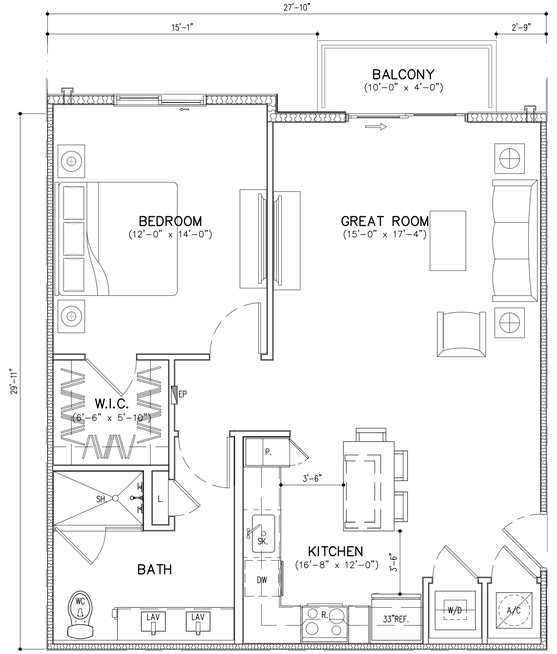
UNIT A1 (1BD/1BTH)

A/C AREA = 687 SQ. FT. (36 DU'S)
BALCONY = 40 SQ. FT.



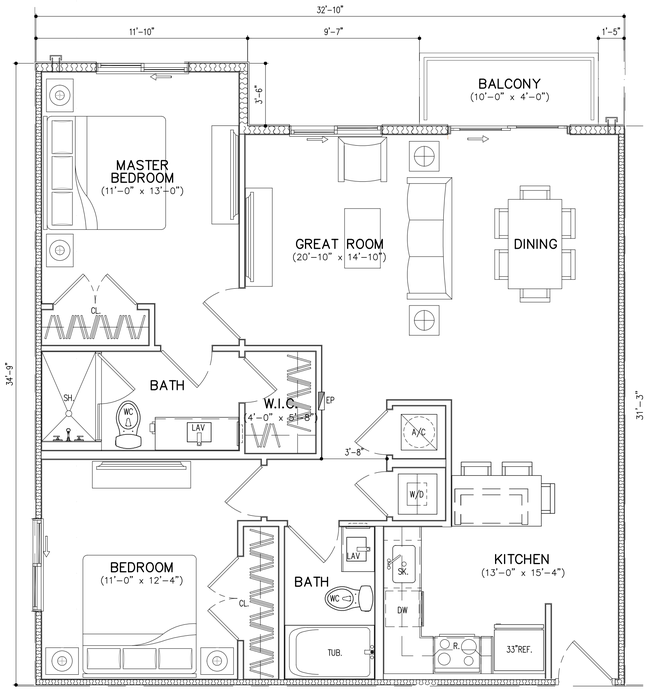
UNIT A2 (1BD/1BTH)

A/C AREA = 835 SQ. FT. (36 DU'S)
BALCONY = 40 SQ. FT.



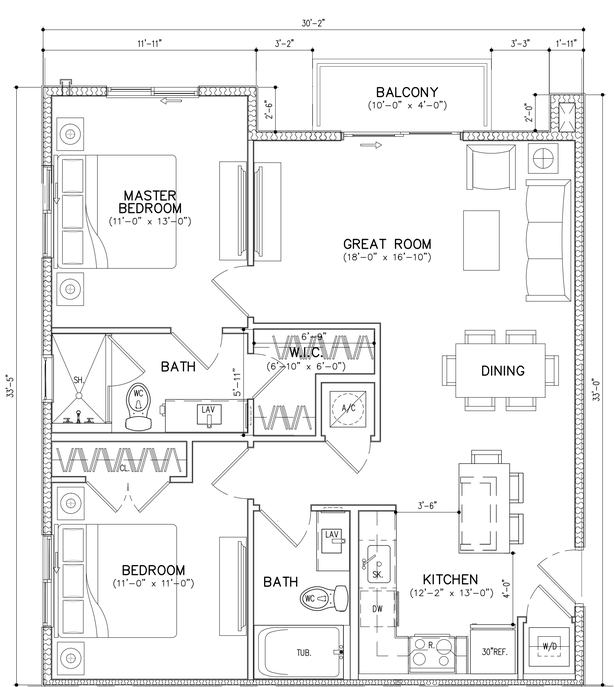
UNIT A2H (1BD/1BTH)

A/C AREA = 847 SQ. FT. (87 DU'S)
BALCONY = 40 SQ. FT.



UNIT B1 (2BD/2BTH)

A/C AREA = 1078 SQ. FT. (18 DU'S)
BALCONY = 40 SQ. FT.



UNIT B2 (2BD/2BTH)

A/C AREA = 973 SQ. FT. (15 DU'S)
BALCONY = 40 SQ. FT.



UNIT B3 (2BD/2BTH)

A/C AREA = 1028 SQ. FT. (24 DU'S)
BALCONY = 40 SQ. FT.

UNIT PLANS

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

REVISIONS	BY
90% DD SET 10/22/2021	
INITIAL SITE PLAN SUBMITTAL 03/11/2022	

JENKINS POINTE APARTMENTS

FOR:
WAYPOINT
LOCATED AT:
FORT PIERCE

GEORGE L. MOURIZ
STATE OF FLORIDA
AR0007808
REGISTERED ARCHITECT

MSA ARCHITECTS, INC
AAC000895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 275-9911

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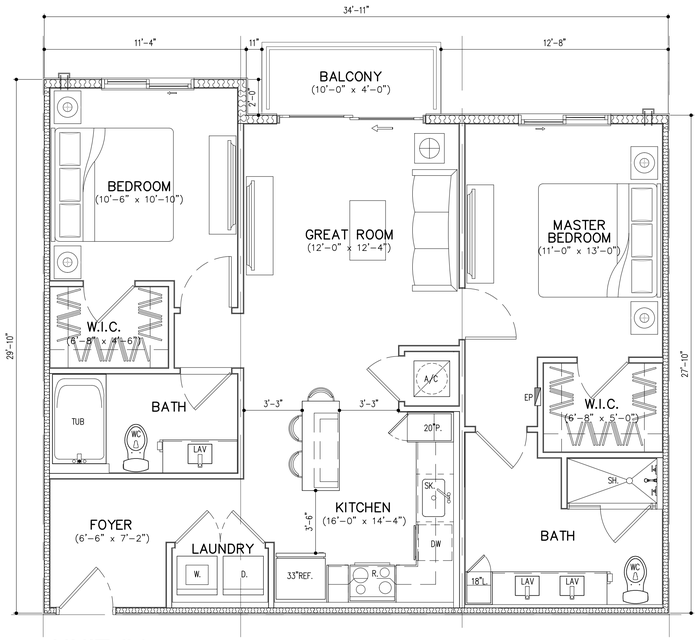
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DATE	10/30/2021
SCALE	AS SHOWN
JOB NO.	2095.PRJ

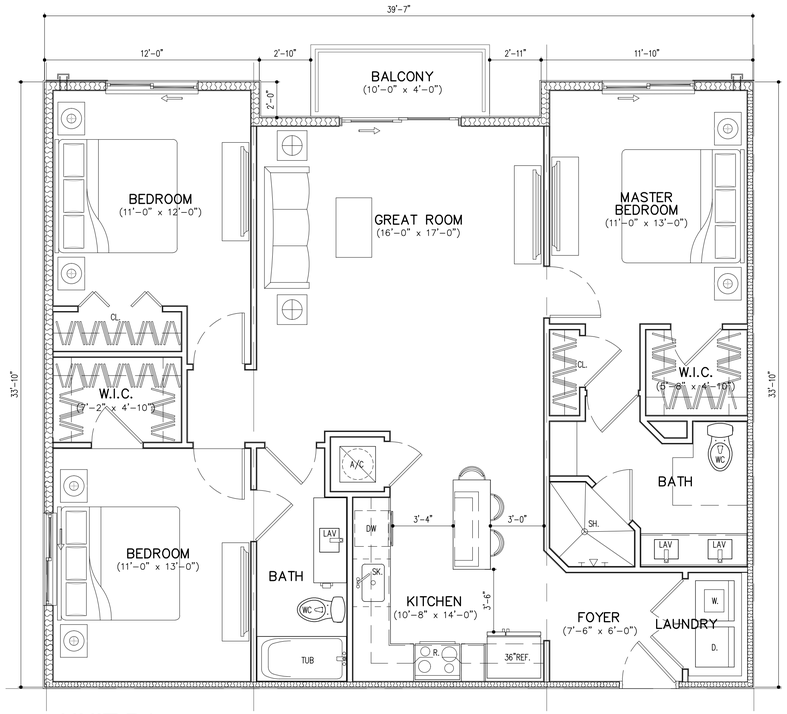
SHEET TITLE: UNIT PLANS

SHEET NUMBER: A-4.1



UNIT C1 (2BD/2BTH)

A/C AREA = 993 SQ. FT. (93 DU'S)
BALCONY = 40 SQ. FT.



UNIT D1 (3BD/2BTH)

A/C AREA = 1310 SQ. FT. (15 DU'S)
BALCONY = 40 SQ. FT.

UNIT PLANS

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

REVISIONS	BY
90% DD SET 10/22/2021	
INITIAL SITE PLAN SUBMITTAL 03/11/2022	

JENKINS POINTE APARTMENTS

FOR:
WAYPOINT
LOCATED AT:
FORT PIERCE

GEORGE L. MOURZ
AR0007808
STATE OF FLORIDA
REGISTERED ARCHITECT

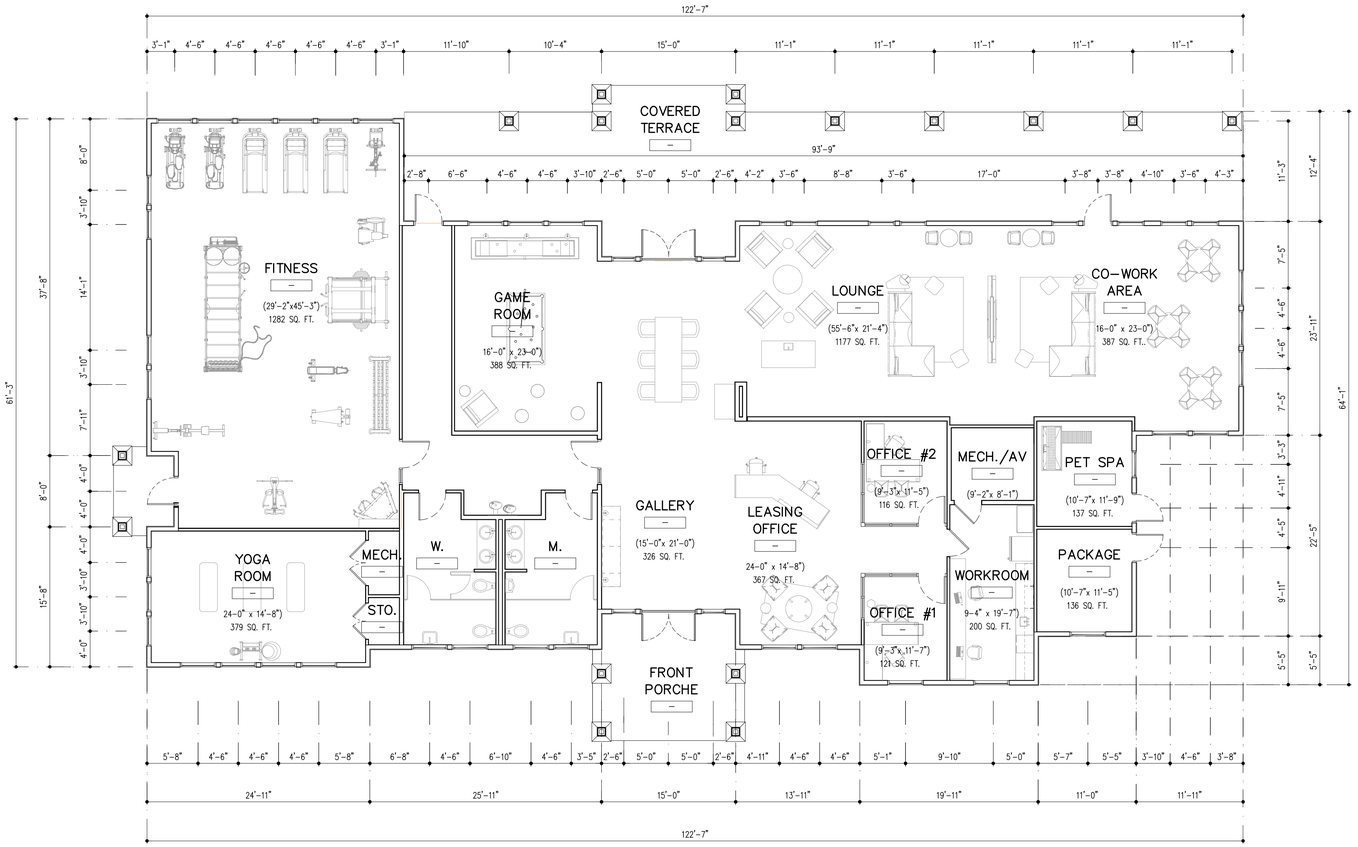
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SUITE 1513
MIAMI, FLORIDA 33156
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DRAWN	
DATE	10/30/2021
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JOB NO.	2095.PRJ
SHEET TITLE:	UNIT PLANS
SHEET NUMBER:	A-4.2



CLUBHOUSE FLOOR PLAN

SCALE: 1/8" = 1'-0"

REVISIONS	BY
90% DD SET 10/22/2021	
INITIAL SITE PLAN SUBMITTAL 03/11/2022	

JENKINS POINTE APARTMENTS

FOR:
WAYPOINT
LOCATED AT:
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(305) 275-9911

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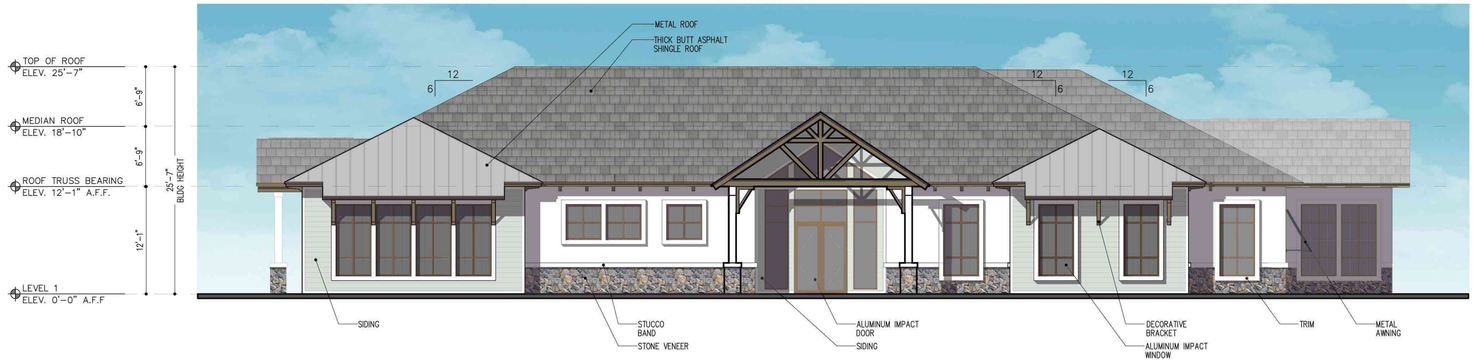
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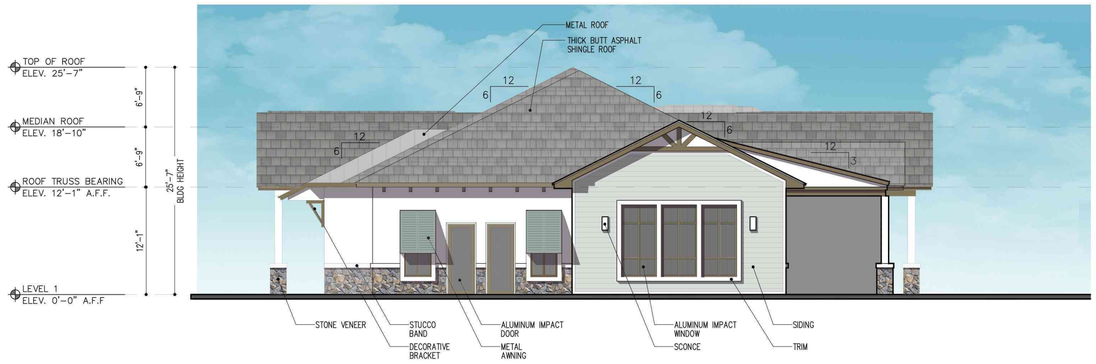
DRAWN	
DATE	10/30/2021
SCALE	AS SHOWN
JOB NO.	2095.PRJ

SHEET TITLE:
CLUBHOUSE FLOOR PLAN

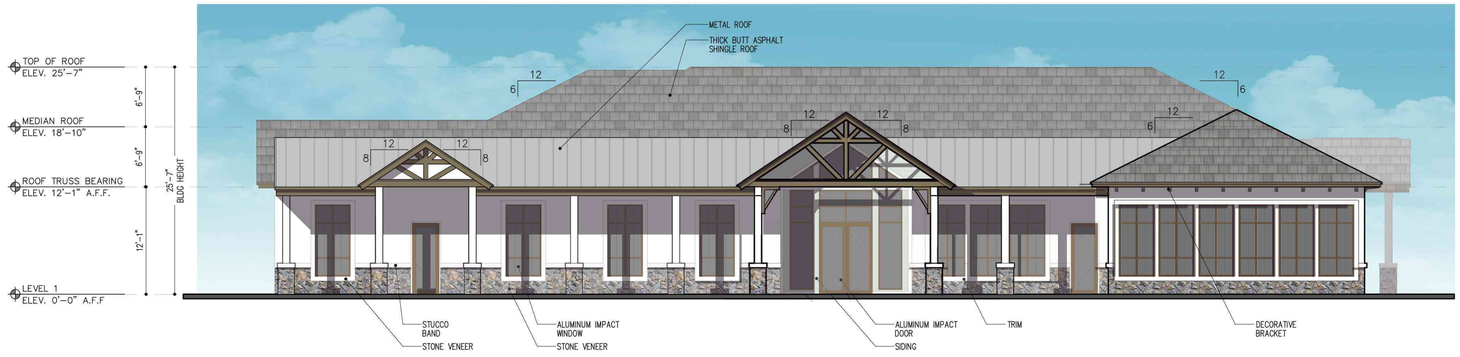
SHEET NUMBER:
CH-2.1



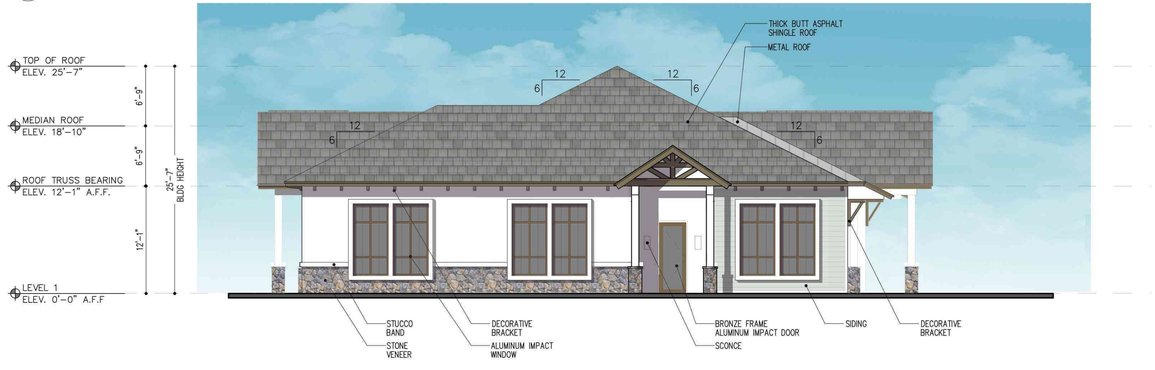
1 FRONT ELEVATION



2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION

COLOR SCHEME

ACCENT 1
SW7005 PURE WHITE

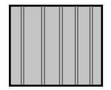


ACCENT 2
MOSS ROCK THIN
STONE VENEER

ACCENT 3
SW6210 WINDOW PANE
(SIDING)



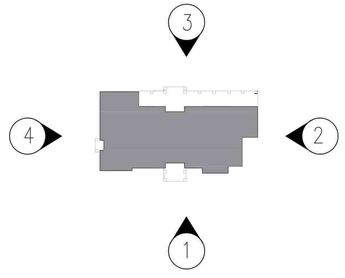
ACCENT 4
SW6214 UNDERSEAS
(AWNINGS)



ACCENT 5
THICK BUTT ASPHALT
SHINGLE ROOF

ACCENT 6
SILVER METAL ROOF

ACCENT 7
SW 7740 MESSENGER BAG
(FASCIA , BRACKETS, DOORS
AND WINDOW FRAMES)



KEY PLAN

SCALE: N.T.S

CLUBHOUSE ELEVATIONS

SCALE: 1/8" = 1'-0"

REVISIONS	BY
90% DD SET 10/22/2021	
INITIAL SITE PLAN SUBMITTAL 03/11/2022	

JENKINS POINTE APARTMENTS

FOR:
WAYPOINT
LOCATED AT:
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GEORGE L. MSA
STATE OF FLORIDA
AR0007808

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MIAMI, FLORIDA, 33156
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DATE	10/30/2021
SCALE	AS SHOWN
JOB NO.	2095.PRJ
SHEET TITLE:	CLUBHOUSE ELEVATIONS
SHEET NUMBER:	CH-3.1

CONTEXT STUDY

SCALE: N.T.S.

REVISIONS	BY
90% DD SET 10/22/2021	
INITIAL SITE PLAN SUBMITTAL 03/11/2022	

JENKINS POINTE APARTMENTS

FOR:
WAYPOINT
LOCATED AT:
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ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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DRAWN	
DATE	10/30/2021
SCALE	AS SHOWN
JOB NO.	2095.PRJ
SHEET TITLE:	CONTEXT STUDY
SHEET NUMBER:	A-01

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

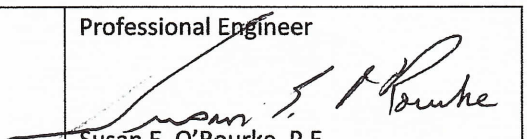
Jenkins Pointe - Waypoint

Prepared for:

Prepared by

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

March 10, 2022

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 03/10/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

March 10, 2022

Mr. Jim Lott
Waypoint Realty Holdings, LLC
150 E. Palmetto Park Road
Boca Raton, FL 33432

Re: Jenkins Pointe - Waypoint

Dear Mr. Lott:

O'Rourke Engineering & Planning has completed the traffic analysis for 324 multifamily dwelling units to be located off Jenkins Road in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 324 multifamily units to be located off Jenkins Road in St. Lucie County, Florida. The purpose of this report is to determine the project impact on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

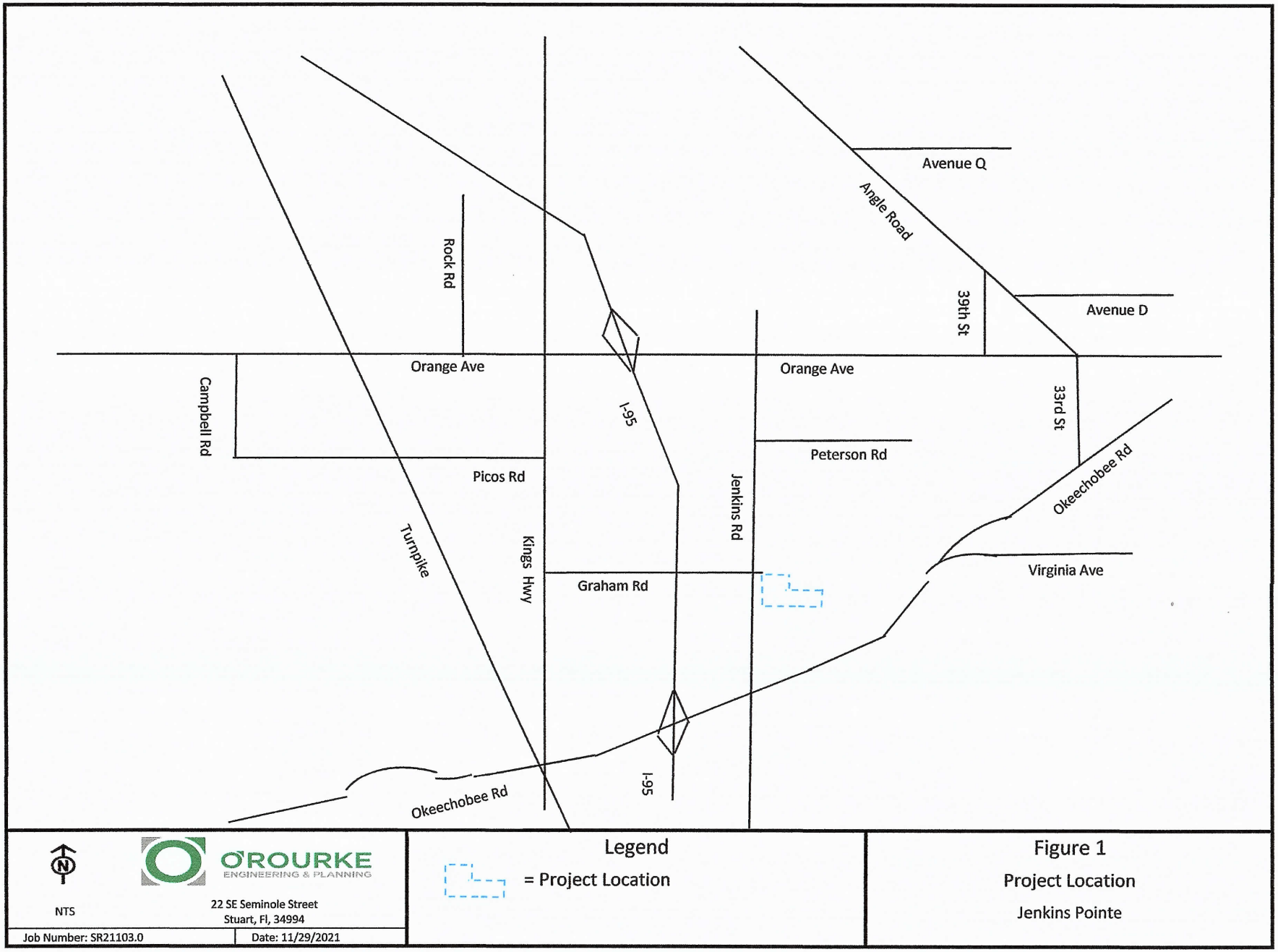
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 324 multifamily units located off Jenkins Road in St. Lucie County, Florida. The buildout year is estimated as 2026.

The project location is shown in **Figure 1**.


Avenue Q
Angle Road
Rock Rd
39th St
Avenue D
Orange Ave
Orange Ave
Campbell Rd
I-95
33rd St
Peterson Rd
Picos Rd
Jenkins Rd
Okeechobee Rd
Turnpike
Kings Hwy
Graham Rd
Virginia Ave
I-95
Okeechobee Rd
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR21103.0
Date: 11/29/2021
Legend
= Project Location
Figure 1
Project Location
Jenkins Pointe

ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

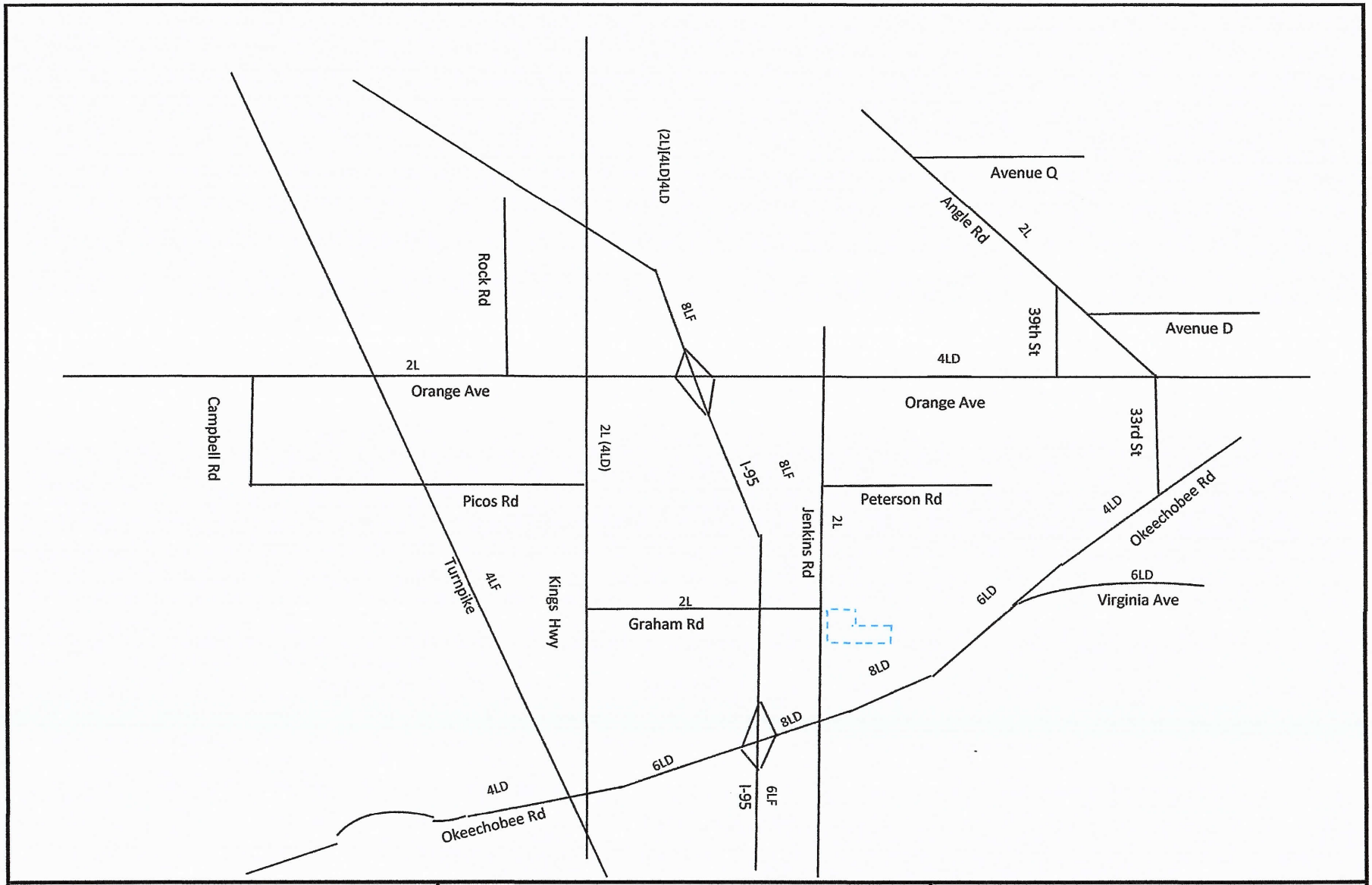
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards Road is a two-lane local roadway with an east/west alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment.
- Graham Road is a two-lane local roadway with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/west alignment east of I-95.
- Kings Highway is a two-lane arterial with a north/south alignment and is included in the 5-year TIP to be widened to a four-lane divided roadway.

The roadway network is shown in **Figure 2** with notations for Existing and Existing + Committed. Roadway details are included in **Appendix B**.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2021 Level of Service Report. These documents are included in **Appendix C.**



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR21103.0 | Date: 11/29/2021

Legend

= Project Location

(XX) = Existing Conditions if different then 2040 Network

[XX] = Commited 5-Year TIP

Figure 2

Lane Geometrics

Jenkins Pointe

PROJECT TRAFFIC

To estimate future traffic, the ITE Trip Generation, 11th Edition trip rates for the highest reasonable use in the land use category were applied. Multi-family Housing (Land Use Code 220) was applied to estimate the trips generated by the 324 units. These calculations are shown in **Tables 1a, 1b, and 1c.**

As shown, the proposed project will generate 2,152 net daily trips. There will be 123 AM peak hour trips and 160 PM peak hour trips.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed using LRTP employment data and then assigned to the roadway network. Future employment data reflects 19% to the north, 17% to the west, 43% east and 21% south from the project.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 3. Appendix C** provides the supporting data for the distribution.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220	324	DU	T = 6.41(X) + 75.31	50%	50%	1,076	1,076	2,152	1,076	1,076	2,152

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

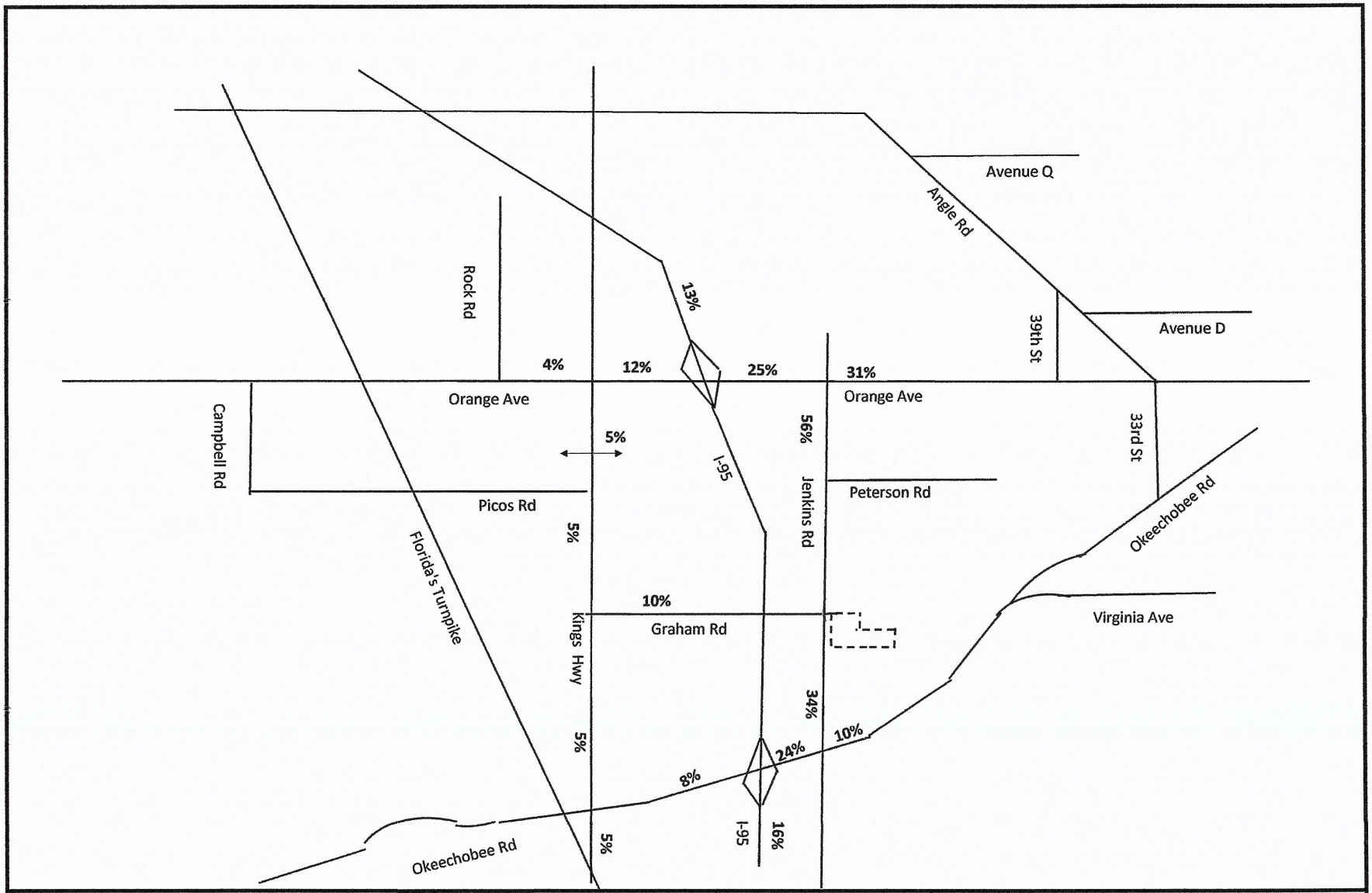
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220	324	DU	T = 0.31(X) + 22.85	24%	76%	30	93	123	30	93	123

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise)	220	324	DU	T = 0.43(X) + 20.55	63%	37%	101	59	160	101	59	160

Source: ITE 11th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994

Job Number: SR21103.0 | Date: 11/29/2021

Legend

= Project Location

Figure 3

Percent Assignment

Jenkins Pointe

Link Analysis

Tables 2a and 2b summarize the project percent impact on the roadway network. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using a 2.13% growth rate. Approved background projects (committed trips) were then added. Finally, the trips from the proposed project were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, Jenkins Road will operate at below levels of service with the existing network. However, since this is a deficiency before the project traffic is added, the project can assume the improvements to fix the deficiency in place.

Appendix D includes the growth rate calculation and background traffic.

INTERSECTION ANALYSIS

The intersections of Jenkins/Graham, Jenkins/Orange, and Jenkins/Okeechobee were analyzed using HCS. The intersections were analyzed for the 2026 with and without project scenarios.

Table 4 summarizes the results. As shown, all intersections will operate at acceptable levels of service. A full signal warrant analysis at Jenkins Road and Graham Road is forthcoming. However, the intersection operates at an acceptable level of service as an unsignalized intersection.

DRIVEWAY ANALYSIS

The project will be served by one right in/right out project driveway located on Jenkins Road and a driveway that is off the extension of Graham Road. A northbound right turn lane and a southbound left turn lane will be required into the site at Graham Road.

CONCLUSION

The proposed project can be accommodated on the roadway network at acceptable levels of service. Therefore, the project meets the requirements for concurrency.

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	YES	920	35	3.80%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	NO	920	11	1.20%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	35	5.56%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	NO	630	11	1.75%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	NO	920	5	0.54%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	18	1.96%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	2	0.19%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	2	0.10%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	7	0.35%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	4	0.20%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	14	0.70%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	21	1.05%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	6	0.30%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	5	0.25%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	2	0.10%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	4	0.09%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	14	0.33%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	4	0.10%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	1	0.02%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	4	0.13%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	1	0.03%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	5	0.79%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	2	0.32%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	5	0.57%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	2	0.23%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 16
Net Out: 53

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	YES	920	39	4.24%	66%
	Orange Ave	Peterson Rd	SB	2L	IN	YES	920	67	7.28%	66%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	39	6.19%	66%
	Peterson Rd	Graham Rd	SB	2L	IN	YES	630	67	10.63%	66%
	Graham Rd	Okeechobee Rd	NB	2L	IN	YES	920	34	3.70%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	20	2.17%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	4	0.37%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	2	0.19%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	13	0.65%	13%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	8	0.40%	13%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	26	1.30%	26%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	15	0.75%	26%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	24	1.20%	40%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	40	2.00%	40%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	5	0.25%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	5	0.25%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	5	0.25%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	5	0.25%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	3	0.15%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	6	0.30%	10%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	10	0.50%	10%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	26	0.61%	26%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	15	0.35%	26%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	5	0.12%	8%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	8	0.20%	8%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	5	0.16%	8%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	8	0.25%	8%
Angle Rd	53rd St	Keen Rd	EB	2L	OUT	NO	630	6	0.95%	10%
	53rd St	Keen Rd	WB	2L	IN	NO	630	10	1.59%	10%
	Keen Rd	Kings Hwy	EB	2L	OUT	NO	880	6	0.68%	10%
	Keen Rd	Kings Hwy	WB	2L	IN	NO	880	10	1.14%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 101
Net Out: 59

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2026 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2026 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	OUT	YES	517	2.13%	587	147	734	920	61	795	3.80%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	517	2.13%	587	93	680	630	61	741	5.56%	YES(4)	66%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	497	2.13%	564	100	664	920	32	696	1.96%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibilty of the applicant

Net In: 30
Net Out: 93
Years Grown: 6

TABLE 6b -Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2026 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2026 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	SB	IN	YES	523	2.13%	594	199	793	920	67	860	7.28%	YES	66%
	Peterson Rd	Graham Rd	NB	OUT	YES	502	2.13%	570	95	665	630	39	704	6.19%	YES(4)	66%
	Peterson Rd	Graham Rd	SB	IN	YES	523	2.13%	594	141	735	630	67	802	10.63%	YES(4)	66%
	Graham Rd	Okeechobee Rd	NB	IN	YES	502	2.13%	570	95	665	920	34	699	3.70%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	523	2.13%	594	141	735	920	20	755	2.17%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibilty of the applicant

Net In: 101
Net Out: 59
Years Grown: 6

Table 4: Intersection Results

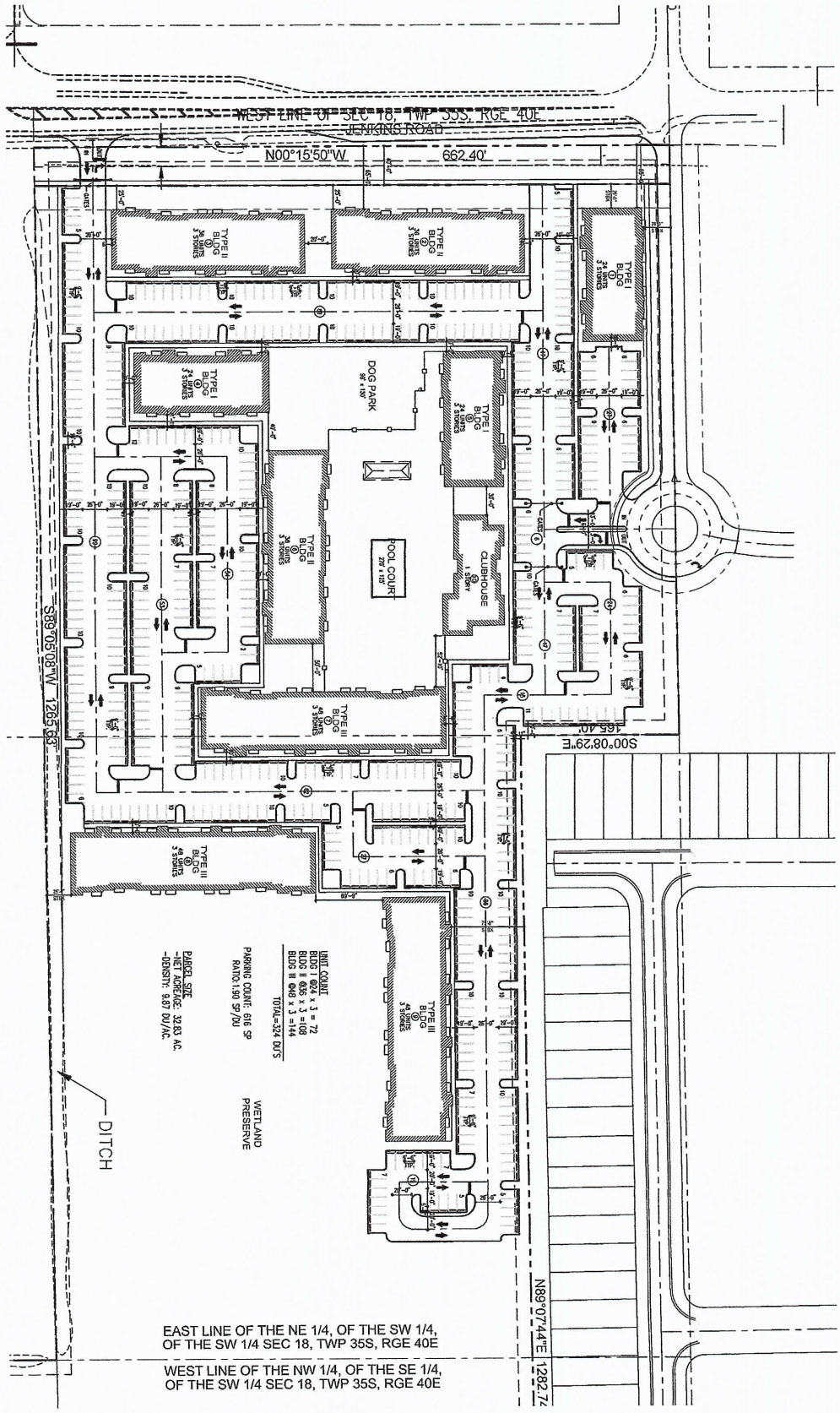
Intersection	Existing				2026 w/o Project				2026 with Project			
	AM		PM		AM		PM		AM		PM	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Graham/Jenkins (1) (2)	B/A	11.3/3.3	B/A	14.3/3.3	B/A	13.2/2.7	C/A	21.3/3.2	C/B	15.5/11.7	E/B	45.6/14.0
Jenkins/Orange	B	16.7	B	17.1	C	25.1	C	24.2	C	26.4	C	25.2
Jenkins/Okeechobee	C	34.6	C	30.8	D	44.5	D	46.9	D	45.5	D	47.5
Graham/Project Driveway	-	-	-	-	-	-	-	-	A	8.6	A	8.6
Jenkins/Project Driveway	-	-	-	-	-	-	-	-	B	10.4	B	11.6

(1) EB Approach / NB Approach for existing and 2026 w/o Project

(2) EB Approach / WB Approach for 2026 with Project

APPENDIX A

SITE DATA



NORTH

JENKINS POINTE-WAYPOINT
CONCEPTUAL SITE PLAN
SCALE: 1" = 50'-0"

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SEVENTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

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JENKINS POINTE
FOR:
WAYPOINT
LOCATED AT:
FORT PIERCE

REVISIONS	BY

DRAWN	
DATE	10/30/2021
SCALE	AS SHOWN
JOB NO.	2065.PKU
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	SP-1

APPENDIX B

Roadway Details

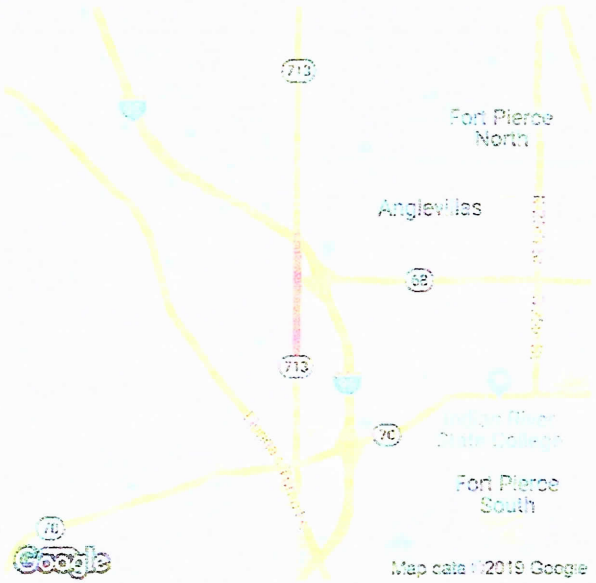
5 Year Plan

LRTP Cost Feasible Map

FDOT 2012 QUALITY LEVEL OF SERVICE

KINGS HWY FROM NORTH OF PICOS ROAD TO NORTH OF I-95 OVERPASS

2302567 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF 68/ORANGE AVENUE
Lead Agency: MANAGED BY FDOT
From: NORTH OF PICOS RD
Length: 1.217
To: NORTH OF SR-9/I-95 OVERPASS
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

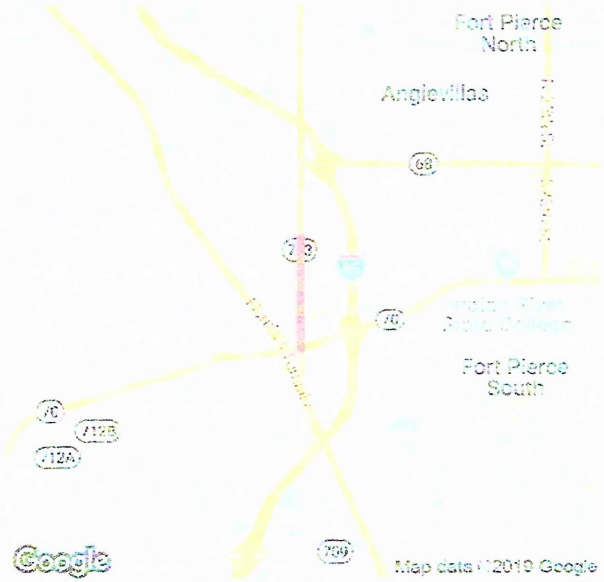
Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	175,083	0	0	0	0	175,083
		175,083					**175,083**

Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-2

B-1

Notes

KINGS HWY FROM 500 FEET S OF OKEECHOBEE ROAD TO NORTH OF PICOS ROAD
2302566 SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2012 TPO PRIORITY #2 1,550 FT OF PROJECT WILL BE CONCRETE, BALANCE IS FLEXIBLE PAVEMENT PH5202=LFA WITH ST LUCIE COUNTY; $187,669 LF REC'D 3/1/17
Lead Agency: MANAGED BY FDOT
From: 500 feet S OF OKEECHOBEE
Length: 2.2
To: NORTH OF PICOS ROAD
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	GFSA	65,007	0	0	0	0	65,007
ROW	SA	192,741	0	0	0	0	192,741
ROW	SU	656,235	0	0	0	0	656,235
ROW	DDR	1,907,675	0	0	0	0	1,907,675
ROW	DS	7,000	0	0	0	0	7,000
		2,828,658					**2,828,658**

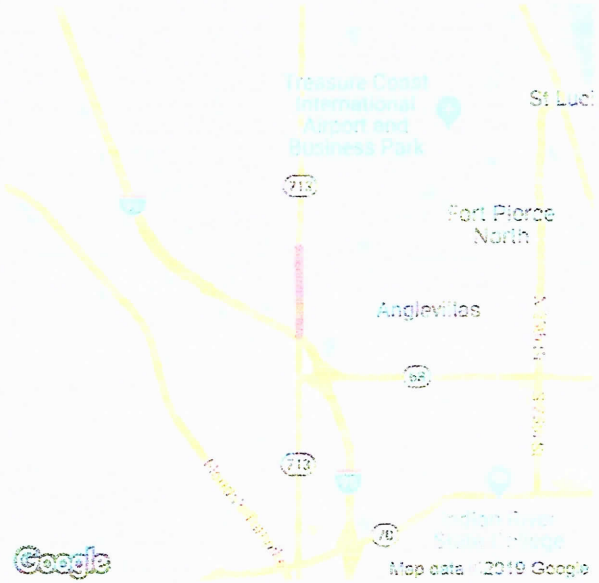
Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-5

Notes

B-2

KINGS HWY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

4383791 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF I-95 OVERPASS
Length: 1.4 **To:** N OF COMMERCIAL CIR
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

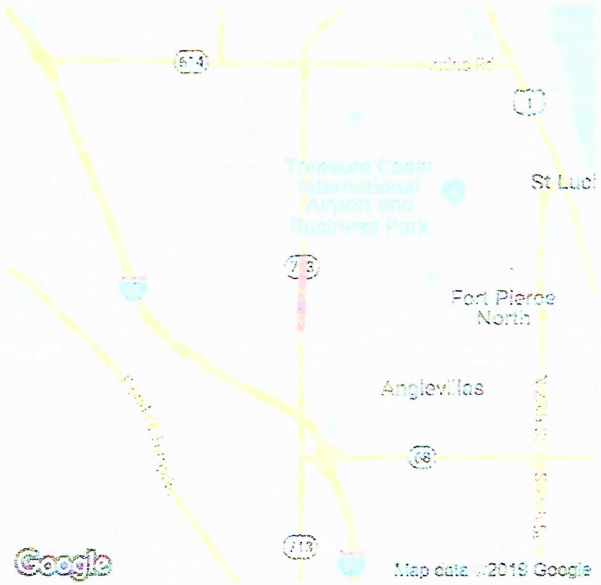
Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	12,740,314	64,992	0	0	0	12,805,306
ROW	DIH	106,090	106,090	0	0	0	212,180
CST	DDR	0	0	0	16,120,659	0	16,120,659
CST	DIH	0	0	0	396,144	0	396,144
CST	DS	0	0	0	12,916,408	0	12,916,408
ENV	DDR	5,000	0	60,000	0	0	65,000
		12,851,404	**171,082**	**60,000**	**29,433,211**		**42,515,697**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM NORTH OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD

4383792 Non-SIS



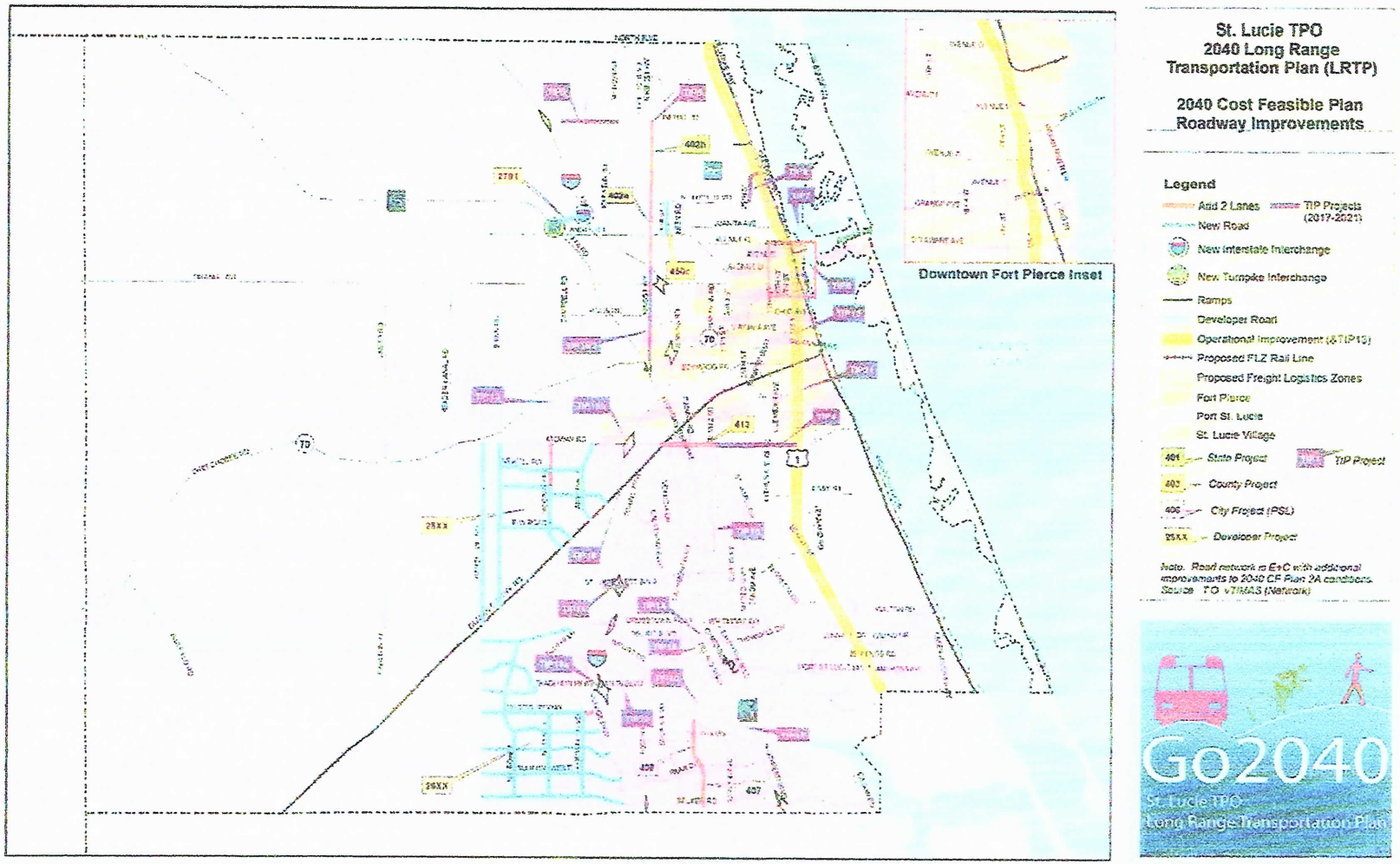
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** NORTH OF COMMERCIAL CIRCLE
Length: 1.21 **To:** NORTH OF ST LUCIE BLVD
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	SU	0	656,819	0	0	0	656,819
ROW	DDR	1,004,226	684,559	2,000,000	0	0	3,688,785
ROW	DIH	133,673	0	0	0	0	133,673
CST	DDR	0	0	0	12,829,249	0	12,829,249
CST	DIH	0	0	0	387,010	0	387,010
CST	DS	0	0	0	16,583,548	0	16,583,548
ENV	DDR	75,000	0	0	0	0	75,000
		1,212,899	**1,341,378**	**2,000,000**	**29,799,807**		**34,354,084**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

Map 6-1: Go2040 Cost Feasible Plan Roadway Improvements



B-5

APPENDIX C

2040 Model Data Volumes

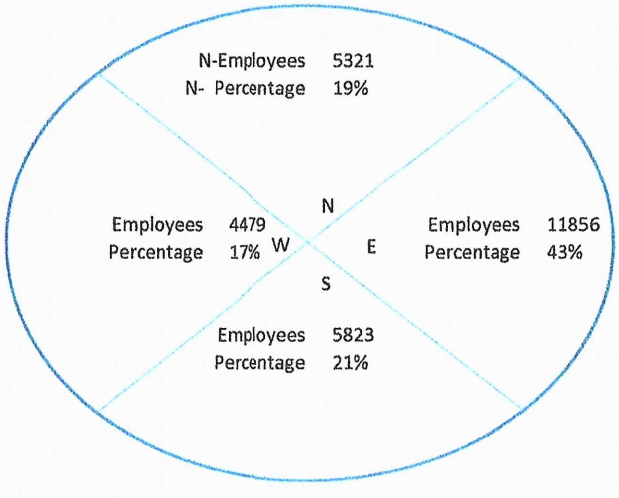
2040 Employment Data/Distribution

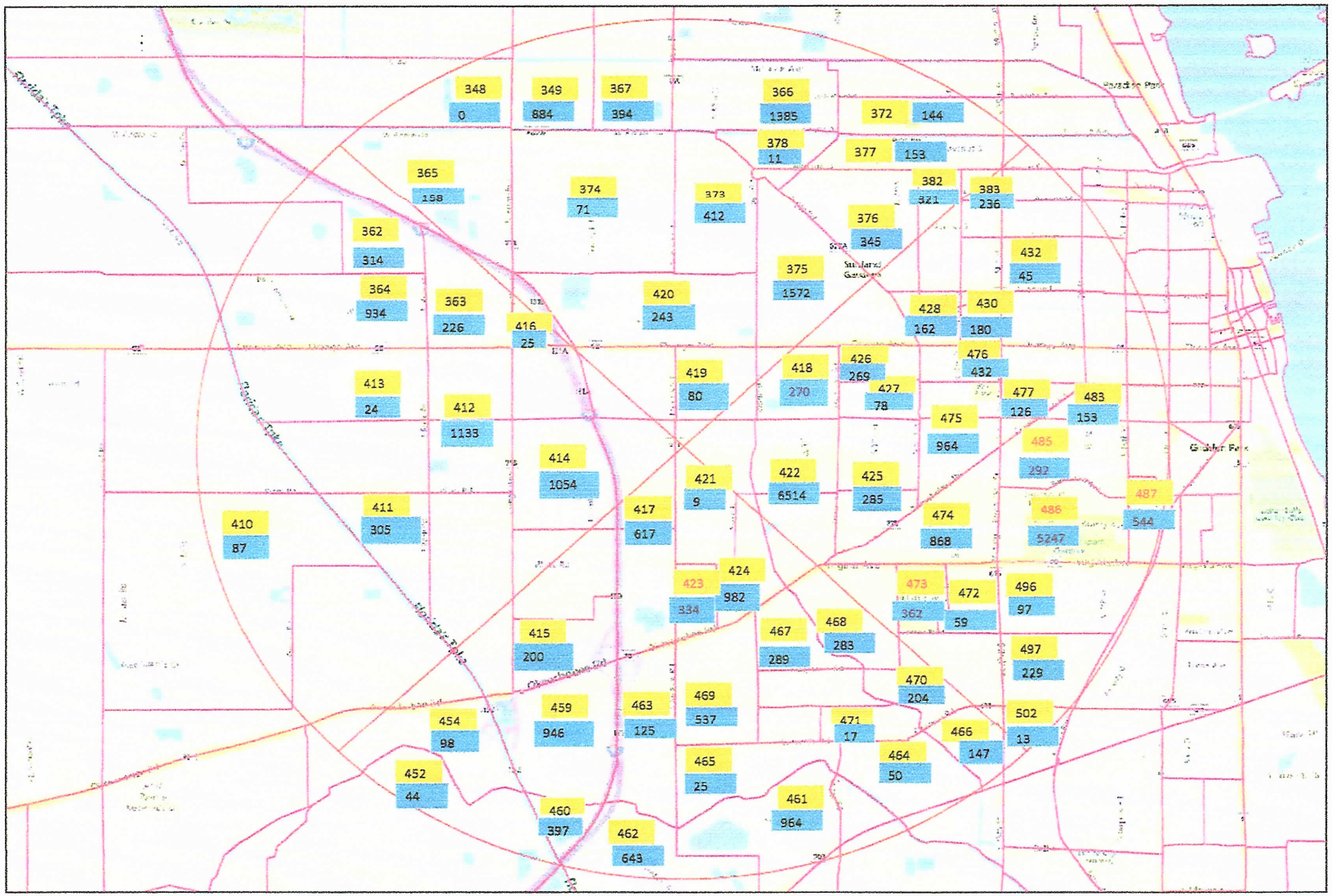
ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

Distribution Based on Employment Location (2040)

Location	TAZ Number	POP	HH	Total Employees
N	348	134	73	0
N	349	1,215	296	884
W	362	1,073	589	314
W	363	0	0	226
W	364	1,463	729	934
2/3 N 1/3 W	365	114	42	158
N	366	1,229	467	1,385
N	367	220	71	394
N	372	1,393	426	144
N	373	1,328	440	412
N	374	191	81	71
2/3 N 1/3 E	375	764	229	1,572
2/3 N 1/3 E	376	1,443	470	345
N	377	706	244	153
N	378	412	133	11
1/3 N 2/3 E	382	2,744	928	321
1/3 N 2/3 E	383	2,492	862	236
W	410	603	237	87
W	411	11	5	305
W	412	653	231	1,133
W	413	138	54	24
W	414	501	201	1,054
S	415	0	0	200
2/3 N 1/3 W	416	0	0	25
1/2 S 1/2 W	417	210	82	617
1/3 N 2/3 E	418	540	173	270
2/3 N 1/3 E	419	65	22	80
N	420	127	52	243
1/2 S 1/2 E	421	6	3	9
E	422	1,686	978	6,514
S	424	1,220	480	982

Location	TAZ Number	POP	HH	Total Employees
E	425	248	86	285
E	426	38	15	269
E	427	158	55	78
E	428	419	130	162
E	430	458	153	180
E	432	517	153	45
S	452	435	145	44
2/3 S 1/3 W	454	1,542	539	98
S	459	0	0	946
S	460	25	10	397
S	461	553	143	964
S	462	73	19	643
S	463	306	143	125
S	464	289	114	50
S	465	928	327	25
2/3 S 1/3 E	466	841	336	`147
S	467	287	104	289
2/3 S 1/3 E	468	410	143	283
S	469	766	256	537
1/2 S 1/2 E	470	1,000	403	204
S	471	141	51	17
E	472	891	362	59
E	474	1,630	569	868
E	475	1,535	451	964
E	476	1,233	336	432
E	477	685	189	126
E	483	658	222	153
E	496	2,041	634	97
E	497	1,205	442	229
E	502	407	142	13





NTS O'ROURKE ENGINEERING & PLANNING 969 SE Federal Hwy, Suite 402 Stuart, Fl, 34994 Job Number: Date:	Legend ### = TAZ Number ### = 2040 Total Employees	Figure # TAZ & Employment Distributions Jenkins Pointe

St Lucie TPO 2040 LRTP
CF 2040 Final - Volume Smoothing

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	9547	13,161	11,498	2,298	-347	10,685	11,845	11,498	12,175	11,837
1520.1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,876	8233	12,339	11,748	2,872	643	10,309	11,105	11,748	12,771	12,259
1520.21	ANGLE RD	AVENUE Q	53RD ST	CR	2U	D	D	6,600	6972	10,647	9,210	2,610	-372	7,665	9,582	9,210	9,675	9,443
1520.22	ANGLE RD	53RD ST	KEEN RD	CR	2U	D	D	5,450	7617	12,827	9,377	3,927	-2,167	6,330	11,544	9,377	8,811	9,094
1530	ANGLE RD	KEEN RD	KINGS HWY	CR	2U	D	D	4,300	5702	10,793	8,312	4,012	-1,402	4,994	9,714	8,312	7,814	8,063
1540	ANGLE RD	KINGS HWY	JOHNSTON RD	CR	2U	D	D	2,700	3178	4,302	3,394	694	-478	3,136	3,872	3,394	3,509	3,452
1550.11	ANGLE RD	JOHNSTON RD	FLORIDAS TURNPIKE	CR	2U	D	D	1,000	1286	2,101	1,605	605	-286	1,161	1,891	1,605	1,568	1,587
1550.12	ANGLE RD	FLORIDAS TURNPIKE	1/2 MI E OF GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
1550.2	ANGLE RD	1/2 MI E OF GODWIN RD	GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
4410.1	JENKINS RD	OKEECHOBEE RD	GRAHAM RD	CR	2U	D	D	7,100	3791	7,270	9,852	2,752	3,309	8,246	6,543	9,852	13,072	11,462
4410.2	JENKINS RD	GRAHAM RD	PETERSON RD	CR	2U	D	D	7,100	1586	2,441	7,711	611	5,514	8,246	2,197	7,711	10,490	9,101
4410.3	JENKINS RD	PETERSON RD	ORANGE AVE	CR	2U	D	D	7,100	1533	2,268	7,608	508	5,567	8,246	2,041	7,608	10,084	8,846
4800.1	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	6198	8,822	16,844	3,344	8,904	15,679	7,939	15,241	18,446	16,844
4800.2	KINGS HWY	CROSSROADS PKWY	GRAHAM RD	SR	4D	F	F	11,200	6300	12,212	18,366	7,166	7,376	13,008	10,991	15,891	20,842	18,366
4800.3	KINGS HWY	GRAHAM RD	PICOS RD	SR	4D	F	F	11,200	7190	13,939	18,699	7,499	6,155	13,008	12,545	16,555	20,844	18,699
4800.4	KINGS HWY	PICOS RD	ORANGE AVE	SR	4D	F	F	8,900	6415	12,663	15,374	6,474	3,977	10,338	11,397	13,882	16,866	15,374
4810.1	KINGS HWY	ORANGE AVE	N OF I-95 OVERPASS	SR	4D	F	F	13,374	16999	27,084	20,603	7,229	-3,772	15,533	24,375	20,750	20,456	20,603
4810.2	KINGS HWY	N OF I-95 OVERPASS	ANGLE RD	SR	4D	F	F	12,700	16620	26,569	19,741	7,041	-4,171	14,750	23,912	19,992	19,490	19,741
4820	KINGS HWY	ANGLE RD	ST LUCIE BLVD	SR	4D	F	F	12,700	11888	19,709	19,382	6,682	1,643	14,750	17,738	18,550	20,213	19,382
4830	KINGS HWY	ST LUCIE BLVD	INDRIO RD	SR	4D	F	F	13,550	15206	24,127	20,349	6,799	-1,365	15,737	21,714	20,058	20,639	20,349
6250.2	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5412	9,288	9,019	3,319	660	6,620	8,359	8,647	9,390	9,019
6260	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	5764	11,094	32,723	11,223	22,739	24,970	9,985	25,721	39,726	32,723
6270.1	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	8D	F	F	21,500	23051	26,436	22,956	1,456	-836	24,970	23,792	22,241	23,671	22,956
6270.2	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	8D	F	F	25,000	24608	33,326	31,444	6,444	1,451	29,035	29,994	30,386	32,503	31,444
6280	OKEECHOBEE RD	I-95	JENKINS RD	SR	8D	F	F	30,500	35848	62,649	51,103	20,603	-5,281	35,423	56,384	51,036	51,171	51,103
6290.1	OKEECHOBEE RD	JENKINS RD	MCNEIL RD	SR	8D	F	F	30,500	31176	53,820	49,154	18,654	716	35,423	48,438	47,762	50,546	49,154
6630.2	ORANGE AVE	CAMPBELL RD	KINGS HWY	CR	2U	D	D	10,513	6776	11,329	13,933	3,420	3,737	12,210	10,196	13,933	16,873	15,403
6640	ORANGE AVE	KINGS HWY	I-95	SR	4D	F	F	18,600	18558	31,555	29,401	10,801	1,002	21,602	28,399	28,441	30,361	29,401
6650	ORANGE AVE	I-95	JENKINS RD	SR	4D	F	F	13,800	9635	20,522	25,426	11,626	6,956	16,027	18,470	22,635	28,217	25,426
6660	ORANGE AVE	JENKINS RD	HARTMAN RD	SR	4D	F	F	12,300	9164	20,775	24,301	12,001	5,604	14,285	18,698	21,834	26,769	24,301
6670	ORANGE AVE	HARTMAN RD	ANGLE RD	SR	4D	F	F	6,375	10375	20,369	13,174	6,799	-5,158	7,404	18,332	14,332	12,015	13,174
6680	ORANGE AVE	ANGLE RD	25TH ST	SR	4D	F	F	12,232	8144	16,547	21,419	9,187	6,527	14,206	14,892	18,980	23,858	21,419

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	19,000	2021	2,100	952	C	0.453	986	C	0.47
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,500	2021	2,000	723	C	0.362	748	C	0.374
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,862	2019	2,100	1,160	C	0.552	1,176	C	0.56
ANGLE RD	ORANGE AVE to AVENUE D	100	9,500	2021	840	465	D	0.554	446	D	0.531
ANGLE RD	AVENUE D to AVENUE Q	100	9,500	2021	580	465	D	0.802	446	D	0.769
ANGLE RD	AVENUE Q to 53RD ST	615	8,119	2020	640	479	D	0.748	492	D	0.769
ANGLE RD	53RD ST to KEEN RD	616	5,786	2020	630	308	C	0.489	344	C	0.546
ANGLE RD	KEEN RD to KINGS HWY	616	5,786	2020	880	308	C	0.35	344	C	0.391
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,333	2016	1,480	205	B	0.139	199	B	0.134
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,400	2020	1,480	125	B	0.084	125	B	0.084
AVENUE A	7TH ST to US 1	945034	1,100	2020	840	99	C	0.118	99	C	0.118
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,300	2020	640	114	C	0.178	105	C	0.164
AVENUE D	ANGLE RD to 29TH ST	164	3,579	2016	600	203	C	0.338	200	C	0.333
AVENUE D	29TH ST to 25TH ST	164	3,579	2016	790	203	C	0.257	200	C	0.253
AVENUE D	25TH ST to 17TH ST	163	7,000	2021	750	348	C	0.464	342	C	0.456
AVENUE D	17TH ST to 13TH ST	162	3,458	2016	750	160	C	0.213	172	C	0.229
AVENUE D	13TH ST to 10TH ST	161	1,763	2016	750	83	C	0.111	93	C	0.124
AVENUE D	10TH ST to 7TH ST	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE D	7TH ST to US 1	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE I	25TH ST to 17TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE I	17TH ST to 13TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE H	13TH ST to 7TH ST	618	1,533	2017	540	89	C	0.165	96	C	0.178
AVENUE H	7TH ST to US 1	619	1,250	2017	750	68	C	0.091	67	C	0.089
AVENUE Q	ANGLE RD to 25TH ST	700	5,981	2020	750	316	C	0.421	303	C	0.404
AVENUE Q	25TH ST to 17TH ST	701	3,200	2021	750	187	C	0.249	194	C	0.259

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	48,500	2020	7,320	2,470	B	0.337	2,274	B	0.311
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,600	2020	800	310	C	0.388	355	C	0.444
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,500	2020	750	260	C	0.347	253	C	0.337
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,200	2020	840	344	C	0.41	405	D	0.482
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,200	2020	540	344	C	0.637	405	D	0.75
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	850	2020	1,080	40	B	0.037	43	B	0.04
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	850	2020	3,240	40	B	0.012	43	B	0.013
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2020	3,240	480	B	0.148	505	B	0.156
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2020	700	480	C	0.686	505	C	0.721
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2020	880	480	C	0.545	505	C	0.574
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	8,600	2020	920	471	C	0.512	397	C	0.432
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	8,600	2020	790	471	D	0.596	397	D	0.503
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,909	2020	840	378	C	0.45	370	C	0.44
INDRIO RD	SLASH PINE TRL to US 1	114	5,909	2020	920	378	C	0.411	370	C	0.402
INDRIO RD	US 1 to OLD DIXIE HWY	672	900	2016	750	63	C	0.084	85	C	0.113
JENNINGS RD	US 1 to LENNARD RD	673	4,633	2016	2,100	306	C	0.146	250	C	0.119
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	11,500	2021	880	541	C	0.615	593	C	0.674
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,900	2021	920	517	C	0.562	523	C	0.568
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,900	2021	630	517	C	0.821	523	C	0.83
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,900	2021	920	517	C	0.562	523	C	0.568
JOHNSTON RD	ANGLE RD to L20	674	2,700	2016	1,070	183	B	0.171	177	B	0.165
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,424	2020	1,070	477	C	0.446	479	C	0.448

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St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,424	2020	1,070	477	C	0.446	479	C	0.448
JUANITA AVE	53RD ST to 25TH ST	122	2,176	2017	750	140	C	0.187	128	C	0.171
JUANITA AVE	25TH ST to US 1	120	3,226	2017	750	180	C	0.24	177	C	0.236
KEEN RD	ANGLE RD to JUANITA AVE	129	2,926	2019	630	176	C	0.279	206	C	0.327
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,926	2019	630	176	C	0.279	206	C	0.327
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,900	2020	880	363	C	0.413	371	C	0.422
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,900	2020	700	363	C	0.519	371	C	0.53
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2020	700	337	C	0.481	324	C	0.463
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2020	880	337	C	0.383	324	C	0.368
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,100	2020	920	662	C	0.72	666	C	0.724
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	10,500	2020	880	531	C	0.603	533	C	0.606
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,200	2020	880	744	C	0.845	699	C	0.794
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,400	2021	630	139	C	0.221	129	C	0.205
KITTERMAN RD	OLEANDER AVE to US 1	124	3,482	2018	750	229	C	0.305	208	C	0.277
KITTERMAN RD	US 1 to LENNARD EXT	678	2,233	2017	750	127	C	0.169	129	C	0.172
LENNARD RD	US 1 to MARIPOSA AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	20,078	2019	1,630	1,034	D	0.634	1,068	D	0.655
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,764	2016	1,710	301	C	0.176	305	C	0.178
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,600	2021	790	249	C	0.315	236	C	0.299
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,536	2020	920	659	C	0.716	701	C	0.762
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,536	2020	920	659	C	0.716	701	C	0.762
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,912	2019	880	524	C	0.595	741	C	0.842

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St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,400	2017	540	261	C	0.483	255	C	0.472
OHIO AVE	COLONIAL RD to US 1	686	4,400	2017	750	261	C	0.348	255	C	0.34
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,000	2021	1,580	575	B	0.364	618	B	0.391
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,000	2021	2,000	575	B	0.288	618	B	0.309
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,500	2020	2,450	349	B	0.142	341	B	0.139
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,500	2020	3,110	349	B	0.112	341	B	0.11
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,584	2020	3,240	303	B	0.094	303	B	0.094
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,600	2020	3,240	391	B	0.121	405	B	0.125
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,600	2020	2,100	391	C	0.186	405	C	0.193
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	22,500	2020	4,240	1,028	C	0.242	1,085	C	0.256
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,500	2020	4,240	1,213	C	0.286	1,240	C	0.292
OKEECHOBEE RD	I-95 to JENKINS RD	940029	32,000	2020	4,240	1,981	C	0.467	1,713	C	0.404
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	32,000	2020	4,040	1,981	C	0.49	1,713	C	0.424
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,500	2020	3,170	1,468	C	0.463	1,531	C	0.483
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,171	2020	2,100	669	C	0.319	708	C	0.337
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,171	2020	1,630	669	C	0.41	708	C	0.434
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,110	2020	1,630	754	D	0.463	716	C	0.439
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,110	2020	1,710	754	C	0.441	716	C	0.419
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,233	2017	790	407	D	0.515	369	C	0.467
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,750	2020	750	82	C	0.109	82	C	0.109

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Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,019	2016	790	148	C	0.187	115	C	0.146
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2020	870	63	C	0.072	63	C	0.072
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2021	540	168	C	0.311	190	C	0.352
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,500	2021	750	320	C	0.427	320	C	0.427
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,055	2020	750	386	D	0.515	418	D	0.557
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,055	2020	580	386	D	0.666	418	D	0.721
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,500	2021	580	555	E	0.957	526	D	0.907
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,500	2021	800	555	D	0.694	526	D	0.658
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2021	800	558	D	0.698	464	D	0.58
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2021	580	558	E	0.962	464	D	0.8
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2021	840	558	D	0.664	464	D	0.552
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,553	2019	640	259	C	0.405	269	C	0.42
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	KINGS HWY to I-95	940041	19,000	2020	2,100	856	C	0.408	863	C	0.411
ORANGE AVE	I-95 to JENKINS RD	940035	14,700	2020	2,100	797	C	0.38	750	C	0.357
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	ANGLE RD to 25TH ST	945044	10,449	2020	1,710	507	C	0.296	590	C	0.345
ORANGE AVE	25TH ST to 17TH ST	945040	11,700	2020	1,630	534	C	0.328	586	C	0.36
ORANGE AVE	17TH ST to 13TH ST	945040	11,700	2020	1,710	534	C	0.312	586	C	0.343
ORANGE AVE	13TH ST to 10TH ST	945040	11,700	2020	750	534	D	0.712	586	D	0.781
ORANGE AVE	10TH ST to 7TH ST	940155	9,200	2020	600	418	D	0.697	481	D	0.802

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APPENDIX D

OTHER PROJECT DATA

GROWTH RATE DATA

| AM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center
St. Lucie County | | | | | 10 Village of Sunset Lakes
St. Lucie County | | | | | Mariner Cove
Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete
City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete
City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

Historical Growth Rate Calculation

Segment	From	To	2017 AADT	2021 AADT	4 Year Historical Growth Rate
Jenkins Rd	Okeechobee Hwy	Orange Ave	9,100	9,900	2.13%

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	42,866	2015	7,320	-	-	-	-	-	-
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	4,629	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,429	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,505	2015	790	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,505	2015	540	-	-	-	-	-	-
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	820	2015	1,080	-	-	-	-	-	-
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	820	2015	3,240	-	-	-	-	-	-
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2015	3,240	-	-	-	-	-	-
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2015	700	-	-	-	-	-	-
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2015	880	-	-	-	-	-	-
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,446	2015	920	-	-	-	-	-	-
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,446	2015	790	-	-	-	-	-	-
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,542	2016	790	358	C	0.918	343	C	0.879
INDRIO RD	SLASH PINE TRL to US 1	114	5,542	2016	920	358	C	0.411	343	C	0.394
INDRIO RD	US 1 to OLD DIXIE HWY	672	950	2016	750	66	C	0.178	89	C	0.241
JENNINGS RD	US 1 to LENNARD RD	673	4,533	2016	2,100	300	C	0.149	245	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	7,613	2016	880	431	C	0.519	404	C	0.487
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,100	2017	920	543	C	0.624	545	C	0.626
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,100	2017	630	543	C	0.905	545	C	0.908
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,100	2017	920	543	C	0.624	545	C	0.626
JOHNSTON RD	ANGLE RD to L20	674	2,400	2016	1,070	163	B	0.429	158	B	0.416
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	7,282	2016	1,070	439	C	0.578	440	C	0.579

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*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N	4600	S	4600	9.00	51.00	7.80
2018	10000 V	N	4400	S	5600	9.00	51.30	5.80
2017	9900 R	N	4400	S	5500	9.00	50.90	10.00
2016	9700 T	N	4300	S	5400	9.00	50.90	6.20
2015	9600 S	N	4300	S	5300	9.00	51.00	41.80
2014	9600 F	N	4300	S	5300	9.00	50.80	49.50
2013	9600 C	N	4300	S	5300	9.00	50.80	11.90
2012	7100 S	N	3600	S	3500	9.00	56.80	4.80
2011	7100 F	N	3600	S	3500	9.00	57.20	4.80
2010	7100 C	N	3600	S	3500	10.32	55.40	4.80
2009	8500 C	N	4200	S	4300	10.27	57.35	10.70
2008	9100 C	N	4500	S	4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX E

INTERSECTION ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

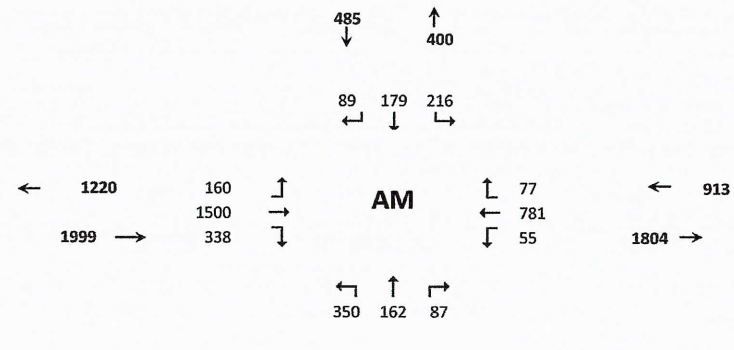
N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

FILENAME: Jenkins Pointe - Waypoint

COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2022

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	65	31	2	26	45	19	11	215	66	11	127	31	649	3641
7:15-7:30	87	40	23	29	42	16	27	326	73	11	186	15	875	3767
7:30-7:45	102	39	36	66	61	26	48	388	100	14	201	14	1095	3672
7:45-8:00	78	28	16	60	32	25	40	434	81	13	196	19	1022	3202
8:00-8:15	63	46	7	49	34	17	36	266	65	14	153	25	775	2817
8:15-8:30	66	32	9	76	29	12	22	277	50	8	165	34	780	
8:30-8:45	57	36	10	71	37	14	24	165	41	3	143	24	625	
8:45-9:00	51	27	4	40	30	18	33	178	42	7	175	32	637	



AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM												
Volumes	330	153	82	204	169	84	151	1414	319	52	736	73	3767
Season Factor	343	159	85	212	176	87	157	1471	332	54	765	76	3918
Growth	350	162	87	216	179	89	160	1500	338	55	781	77	3996
In/Out Percentage													
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBPROJECTS													
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	350	162	87	216	179	89	160	1500	338	55	781	77	3996

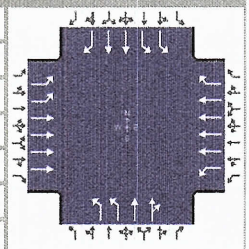
Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 2

Trips In **Trips Out**

E-1

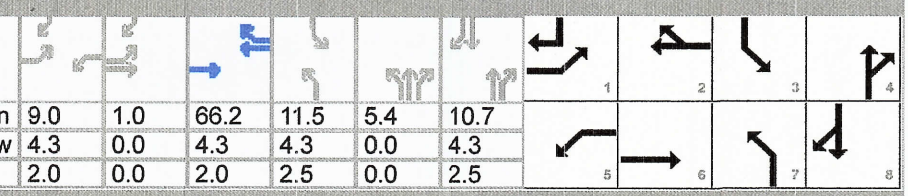
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.86
Urban Street	Okeechobee Road	Analysis Year	2021	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - EXISTING AM.xus		
Project Description	Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	160	1500		55	781	77	350	162	87	216	179	89

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB				SB			
							1	2	3	4			
Green	9.0	1.0	66.2	11.5	5.4	10.7							
Yellow	4.3	0.0	4.3	4.3	0.0	4.3	5	6	7	8			
Red	2.0	0.0	2.0	2.5	0.0	2.5							

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.3	73.5	15.3	72.5	23.8	22.9	18.3	17.5
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	8.7		6.4		16.8	12.4	11.1	9.5
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.2	1.1	0.4	1.1
Phase Call Probability	1.00		0.90		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	186	1744		64	908	90	407	149	140	251	208	103
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1682	1757	1809	1610
Queue Service Time (g_s), s	6.7	21.3		4.4	9.7	3.8	14.8	9.7	10.4	9.1	7.3	7.5
Cycle Queue Clearance Time (g_c), s	6.7	21.3		4.4	9.7	3.8	14.8	9.7	10.4	9.1	7.3	7.5
Green Ratio (*g/C*)	0.08	0.52		0.07	0.51	0.51	0.13	0.12	0.12	0.09	0.08	0.16
Capacity (*c*), veh/h	270	3565		125	3513	820	459	235	208	312	296	256
Volume-to-Capacity Ratio (*X*)	0.689	0.489		0.510	0.258	0.109	0.887	0.635	0.674	0.805	0.702	0.405
Back of Queue (*Q*), ft/ln (95 th percentile)	133.5	323.5		91.5	168.8	63.2	297.3	203.8	195.3	182.3	149.2	134.7
Back of Queue (*Q*), veh/ln (95 th percentile)	5.3	12.9		3.7	6.8	2.5	11.9	8.2	7.8	7.3	6.0	5.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	58.5	20.3		58.4	18.0	16.6	55.6	54.2	54.4	58.1	58.1	49.2
Incremental Delay (d_2), s/veh	1.2	0.5		1.2	0.2	0.3	16.0	1.1	1.4	1.9	1.1	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.7	20.8		59.6	18.2	16.9	71.5	55.2	55.9	60.0	59.3	49.5
Level of Service (LOS)	E	C		E	B	B	E	E	E	E	E	D
Approach Delay, s/veh / LOS	24.5	C		20.6	C		64.9	E		57.8	E	
Intersection Delay, s/veh / LOS	34.6						C					

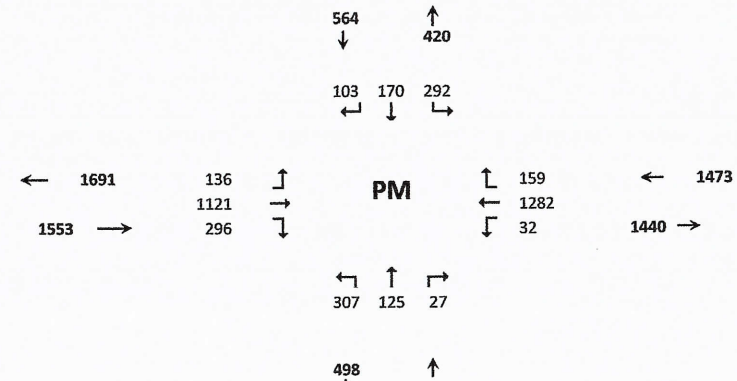
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.42	B	2.56	C	2.98	C	2.98	C
Bicycle LOS Score / LOS	1.28	A	0.93	A	1.06	A	0.95	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 12/3/2021 **ANALYSIS YEAR:** 2022

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	63	37	4	91	45	32	18	231	59	8	260	35	883	3577
4:15-4:30	95	39	19	87	48	38	27	230	97	8	240	27	955	3680
4:30-4:45	79	17	10	74	51	21	29	251	68	8	199	86	893	3755
4:45-5:00	69	26	7	71	35	17	32	206	60	3	279	41	846	3778
5:00-5:15	92	38	5	54	44	30	27	281	65	12	307	31	986	3816
5:15-5:30	73	33	6	75	47	24	32	253	78	6	366	37	1030	
5:30-5:45	67	23	8	72	31	25	38	252	79	4	271	46	916	
5:45-6:00	57	24	6	74	38	18	31	271	57	8	264	36	884	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	289	118	25	275	160	97	128	1057	279	30	1208	150	3816	
Season Factor	301	123	26	286	166	101	133	1099	290	31	1256	156	3969	
Growth	307	125	27	292	170	103	136	1121	296	32	1282	159	4048	
In/Out Percentage														Trips In / Trips Out
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30.0%		
In/Out		IN		OUT	OUT	OUT	IN					IN		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN		OUT	OUT	OUT	IN							
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN		OUT	OUT	OUT	IN							
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0.0%	0.0%	55.0%	5.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN		OUT	OUT	OUT	IN					IN		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	307	125	27	292	170	103	136	1121	296	32	1282	159	4048	

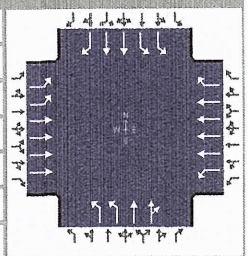


Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 2

E-3

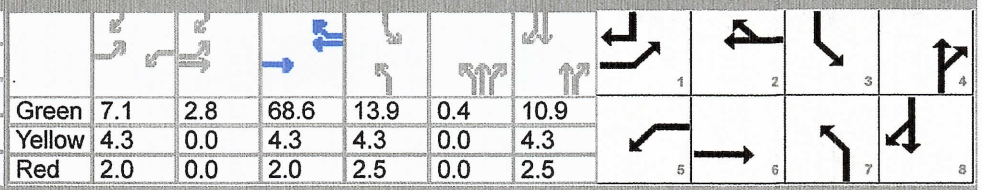
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.25
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.93
Urban Street	Okeechobee Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - EXISTING PM.xus		
Project Description	Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	136	1121		32	1282	159	307	125	27	292	170	103

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	7.1	2.8		68.6	13.9	0.4	10.9					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	2.0	0.0		2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.2	77.8	13.4	74.9	21.1	18.1	20.7	17.7
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	7.2		4.4		14.0	7.6	13.4	10.1
Green Extension Time (g_e), s	0.3	0.0	0.0	0.0	0.3	0.9	0.5	0.9
Phase Call Probability	0.99		0.71		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.33	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	146	1205		34	1378	171	330	83	81	314	183	111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1785	1757	1809	1610
Queue Service Time (g_s), s	5.2	12.4		2.4	15.3	7.3	12.0	5.4	5.6	11.4	6.3	8.1
Cycle Queue Clearance Time (g_c), s	5.2	12.4		2.4	15.3	7.3	12.0	5.4	5.6	11.4	6.3	8.1
Green Ratio (*g/C*)	0.08	0.55		0.05	0.53	0.53	0.11	0.09	0.09	0.11	0.08	0.16
Capacity (*c*), veh/h	269	3793		99	3642	850	387	166	156	376	304	258
Volume-to-Capacity Ratio (*X*)	0.544	0.318		0.347	0.378	0.201	0.853	0.498	0.520	0.836	0.602	0.428
Back of Queue (*Q*), ft/ln (95 th percentile)	103.3	206.2		49.2	246.6	121.5	240.4	115.9	114.1	218.3	129.2	144.5
Back of Queue (*Q*), veh/ln (95 th percentile)	4.1	8.2		2.0	9.9	4.9	9.6	4.6	4.6	8.7	5.2	5.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.8	16.0		59.2	18.1	16.2	56.8	56.6	56.7	56.9	57.4	49.2
Incremental Delay (d_2), s/veh	0.6	0.2		0.8	0.3	0.5	9.3	0.9	1.0	1.9	0.7	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	58.5	16.2		60.0	18.4	16.7	66.2	57.5	57.7	58.9	58.2	49.6
Level of Service (LOS)	E	B		E	B	B	E	E	E	E	E	D
Approach Delay, s/veh / LOS	20.8	C		19.1	B		63.3	E		57.0	E	
Intersection Delay, s/veh / LOS	30.8						C					

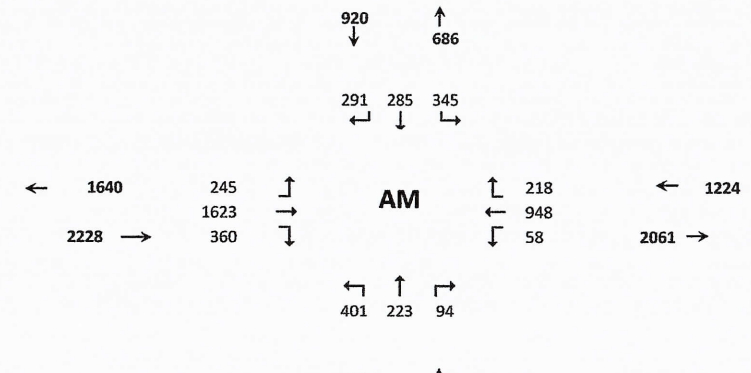
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	3.0	C	3.8	D	3.8	D
Bicycle LOS Score / LOS	1.0	A	1.1	A	0.9	A	1.0	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME: Jenkins Pointe - Waypoint
COUNT DATE: 12/10/2020
DAY: Thursday
CITY: St Lucie
REPORT DATE: 3/10/2022
ANALYSIS YEAR: 2026 - Without Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	65	31	2	26	45	19	11	215	66	11	127	31	649	3641
7:15-7:30	87	40	23	29	42	16	27	326	73	11	186	15	875	3767
7:30-7:45	102	39	36	66	61	26	48	388	100	14	201	14	1095	3672
7:45-8:00	78	28	16	60	32	25	40	434	81	13	196	19	1022	3202
8:00-8:15	63	46	7	49	34	17	36	266	65	14	153	25	775	2817
8:15-8:30	66	32	9	76	29	12	22	277	50	8	165	34	780	
8:30-8:45	57	36	10	71	37	14	24	165	41	3	143	24	625	
8:45-9:00	51	27	4	40	30	18	33	178	42	7	175	32	637	



AM PEAK HOUR IS FROM: 7:15AM TO 8:15AM

Volumes	330	153	82	204	169	84	151	1414	319	52	736	73	3767
Season Factor	343	159	85	212	176	87	157	1471	332	54	765	76	3918
Growth	364	169	91	225	187	93	167	1561	352	57	813	81	4159
In/Out Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0

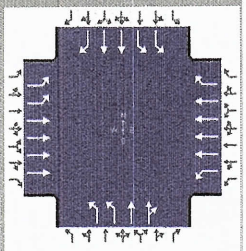
Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

SUBPROJECTS

														Trips In	Trips Out
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	18	0	27	5	5	18	0	0	0	0	109	0	Kings Highway Commerce Park	362	90
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	14	0	0	62	0	0	St. Lucie Commerce Center	563	124
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21%	0%	0.0%	0.0%	0.0%	10.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	5	0	17	17	35	9	0	0	0	0	5	0	Whispering Oaks	45	167
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	12	0	37	37	78	26	0	0	0	0	12	0	Bent Creek	123	371
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%			
In/Out	OUT	OUT	OUT		IN				IN	IN					
Volume	36	7	3	0	1	0	0	0	8	1	0	0	0	39 Acre Residential	14	66
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	38	0	0	38	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	6	0	0	22	0	0	Stonemont	197	55
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
In/Out															
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	5	0	0	14	0	0	Project Hurricane	36	12
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	12	0	39	39	81	25	0	0	0	0	12	0	Celebration Pointe	121	385
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%			
In/Out	OUT	OUT	OUT		IN				IN	IN					
Volume	232	42	21	0	14	0	0	0	79	7	0	0		Mariner Cove	143	421
Subtotal	36	54	3	119	98	198	79	62	8	1	136	138	0			
Total	401	223	94	345	285	291	245	1623	360	58	948	218	4159			

HCS7 Signalized Intersection Results Summary

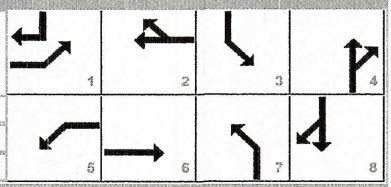
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.86
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - AM Without Proje...		
Project Description	AM - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	245	1623		58	948	218	401	223	94	345	285	291

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.1	3.7	45.1	17.1	1.1	27.7	
Yellow	4.3	0.0	4.3	4.3	0.0	4.3	
Red	2.0	0.0	2.0	2.5	0.0	2.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	19.1	55.1	15.4	51.4	25.0	35.6	23.9	34.5
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (g_s), s	12.3		6.7		19.1	13.8	16.5	25.8
Green Extension Time (g_e), s	0.5	0.0	0.1	0.0	0.0	2.1	0.6	1.9
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.05	0.04

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	285	1887		67	1102	253	466	190	178	401	331	338
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1711	1757	1809	1610
Queue Service Time (g_s), s	10.3	30.6		4.7	16.1	15.9	17.1	11.3	11.8	14.5	10.3	23.8
Cycle Queue Clearance Time (g_c), s	10.3	30.6		4.7	16.1	15.9	17.1	11.3	11.8	14.5	10.3	23.8
Green Ratio (*g/C*)	0.10	0.38		0.07	0.35	0.35	0.14	0.22	0.22	0.13	0.21	0.31
Capacity (*c*), veh/h	347	2588		127	2392	558	492	421	379	463	771	502
Volume-to-Capacity Ratio (*X*)	0.821	0.729		0.531	0.461	0.454	0.948	0.452	0.470	0.867	0.430	0.674
Back of Queue (*Q*), ft/ln (95 th percentile)	202.3	462.5		96.6	273	264.9	356.5	224.4	213.9	276.2	201	356.3
Back of Queue (*Q*), veh/ln (95 th percentile)	8.1	18.5		3.9	10.9	10.6	14.3	9.0	8.6	11.0	8.0	14.3
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.5	34.9		58.4	33.0	32.9	55.4	43.8	44.0	55.3	44.3	39.0
Incremental Delay (d_2), s/veh	1.9	1.8		1.3	0.6	2.7	27.6	0.3	0.3	7.6	0.1	1.1
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.3	36.8		59.7	33.7	35.6	83.0	44.1	44.3	62.9	44.4	40.0
Level of Service (LOS)	E	D		E	C	D	F	D	D	E	D	D
Approach Delay, s/veh / LOS	39.7	D		35.2	D		65.9	E		50.0	D	
Intersection Delay, s/veh / LOS	44.5						D					

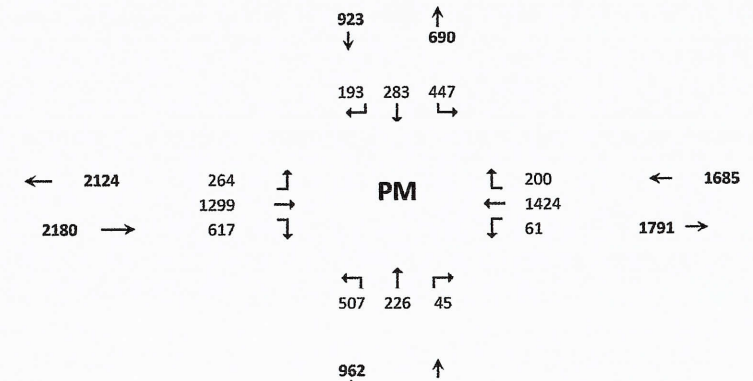
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.58	C	2.97	C	2.97	C
Bicycle LOS Score / LOS	1.38	A	1.07	A	1.18	A	1.37	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME:
COUNT DATE: 12/10/2020
DAY: Thursday
CITY: St Lucie
REPORT DATE: 3/10/2022
ANALYSIS YEAR: 2026 without project

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	63	37	4	91	45	32	18	231	59	8	260	35	883	3577
4:15-4:30	95	39	19	87	48	38	27	230	97	8	240	27	955	3680
4:30-4:45	79	17	10	74	51	21	29	251	68	8	199	86	893	3755
4:45-5:00	69	26	7	71	35	17	32	206	60	3	279	41	846	3778
5:00-5:15	92	38	5	54	44	30	27	281	65	12	307	31	986	3816
5:15-5:30	73	33	6	75	47	24	32	253	78	6	366	37	1030	
5:30-5:45	67	23	8	72	31	25	38	252	79	4	271	46	916	
5:45-6:00	57	24	6	74	38	18	31	271	57	8	264	36	884	



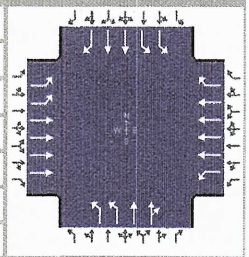
PM PEAK HOUR IS FROM:	5:00PM TO 6:00PM												
Volumes	289	118	25	275	160	97	128	1057	279	30	1208	150	3816
Season Factor	301	123	26	286	166	101	133	1099	290	31	1256	156	3969
Growth	319	130	28	304	177	107	141	1167	308	33	1334	166	4213
In/Out	0	0	0	0	0	0	0	0	0	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0

Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

SUBPROJECTS															**Trips In**	**Trips Out**
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	6	0	111	19	19	6	0	0	0	0	35	0	Kings Highway Commerce Park	115	371
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	86	0	0	23	0	0	St. Lucie Commerce Center	208	784
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	17	0	9	9	20	36	0	0	0	0	0	0	Whispering Oaks	172	94
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	39	0	23	23	47	81	0	0	0	0	0	0	Bent Creek	385	226
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0.0%	0.0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	17	3	2	0	6	0	0	0	35	3	0	0	0	39 Acre Residential	64	31
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	24	0	0	50	0	0	Kings Highway Warehouse	458	216
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	7	0	0	7	0	0	Stonemont	68	186
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	268	137
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	15	0	0	9	0	0	Project Hurricane	23	37
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe	398	229
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	171	31	16	0	50	0	0	0	274	25	0	0	0	Mariner Cove	498	311
Subtotal	188	96	17	143	107	86	123	132	309	28	90	35	0			
Total	507	226	45	447	283	193	264	1299	617	61	1424	200	4213			

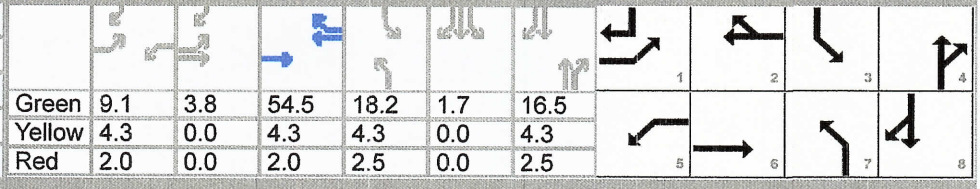
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.93
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - PM Without Proje...		
Project Description	PM - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	264	1299		61	1424	200	507	226	45	447	283	193

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB			SB		
Green	9.1	3.8	54.5	18.2	1.7	16.5					
Yellow	4.3	0.0	4.3	4.3	0.0	4.3					
Red	2.0	0.0	2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	19.2	64.7	15.4	60.8	25.0	23.3	26.7	25.0
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	12.3		6.5		20.2	11.9	19.4	16.6
Green Extension Time (g_e), s	0.6	0.0	0.1	0.0	0.0	1.6	0.5	1.5
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.58	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	284	1397		66	1531	215	545	148	143	481	304	208
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1791	1757	1809	1610
Queue Service Time (g_s), s	10.3	18.2		4.5	21.5	11.6	18.2	9.6	9.9	17.4	10.3	14.6
Cycle Queue Clearance Time (g_c), s	10.3	18.2		4.5	21.5	11.6	18.2	9.6	9.9	17.4	10.3	14.6
Green Ratio (*g/C*)	0.10	0.45		0.07	0.42	0.42	0.14	0.13	0.13	0.15	0.14	0.24
Capacity (*c*), veh/h	348	3098		126	2895	676	492	240	227	539	506	385
Volume-to-Capacity Ratio (*X*)	0.815	0.451		0.520	0.529	0.318	1.108	0.615	0.633	0.892	0.601	0.539
Back of Queue (*Q*), ft/ln (95 th percentile)	201.5	291.7		93.9	338.1	201.2	491.4	201.4	197.1	330.8	202.9	241.9
Back of Queue (*Q*), veh/ln (95 th percentile)	8.1	11.7		3.8	13.5	8.0	19.7	8.1	7.9	13.2	8.1	9.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.4	24.8		58.4	28.1	25.3	55.9	53.8	53.9	54.0	52.5	43.2
Incremental Delay (d_2), s/veh	1.8	0.5		1.2	0.7	1.2	73.5	1.0	1.1	12.6	0.4	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.2	25.2		59.6	28.8	26.5	129.4	54.7	55.0	66.5	52.9	43.7
Level of Service (LOS)	E	C		E	C	C	F	D	D	E	D	D
Approach Delay, s/veh / LOS	31.0	C		29.7	C		103.4	F		57.6	E	
Intersection Delay, s/veh / LOS	46.9						D					

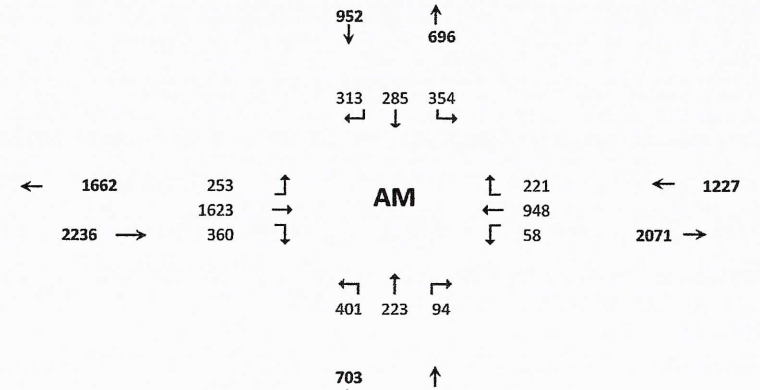
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.57	C	2.98	C	2.98	C
Bicycle LOS Score / LOS	1.18	A	1.23	A	1.18	A	1.31	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME: Jenkins Pointe - Waypoint
COUNT DATE: 12/10/2020
DAY: Thursday
CITY: St Lucie
REPORT DATE: 3/10/2022
ANALYSIS YEAR: 2026 - With Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	65	31	2	26	45	19	11	215	66	11	127	31	649	3641
7:15-7:30	87	40	23	29	42	16	27	326	73	11	186	15	875	3767
7:30-7:45	102	39	36	66	61	26	48	388	100	14	201	14	1095	3672
7:45-8:00	78	28	16	60	32	25	40	434	81	13	196	19	1022	3202
8:00-8:15	63	46	7	49	34	17	36	266	65	14	153	25	775	2817
8:15-8:30	66	32	9	76	29	12	22	277	50	8	165	34	780	
8:30-8:45	57	36	10	71	37	14	24	165	41	3	143	24	625	
8:45-9:00	51	27	4	40	30	18	33	178	42	7	175	32	637	



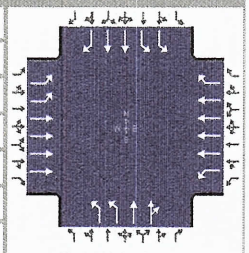
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM										
Volumes	330	153	82	204	169	84	151	1414	319	52	736	73	3767
Season Factor	343	159	85	212	176	87	157	1471	332	54	765	76	3918
Growth	364	169	91	225	187	93	167	1561	352	57	813	81	4159
In/Out				OUT		OUT	IN					IN	
Percentage	0%	0%	0%	10%	0%	24%	24%	0%	0%	0%	0%	10%	0%
PROJECT	0	0	0	9	0	22	7	0	0	0	0	3	42

Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

SUBPROJECTS															**Trips In**	**Trips Out**
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	18	0	27	5	5	18	0	0	0	0	109	0	Kings Highway Commerce Park	362	90
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	14	0	0	62	0	0	St. Lucie Commerce Center	563	124
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21%	0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	5	0	17	17	35	9	0	0	0	0	5	0	Whispering Oaks	45	167
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	12	0	37	37	78	26	0	0	0	0	12	0	Bent Creek	123	371
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	36	7	3	0	1	0	0	0	8	1	0	0	0	39 Acre Residential	14	66
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	38	0	0	38	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	6	0	0	22	0	0	Stonemont	197	55
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	5	0	0	14	0	0	Project Hurricane	36	12
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	12	0	39	39	81	25	0	0	0	0	12	0	Celebration Pointe	121	385
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	232	42	21	0	14	0	0	0	79	7	0	0		Mariner Cove	143	421
Subtotal	36	54	3	119	98	198	79	62	8	1	136	138	0			
Total	401	223	94	354	285	313	253	1623	360	58	948	221	4201			

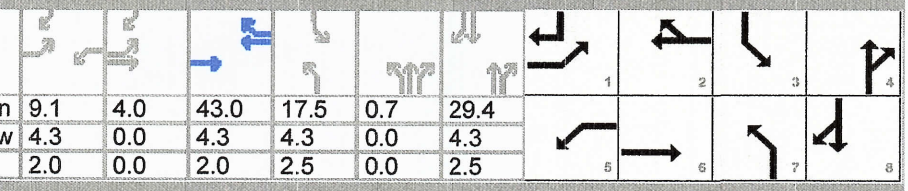
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.86
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - AM With Project....		
Project Description	AM - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	253	1623		58	948	221	401	223	94	354	285	313

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	9.1	4.0		43.0	17.5	0.7	29.4					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	2.0	0.0		2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	19.4	53.4	15.4	49.3	25.0	36.9	24.3	36.2
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (g_s), s	12.7		6.7		19.1	13.6	16.9	27.5
Green Extension Time (g_e), s	0.5	0.0	0.1	0.0	0.0	2.2	0.6	1.9
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.07	0.07

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	294	1887		67	1102	257	466	190	178	412	331	364
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1711	1757	1809	1610
Queue Service Time (g_s), s	10.7	31.2		4.7	16.5	16.5	17.1	11.1	11.6	14.9	10.1	25.5
Cycle Queue Clearance Time (g_c), s	10.7	31.2		4.7	16.5	16.5	17.1	11.1	11.6	14.9	10.1	25.5
Green Ratio (*g/C*)	0.10	0.36		0.07	0.33	0.33	0.14	0.23	0.23	0.13	0.23	0.33
Capacity (*c*), veh/h	355	2498		127	2284	533	492	440	397	473	819	527
Volume-to-Capacity Ratio (*X*)	0.828	0.756		0.531	0.483	0.482	0.948	0.432	0.449	0.871	0.405	0.690
Back of Queue (*Q*), ft/ln (95 th percentile)	207.5	473.6		96.6	279.4	275.4	356.5	221.6	211.4	283.4	197.9	378.8
Back of Queue (*Q*), veh/ln (95 th percentile)	8.3	18.9		3.9	11.2	11.0	14.3	8.9	8.5	11.3	7.9	15.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.3	36.4		58.4	34.6	34.6	55.4	42.6	42.8	55.1	42.8	38.0
Incremental Delay (d_2), s/veh	1.9	2.2		1.3	0.7	3.1	27.6	0.2	0.3	8.3	0.1	1.6
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.2	38.6		59.7	35.4	37.7	83.0	42.9	43.1	63.4	43.0	39.6
Level of Service (LOS)	E	D		E	D	D	F	D	D	E	D	D
Approach Delay, s/veh / LOS	41.4	D		36.9	D		65.4	E		49.5	D	
Intersection Delay, s/veh / LOS	45.5						D					

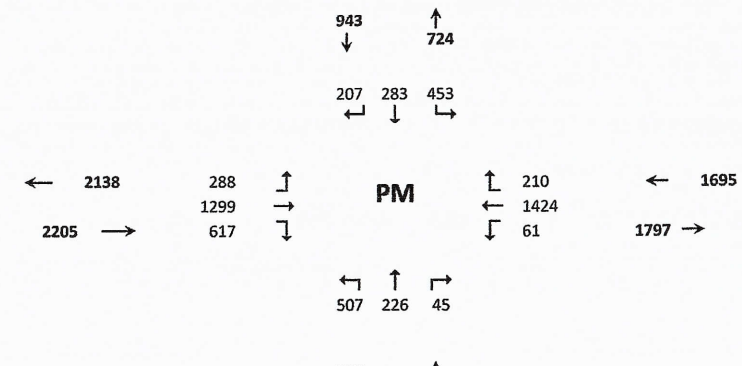
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.59	C	2.97	C	2.97	C
Bicycle LOS Score / LOS	1.39	A	1.08	A	1.18	A	1.40	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 With - Project

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	63	37	4	91	45	32	18	231	59	8	260	35	883	3577
4:15-4:30	95	39	19	87	48	38	27	230	97	8	240	27	955	3680
4:30-4:45	79	17	10	74	51	21	29	251	68	8	199	86	893	3755
4:45-5:00	69	26	7	71	35	17	32	206	60	3	279	41	846	3778
5:00-5:15	92	38	5	54	44	30	27	281	65	12	307	31	986	3816
5:15-5:30	73	33	6	75	47	24	32	253	78	6	366	37	1030	
5:30-5:45	67	23	8	72	31	25	38	252	79	4	271	46	916	
5:45-6:00	57	24	6	74	38	18	31	271	57	8	264	36	884	



PM PEAK HOUR IS FROM:	5:00PM TO 6:00PM												
Volumes	289	118	25	275	160	97	128	1057	279	30	1208	150	3816
Season Factor	301	123	26	286	166	101	133	1099	290	31	1256	156	3969
Growth	319	130	28	304	177	107	141	1167	308	33	1334	166	4213
In/Out	0	0	0	OUT	0	OUT	IN	0	0	0	0	IN	0
Percentage	0%	0%	0%	10%	0%	24%	24%	0%	0%	0%	0%	10%	0%
PROJECT	0	0	0	6	0	14	24	0	0	0	0	10	54

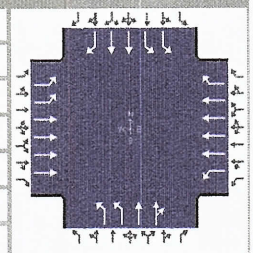
Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

SUBPROJECTS															**Trips In**	**Trips Out**
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	6	0	111	19	19	6	0	0	0	0	35	0	Kings Highway Commerce Park	115	371
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	86	0	0	23	0	0	St. Lucie Commerce Center	208	784
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	17	0	9	9	20	36	0	0	0	0	0	0	Whispering Oaks	172	94
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	39	0	23	23	47	81	0	0	0	0	0	0	Bent Creek	385	226
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0.0%	0.0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	17	3	2	0	6	0	0	0	35	3	0	0	0	39 Acre Residential	64	31
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	24	0	0	50	0	0	Kings Highway Warehouse	458	216
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	7	0	0	7	0	0	Stonemont	68	186
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	268	137
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	15	0	0	9	0	0	Project Hurricane	23	37
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe	398	229
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	171	31	16	0	50	0	0	0	274	25	0	0	0	Mariner Cove	498	311
Subtotal	188	96	17	143	107	86	123	132	309	28	90	35	0			
Total	507	226	45	453	283	207	288	1299	617	61	1424	210	4267			

E-11

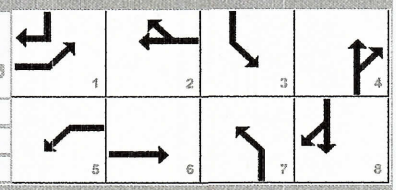
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.93
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - PM With Project....		
Project Description	PM - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	288	1299		61	1424	210	507	226	45	453	283	207

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB			SB		
Green	9.1	4.8	52.6	18.2	1.9	17.2					
Yellow	4.3	0.0	4.3	4.3	0.0	4.3					
Red	2.0	0.0	2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	20.2	63.7	15.4	58.9	25.0	24.0	26.9	25.9
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	13.2		6.5		20.2	11.8	19.7	17.6
Green Extension Time (g_e), s	0.6	0.0	0.1	0.0	0.0	1.6	0.5	1.6
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.69	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	310	1397		66	1531	226	545	148	143	487	304	223
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1791	1757	1809	1610
Queue Service Time (g_s), s	11.2	18.4		4.5	22.1	12.6	18.2	9.5	9.8	17.7	10.2	15.6
Cycle Queue Clearance Time (g_c), s	11.2	18.4		4.5	22.1	12.6	18.2	9.5	9.8	17.7	10.2	15.6
Green Ratio (*g/C*)	0.11	0.44		0.07	0.40	0.40	0.14	0.13	0.13	0.15	0.15	0.25
Capacity (*c*), veh/h	375	3047		126	2793	652	492	251	237	545	532	409
Volume-to-Capacity Ratio (*X*)	0.826	0.458		0.520	0.548	0.347	1.108	0.589	0.606	0.894	0.572	0.545
Back of Queue (*Q*), ft/ln (95 th percentile)	215.4	295.3		93.9	346.9	215.8	491.4	200	195.9	335.2	201.2	253.4
Back of Queue (*Q*), veh/ln (95 th percentile)	8.6	11.8		3.8	13.9	8.6	19.7	8.0	7.8	13.4	8.0	10.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	56.9	25.4		58.4	29.6	26.8	55.9	53.1	53.2	53.9	51.6	42.0
Incremental Delay (d_2), s/veh	1.8	0.5		1.2	0.8	1.5	73.5	0.8	0.9	13.0	0.4	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	58.7	25.9		59.6	30.4	28.3	129.4	53.9	54.1	66.8	52.0	42.4
Level of Service (LOS)	E	C		E	C	C	F	D	D	E	D	D
Approach Delay, s/veh / LOS	31.9	C		31.2	C		103.1	F		57.0	E	
Intersection Delay, s/veh / LOS	47.5						D					

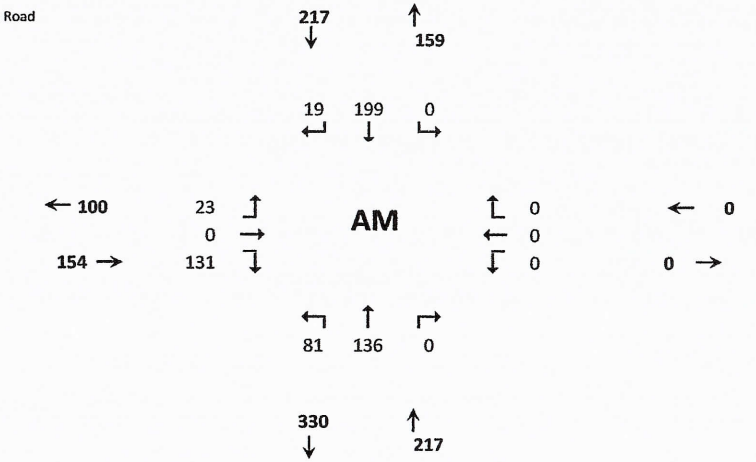
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.58	C	2.98	C	2.98	C
Bicycle LOS Score / LOS	1.19	A	1.24	A	1.18	A	1.32	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road **CONTROL:** Unsignalized
FILENAME: Jenkins Pointe - Waypoint
COUNT DATE: 2/27/2018 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** Jenkins Road & Graham Road
REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2022

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	13	22	0	0	27	4	13	0	25	0	0	0	104	581
7:15-7:30	16	35	0	0	32	14	5	0	31	0	0	0	133	592
7:30-7:45	27	38	0	0	36	9	16	0	42	0	0	0	168	592
7:45-8:00	17	36	0	0	50	12	14	0	47	0	0	0	176	575
8:00-8:15	18	27	0	0	35	3	6	0	26	0	0	0	115	566
8:15-8:30	24	35	0	0	38	5	1	0	30	0	0	0	133	
8:30-8:45	18	32	0	0	58	5	9	0	29	0	0	0	151	
8:45-9:00	18	37	0	0	60	5	6	0	41	0	0	0	167	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	78	131	0	0	191	18	22	0	126	0	0	0	566	
Season Factor	78	131	0	0	191	18	22	0	126	0	0	0	566	
Growth	81	136	0	0	199	19	23	0	131	0	0	0	589	
In/Out Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	81	136	0	0	199	19	23	0	131	0	0	0	589	



Seasonal Factor: 1
Trips In
Trips Out
Growth Rate: 1.01
Years Grown: 4

HCS7 Two-Way Stop-Control Report

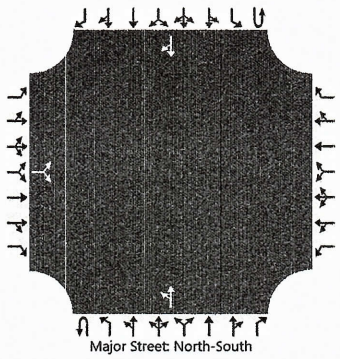
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	3/10/2022
Analysis Year	2022
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Jenkins Pointe - Waypoint

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		23		131						81	136				199	19
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

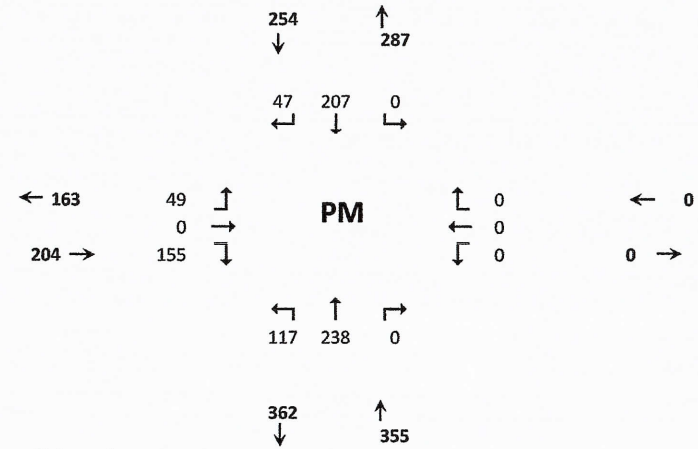
Flow Rate, v (veh/h)			162							85						
Capacity, c (veh/h)			736							1331						
v/c Ratio			0.22							0.06						
95% Queue Length, Q_{95} (veh)			0.8							0.2						
Control Delay (s/veh)			11.3							7.9						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.3								3.3						
Approach LOS		B														

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road
FILENAME: Jenkins Pointe - Waypoint
ANALYSIS YEAR: 2022

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	36	52	0	0	66	4	8	0	30	0	0	0	196	773
4:15-4:30	35	71	0	0	41	14	6	0	39	0	0	0	206	781
4:30-4:45	26	55	0	0	47	6	18	0	37	0	0	0	189	749
4:45-5:00	30	54	0	0	50	14	5	0	29	0	0	0	182	727
5:00-5:15	21	49	0	0	61	11	18	0	44	0	0	0	204	701
5:15-5:30	30	42	0	0	42	8	7	0	45	0	0	0	174	
5:30-5:45	40	43	0	0	42	5	6	0	31	0	0	0	167	
5:45-6:00	31	35	0	0	42	14	5	0	29	0	0	0	156	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	112	229	0	0	199	45	47	0	149	0	0	0	781	
Season Factor	112	229	0	0	199	45	47	0	149	0	0	0	781	
Growth	117	238	0	0	207	47	49	0	155	0	0	0	813	
In/Out	0	0	0	0	0	0	0	0	0	Out	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	**0**	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	117	238	0	0	207	47	49	0	155	0	0	0	813	



Seasonal Factor: 1
Growth Rate: 1.01
Trips In:
Trips Out:
Years Grown: 4

HCS7 Two-Way Stop-Control Report

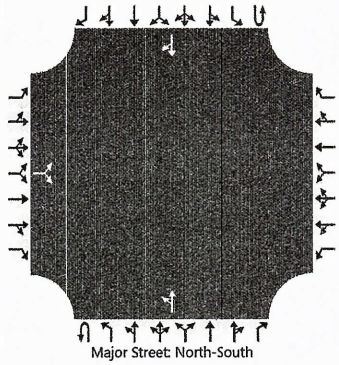
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	03/10/2022
Analysis Year	2022
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Jenkins Pointe - Waypoint

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		49		155						117	238				207	47
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

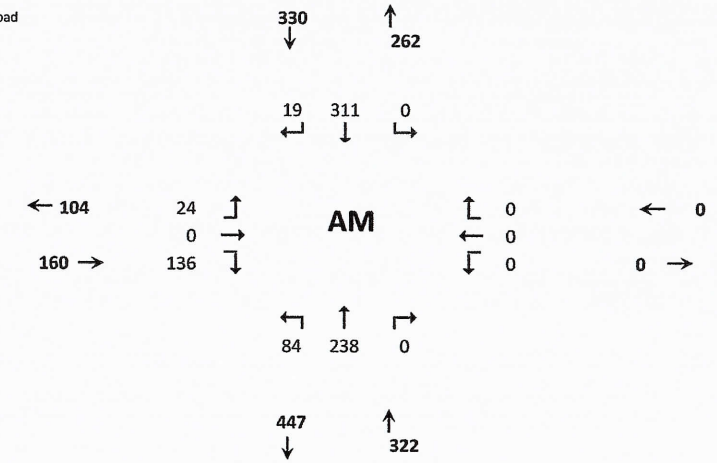
Flow Rate, v (veh/h)			215							123						
Capacity, c (veh/h)			601							1289						
v/c Ratio			0.36							0.10						
95% Queue Length, Q_{95} (veh)			1.6							0.3						
Control Delay (s/veh)			14.3							8.1						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		14.3								3.3						
Approach LOS		B														

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road **CONTROL:** Unsignalized
FILENAME: Jenkins Pointe - Waypoint
COUNT DATE: 2/27/2018 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** Jenkins Road & Graham Road
REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - Without Project

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	13	22	0	0	27	4	13	0	25	0	0	0	104	581
7:15-7:30	16	35	0	0	32	14	5	0	31	0	0	0	133	592
7:30-7:45	27	38	0	0	36	9	16	0	42	0	0	0	168	592
7:45-8:00	17	36	0	0	50	12	14	0	47	0	0	0	176	575
8:00-8:15	18	27	0	0	35	3	6	0	26	0	0	0	115	566
8:15-8:30	24	35	0	0	38	5	1	0	30	0	0	0	133	
8:30-8:45	18	32	0	0	58	5	9	0	29	0	0	0	151	
8:45-9:00	18	37	0	0	60	5	6	0	41	0	0	0	167	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	78	131	0	0	191	18	22	0	126	0	0	0	566	
Season Factor	78	131	0	0	191	18	22	0	126	0	0	0	566	
Growth	84	142	0	0	207	19	24	0	136	0	0	0	613	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Mariner Cove	0	2	0	0	8	0	0	0	0	0	0	0		
39 Acre Residential	0	2	0	0	6	0	0	0	0	0	0	0		
Whispering Oaks	0	20	0	0	5	0	0	0	0	0	0	0		
SLCC	0	16	0	0	59	0	0	0	0	0	0	0		
WaWa	0	7	0	0	7	0	0	0	0	0	0	0		
Kings Center	0	0	0	0	0	0	0	0	0	0	0	0		
Celebration Pointe	0	48	0	0	15	0	0	0	0	0	0	0		
Bent Creek	0	1	0	0	4	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
Total	84	238	0	0	311	19	24	0	136	0	0	0	813	



Seasonal Factor: 1
Trips In
Trips Out
Growth Rate: 1.01
Years Grown: 8

HCS7 Two-Way Stop-Control Report

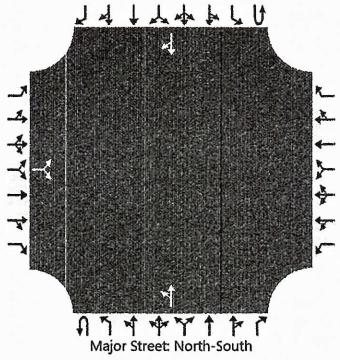
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	3/10/2022
Analysis Year	2026
Time Analyzed	AM - Without Project
Intersection Orientation	North-South
Project Description	Jenkins Pointe - Waypoint

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		136						84	238				311	19
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

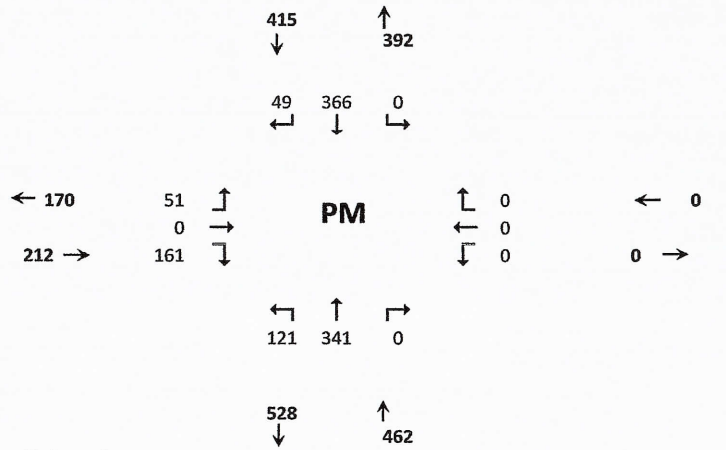
Flow Rate, v (veh/h)			168							88						
Capacity, c (veh/h)			604							1205						
v/c Ratio			0.28							0.07						
95% Queue Length, Q_{95} (veh)			1.1							0.2						
Control Delay (s/veh)			13.2							8.2						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		13.2								2.7						
Approach LOS		B														

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road
FILENAME: Jenkins Pointe - Waypoint
ANALYSIS YEAR: 2026 - Without Project

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	36	52	0	0	66	4	8	0	30	0	0	0	196	773
4:15-4:30	35	71	0	0	41	14	6	0	39	0	0	0	206	781
4:30-4:45	26	55	0	0	47	6	18	0	37	0	0	0	189	749
4:45-5:00	30	54	0	0	50	14	5	0	29	0	0	0	182	727
5:00-5:15	21	49	0	0	61	11	18	0	44	0	0	0	204	701
5:15-5:30	30	42	0	0	42	8	7	0	45	0	0	0	174	
5:30-5:45	40	43	0	0	42	5	6	0	31	0	0	0	167	
5:45-6:00	31	35	0	0	42	14	5	0	29	0	0	0	156	
PM PEAK HOUR IS FROM:				4:15PM TO 5:15PM										
Volumes	112	229	0	0	199	45	47	0	149	0	0	0	781	
Season Factor	112	229	0	0	199	45	47	0	149	0	0	0	781	
Growth	121	248	0	0	215	49	51	0	161	0	0	0	846	
In/Out	0	0	0	0	0	0	0	0	0	Out	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Mariner Cove	0	4	0	0	8	0	0	0	0	0	0	0		
39 Acre Residential	0	12	0	0	3	0	0	0	0	0	0	0		
Whispering Oaks	0	20	0	0	21	0	0	0	0	0	0	0		
SLCC	0	16	0	0	59	0	0	0	0	0	0	0		
WaWa	0	8	0	0	8	0	0	0	0	0	0	0		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
King's Center	0	0	0	0	0	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Bent Creek	0	4	0	0	2	0	0	0	0	0	0	0		
Celebration Point	0	29	0	0	50	0	0	0	0	0	0	0		
Total	121	341	0	0	366	49	51	0	161	0	0	0	1090	



Seasonal Factor: 1
Growth Rate: 1.01
Trips In:
Trips Out:
Years Grown: 8

HCS7 Two-Way Stop-Control Report

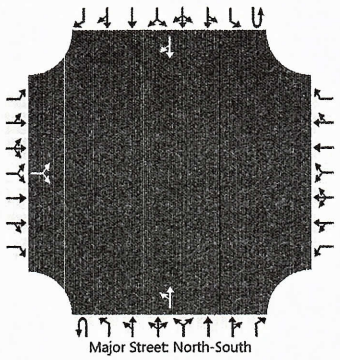
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	03/10/2022
Analysis Year	2026
Time Analyzed	PM - Without Project
Intersection Orientation	North-South
Project Description	Jenkins Pointe - Waypoint

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		51		161						121	341				366	49
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			223							127						
Capacity, c (veh/h)			440							1116						
v/c Ratio			0.51							0.11						
95% Queue Length, Q_{95} (veh)			2.8							0.4						
Control Delay (s/veh)			21.3							8.6						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)	21.3								3.2							
Approach LOS	C															

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TURNING MOVEMENT VOLUME COUNTS

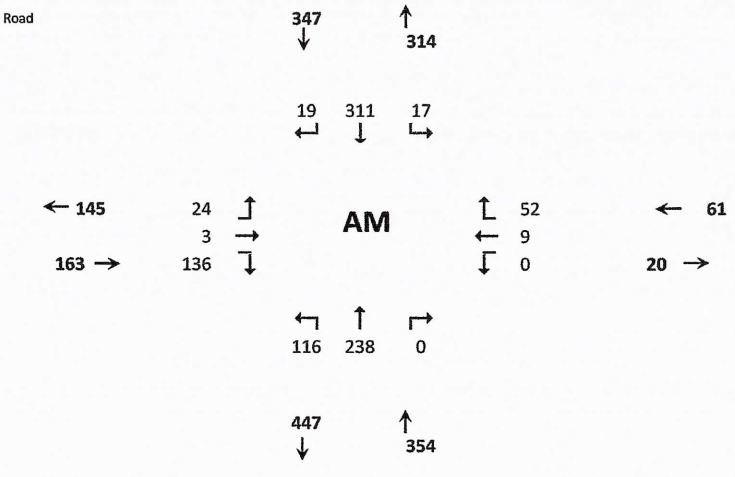
N/S STREET: Jenkins Road **E/W STREET:** Graham Road **CONTROL:** Unsignalized

FILENAME: Jenkins Pointe - Waypoint

COUNT DATE: 2/27/2018 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** Jenkins Road & Graham Road

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - With Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	13	22	0	0	27	4	13	0	25	0	0	0	104	581
7:15-7:30	16	35	0	0	32	14	5	0	31	0	0	0	133	592
7:30-7:45	27	38	0	0	36	9	16	0	42	0	0	0	168	592
7:45-8:00	17	36	0	0	50	12	14	0	47	0	0	0	176	575
8:00-8:15	18	27	0	0	35	3	6	0	26	0	0	0	115	566
8:15-8:30	24	35	0	0	38	5	1	0	30	0	0	0	133	
8:30-8:45	18	32	0	0	58	5	9	0	29	0	0	0	151	
8:45-9:00	18	37	0	0	60	5	6	0	41	0	0	0	167	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	78	131	0	0	191	18	22	0	126	0	0	0	566	
Season Factor	78	131	0	0	191	18	22	0	126	0	0	0	566	
Growth	84	142	0	0	207	19	24	0	136	0	0	0	613	
In/Out	OUT			IN				IN			OUT	OUT		
Percentage	34%	0%	0%	56%	0%	0%	0%	10%	0%	0%	10%	56%	0%	
PROJECT	32	0	0	17	0	0	0	3	0	0	9	52	**0**	
Mariner Cove	0	2	0	0	8	0	0	0	0	0	0	0		
39 Acre Residential	0	2	0	0	6	0	0	0	0	0	0	0		
Whispering Oaks	0	20	0	0	5	0	0	0	0	0	0	0		
SLCC	0	16	0	0	59	0	0	0	0	0	0	0		
WaWa	0	7	0	0	7	0	0	0	0	0	0	0		
Kings Center	0	0	0	0	0	0	0	0	0	0	0	0		
Celebration Pointe	0	48	0	0	15	0	0	0	0	0	0	0		
Bent Creek	0	1	0	0	4	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
Total	116	238	0	17	311	19	24	3	136	0	9	52	926	



Seasonal Factor:	1
Trips In	30
Trips Out	93
Growth Rate:	1.01
Years Grown:	8

HCS7 Two-Way Stop-Control Report

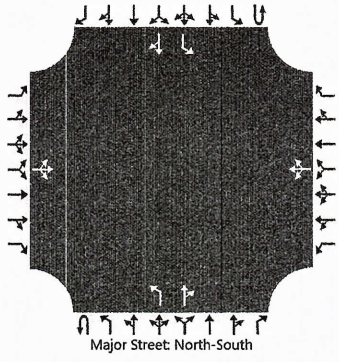
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	3/10/2022
Analysis Year	2026
Time Analyzed	AM - With Project
Intersection Orientation	North-South
Project Description	Jenkins Pointe - Waypoint

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	1	0	0	1	1	0
Configuration			LTR				LTR			L		TR		L		TR
Volume (veh/h)		24	3	136		0	9	52		116	238	0		17	311	19
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			172				64			122				18		
Capacity, c (veh/h)			513				600			1205				1309		
v/c Ratio			0.33				0.11			0.10				0.01		
95% Queue Length, Q_{95} (veh)			1.5				0.4			0.3				0.0		
Control Delay (s/veh)			15.5				11.7			8.3				7.8		
Level of Service (LOS)			C				B			A				A		
Approach Delay (s/veh)		15.5				11.7				2.7				0.4		
Approach LOS		C				B										

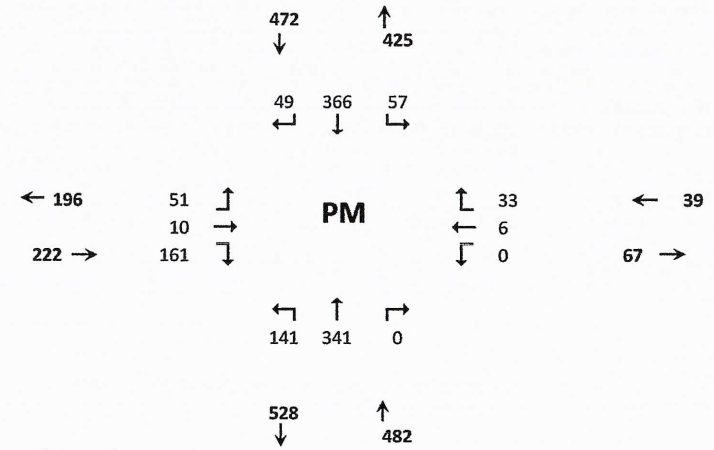
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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road
FILENAME: Jenkins Pointe - Waypoint
ANALYSIS YEAR: 2026 - With Project

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	36	52	0	0	66	4	8	0	30	0	0	0	196	773
4:15-4:30	35	71	0	0	41	14	6	0	39	0	0	0	206	781
4:30-4:45	26	55	0	0	47	6	18	0	37	0	0	0	189	749
4:45-5:00	30	54	0	0	50	14	5	0	29	0	0	0	182	727
5:00-5:15	21	49	0	0	61	11	18	0	44	0	0	0	204	701
5:15-5:30	30	42	0	0	42	8	7	0	45	0	0	0	174	
5:30-5:45	40	43	0	0	42	5	6	0	31	0	0	0	167	
5:45-6:00	31	35	0	0	42	14	5	0	29	0	0	0	156	

PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM										
Volumes	112	229	0	0	199	45	47	0	149	0	0	0	781
Season Factor	112	229	0	0	199	45	47	0	149	0	0	0	781
Growth	121	248	0	0	215	49	51	0	161	0	0	0	846
In/Out	OUT	0	0	IN	0	0	0	IN	0	Out	OUT	OUT	0
Percentage	34%	0%	0%	56%	0%	0%	0%	10%	0%	0%	10%	56%	0%
Project	20	0	0	57	0	0	0	10	0	0	6	33	**0**
Mariner Cove	0	4	0	0	8	0	0	0	0	0	0	0	
39 Acre Residential	0	12	0	0	3	0	0	0	0	0	0	0	
Whispering Oaks	0	20	0	0	21	0	0	0	0	0	0	0	
SLCC	0	16	0	0	59	0	0	0	0	0	0	0	
WaWa	0	8	0	0	8	0	0	0	0	0	0	0	
Creekside	0	0	0	0	0	0	0	0	0	0	0	0	
King's Center	0	0	0	0	0	0	0	0	0	0	0	0	
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0	
Bent Creek	0	4	0	0	2	0	0	0	0	0	0	0	
Celebration Point	0	29	0	0	50	0	0	0	0	0	0	0	
Total	141	341	0	57	366	49	51	10	161	0	6	33	1215



Seasonal Factor: 1
Growth Rate: 1.01
Trips In: 101
Trips Out: 59
Years Grown: 8

HCS7 Two-Way Stop-Control Report

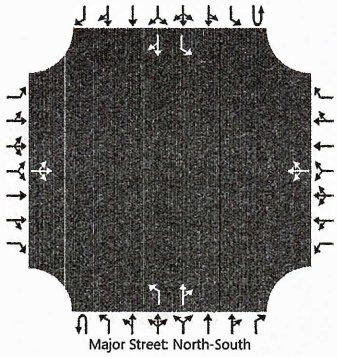
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	03/10/2022
Analysis Year	2026
Time Analyzed	PM - With Project
Intersection Orientation	North-South
Project Description	Jenkins Pointe - Waypoint

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	1	0	0	1	1	0
Configuration			LTR				LTR			L		TR		L		TR
Volume (veh/h)		51	10	161		0	6	33		141	341	0		57	366	49
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)			0				0									
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			234				41			148				60		
Capacity, c (veh/h)			308				440			1116				1194		
v/c Ratio			0.76				0.09			0.13				0.05		
95% Queue Length, Q_{95} (veh)			5.8				0.3			0.5				0.2		
Control Delay (s/veh)			45.6				14.0			8.7				8.2		
Level of Service (LOS)			E				B			A				A		
Approach Delay (s/veh)		45.6				14.0				2.6				1.0		
Approach LOS		E				B										

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TURNING MOVEMENT VOLUME COUNTS

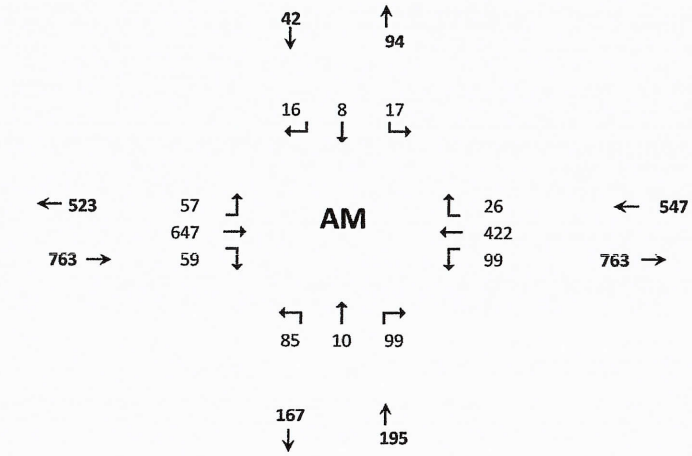
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Jenkins Pointe - Waypoint

COUNT DATE: 6/27/2018 **DAY:** Wednesday **CITY:** Ft. Pierce

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2022

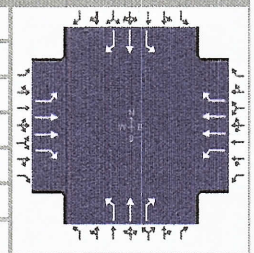
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	21	6	15	1	2	4	6	101	13	17	99	4	289	1313
7:15-7:30	18	3	18	0	3	3	8	121	13	25	71	1	284	1327
7:30-7:45	17	2	18	2	1	1	16	143	15	22	101	4	342	1298
7:45-8:00	21	1	24	6	1	6	11	183	14	22	98	11	398	1228
8:00-8:15	17	3	25	7	2	4	14	108	9	16	92	6	303	1145
8:15-8:30	4	0	13	2	2	4	7	134	17	8	61	3	255	
8:30-8:45	12	2	16	0	4	1	5	115	16	13	85	3	272	
8:45-9:00	7	6	16	1	3	1	10	128	15	35	91	2	315	
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM													
Volumes	73	9	85	15	7	14	49	555	51	85	362	22	1327	
Season Factor	82	10	95	17	8	16	55	622	57	95	405	25	1486	
Growth	85	10	99	17	8	16	57	647	59	99	422	26	1547	
In/Out	Out	-	Out	-	-	-	-	-	In	In	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Total	85	10	99	17	8	16	57	647	59	99	422	26	1547	



Seasonal Factor: 1.12
Trips In
Trips Out
Growth Rate: 1.010
Years Grown: 4
PHF: 0.834

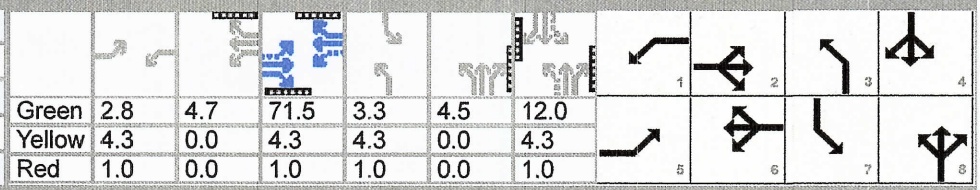
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins - EXAM.xus		
Project Description	2022				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	13	520	112	172	684	5	86	6	140	16	14	9

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	2.8	4.7	71.5	3.3	4.5	12.0
Yellow	4.3	0.0	4.3	4.3	0.0	4.3
Red	1.0	0.0	1.0	1.0	0.0	1.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	8.1	76.8	12.8	81.5	13.1	21.8	8.6	17.3
Change Period, ($Y+R_c$), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	2.4		7.2		8.0	14.2	3.1	3.0
Green Extension Time (g_e), s	0.0	0.0	0.3	0.0	0.1	0.4	0.0	0.4
Phase Call Probability	0.40		1.00		0.97	1.00	0.47	1.00
Max Out Probability	0.00		0.00		0.01	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	15	619	133	205	814	6	102	7	167	19	17	11
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	0.4	10.2	4.5	5.2	13.0	0.2	6.0	0.4	12.2	1.1	1.0	0.7
Cycle Queue Clearance Time (g_c), s	0.4	10.2	4.5	5.2	13.0	0.2	6.0	0.4	12.2	1.1	1.0	0.7
Green Ratio (*g/C*)	0.62	0.60	0.60	0.67	0.63	0.63	0.18	0.14	0.14	0.13	0.10	0.10
Capacity (*c*), veh/h	444	2122	944	582	2260	1006	305	258	218	250	187	158
Volume-to-Capacity Ratio (*X*)	0.035	0.292	0.141	0.352	0.360	0.006	0.336	0.028	0.763	0.076	0.089	0.068
Back of Queue (Q), ft/ln (95 th percentile)	6.6	174.5	69.6	79.5	209.6	2.5	119.5	8.3	213.7	22.6	20.5	13.2
Back of Queue (Q), veh/ln (95 th percentile)	0.3	6.9	2.7	3.1	8.3	0.1	4.7	0.3	8.4	0.9	0.8	0.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	9.2	11.9	10.7	8.2	10.4	8.0	43.3	44.8	49.8	46.2	49.0	48.9
Incremental Delay (d_2), s/veh	0.0	0.3	0.3	0.1	0.4	0.0	0.2	0.0	2.1	0.0	0.1	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	9.2	12.2	11.0	8.3	10.8	8.1	43.5	44.8	51.9	46.2	49.1	49.0
Level of Service (LOS)	A	B	B	A	B	A	D	D	D	D	D	D
Approach Delay, s/veh / LOS	11.9	B		10.3	B		48.6	D		47.9	D	
Intersection Delay, s/veh / LOS	16.7						B					

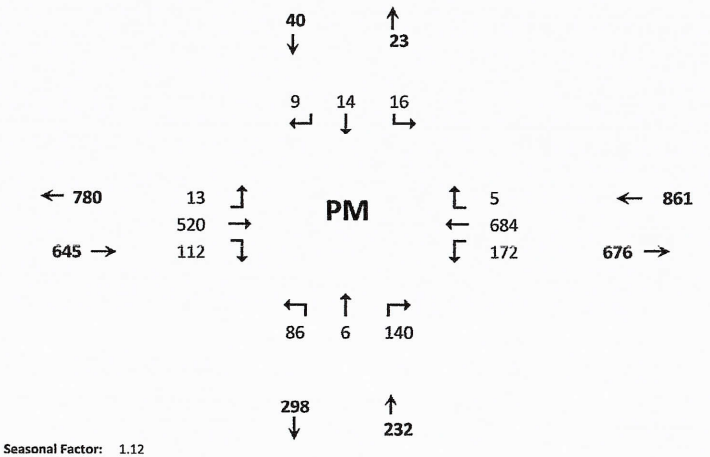
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.08	B	2.07	B	2.46	B	2.47	B
Bicycle LOS Score / LOS	1.12	A	1.33	A	0.94	A	0.56	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave.
FILENAME: Jenkins Pointe - Waypoint
ANALYSIS YEAR: 2022

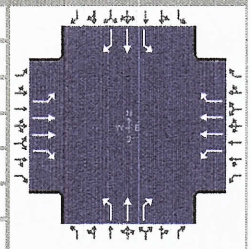
	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	1	22	4	1	2	2	107	20	29	115	1	322	1492
5:00-5:15	16	1	36	5	3	1	3	106	25	56	147	0	399	1428
5:15-5:30	17	2	32	0	3	0	1	139	23	39	194	2	452	
5:30-5:45	15	1	28	1	2	2	1	100	11	28	128	2	319	
5:45-6:00	25	0	24	0	0	1	1	81	17	22	86	1	258	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	74	5	120	14	12	8	11	446	96	148	587	4	1525	
Season Factor	83	6	134	16	13	9	12	500	108	166	657	4	1708	
Growth	86	6	140	16	14	9	13	520	112	172	684	5	1777	
In/Out	Out	-	Out	-	-	-	-	-	In	In	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	86	6	140	16	14	9	13	520	112	172	684	5	1777	



Seasonal Factor: 1.12
Growth Rate: 1.010
Trips In:
Trips Out:
Years Grown: 4
PHF: 0.843

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM	PHF	0.83
Urban Street	Orange Avenue	Analysis Year	2022	Analysis Period	1> 4:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins - EXPM.xus		
Project Description	2022				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	59	673	62	103	439	27	89	11	103	18	8	17

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.3	0.5	71.8	3.6	4.5	12.0	1	2	3	4		
Yellow	4.3	0.0	4.3	4.3	0.0	4.3	5	6	7	8		
Red	1.0	0.0	1.0	1.0	0.0	1.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	11.6	77.1	12.2	77.6	13.5	21.8	8.9	17.3
Change Period, ($Y+R_c$), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	3.7		5.1		8.3	10.8	3.3	3.4
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0	0.1	0.3	0.0	0.3
Phase Call Probability	0.91		0.98		0.97	1.00	0.51	1.00
Max Out Probability	0.00		0.00		0.01	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	71	811	75	124	529	33	107	13	124	22	10	20
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	1.7	14.2	2.4	3.1	8.3	1.0	6.3	0.7	8.8	1.3	0.6	1.4
Cycle Queue Clearance Time (g_c), s	1.7	14.2	2.4	3.1	8.3	1.0	6.3	0.7	8.8	1.3	0.6	1.4
Green Ratio (*g/C*)	0.65	0.60	0.60	0.66	0.60	0.60	0.18	0.14	0.14	0.13	0.10	0.10
Capacity (*c*), veh/h	606	2130	948	485	2146	955	315	258	218	253	187	158
Volume-to-Capacity Ratio (*X*)	0.117	0.381	0.079	0.256	0.246	0.034	0.341	0.051	0.568	0.086	0.052	0.129
Back of Queue (*Q*), ft/ln (95 th percentile)	27.5	230.9	37.2	48.9	141.1	15.5	125	15.5	157.4	25.7	11.8	25.3
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	9.1	1.5	1.9	5.6	0.6	4.9	0.6	6.2	1.0	0.5	1.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	8.0	12.5	10.2	8.7	11.1	9.7	43.1	44.9	48.4	46.0	48.9	49.3
Incremental Delay (d_2), s/veh	0.0	0.5	0.2	0.1	0.3	0.1	0.2	0.0	0.9	0.1	0.0	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	8.1	13.1	10.3	8.8	11.4	9.7	43.4	45.0	49.3	46.0	48.9	49.4
Level of Service (LOS)	A	B	B	A	B	A	D	D	D	D	D	D
Approach Delay, s/veh / LOS	12.5	B		10.8	B		46.4	D		47.9	D	
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.08	B	2.08	B	2.46	B	2.47	B
Bicycle LOS Score / LOS	1.28	A	1.05	A	0.89	A	0.57	A

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TURNING MOVEMENT VOLUME COUNTS

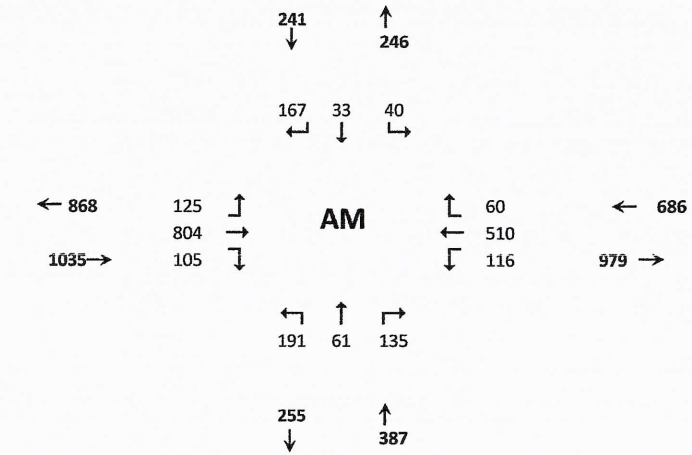
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Jenkins Pointe - Waypoint

COUNT DATE: 6/27/2018 **DAY:** Wednesday **CITY:** Ft. Pierce

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - With Project

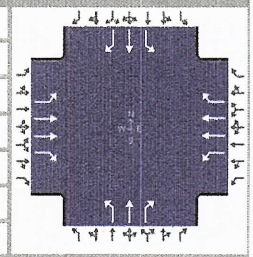
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	21	6	15	1	2	4	6	101	13	17	99	4	289	1313
7:15-7:30	18	3	18	0	3	3	8	121	13	25	71	1	284	1327
7:30-7:45	17	2	18	2	1	1	16	143	15	22	101	4	342	1298
7:45-8:00	21	1	24	6	1	6	11	183	14	22	98	11	398	1228
8:00-8:15	17	3	25	7	2	4	14	108	9	16	92	6	303	1145
8:15-8:30	4	0	13	2	2	4	7	134	17	8	61	3	255	
8:30-8:45	12	2	16	0	4	1	5	115	16	13	85	3	272	
8:45-9:00	7	6	16	1	3	1	10	128	15	35	91	2	315	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	73	9	85	15	7	14	49	555	51	85	362	22	1327	
Season Factor	82	10	95	17	8	16	55	622	57	95	405	25	1486	
Growth	89	11	103	18	8	17	59	673	62	103	439	27	1609	
In/Out	OUT		OUT						IN	IN				
Percentage	25%	0%	31%	0%	0%	0%	0%	0%	25%	31%	0%	0%	0%	
PROJECT	23	0	29	0	0	0	0	0	8	9	0	0	**0**	
Mariner Cove	36	8	16	0	2	0	0	0	7	3	0	0		
39 Acre Residential	36	7	3	0	1	0	0	0	8	1	0	0		
Whispering Oaks	0	5	0	17	17	35	9	0	0	0	0	5		
SLCC	0	28	0	5	5	0	0	5	0	0	28	28		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Kings Center	0	2	0	0	0	0	0	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	72	24	0	0	0	0	0		
Bent Creek	0	0	0	0	0	36	12	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	7	0	0	0	0	7	21	126	21	0	43	0		
Total	191	61	135	40	33	167	125	804	105	116	510	60	2349	



Seasonal Factor: 1.12
Trips In 30
Trips Out 93
Growth Rate: 1.010
Years Grown: 8
PHF: 0.834

HCS7 Signalized Intersection Results Summary

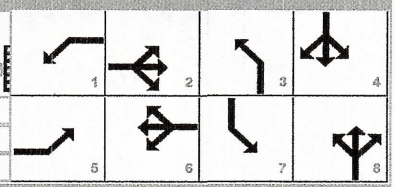
General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.83
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins - AM - With Project.xus		
Project Description	2026 - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	125	804	105	116	510	60	191	61	135	40	33	167

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	6.9	0.2		59.5	5.6	3.8	17.6					
Yellow	4.3	0.0		4.3	4.3	4.3	4.3					
Red	1.0	0.0		1.0	1.0	1.0	1.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	12.4	64.9	12.2	64.8	20.0	32.0	10.9	22.9
Change Period, (*Y+R c*), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (*g s*), s	6.9		6.6		14.7	12.7	4.7	16.9
Green Extension Time (*g e*), s	0.2	0.0	0.2	0.0	0.0	0.9	0.0	0.7
Phase Call Probability	0.99		0.99		1.00	1.00	0.80	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.06

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	151	969	127	140	614	72	230	73	163	48	40	201
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (*g s*), s	4.9	22.6	5.2	4.6	12.6	2.9	12.7	3.8	10.7	2.7	2.2	14.9
Cycle Queue Clearance Time (*g c*), s	4.9	22.6	5.2	4.6	12.6	2.9	12.7	3.8	10.7	2.7	2.2	14.9
Green Ratio (*g/C*)	0.55	0.50	0.50	0.55	0.50	0.50	0.29	0.22	0.22	0.19	0.15	0.15
Capacity (*c*), veh/h	480	1769	787	332	1764	785	453	416	352	337	274	232
Volume-to-Capacity Ratio (*X*)	0.314	0.548	0.161	0.421	0.348	0.092	0.508	0.177	0.462	0.143	0.145	0.867
Back of Queue (*Q*), ft/ln (95 th percentile)	85.6	356.4	87.3	79.6	222.1	48.1	233.9	78.6	186.9	53.1	46.5	272.5
Back of Queue (*Q*), veh/ln (95 th percentile)	3.4	14.0	3.4	3.1	8.7	1.9	9.2	3.1	7.4	2.1	1.8	10.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	13.8	20.9	16.5	16.3	18.5	16.0	35.3	37.8	40.4	40.2	44.7	50.1
Incremental Delay (*d 2*), s/veh	0.1	1.2	0.4	0.3	0.5	0.2	0.4	0.1	0.4	0.1	0.1	12.4
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	14.0	22.1	17.0	16.6	19.0	16.2	35.7	37.9	40.8	40.2	44.8	62.5
Level of Service (LOS)	B	C	B	B	B	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	20.6	C		18.4	B		37.8	D		56.3	E	
Intersection Delay, s/veh / LOS	26.4						C					

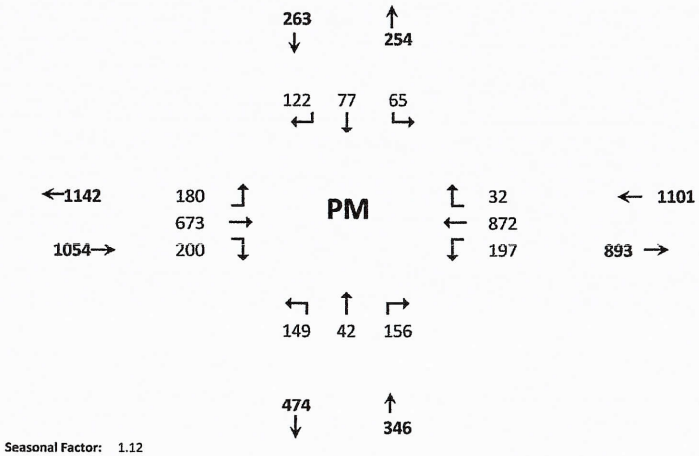
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.10	B	2.45	B	2.46	B
Bicycle LOS Score / LOS	1.52	B	1.17	A	1.26	A	0.96	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave.
FILENAME: Jenkins Pointe - Waypoint
ANALYSIS YEAR: 2026 - Without Project

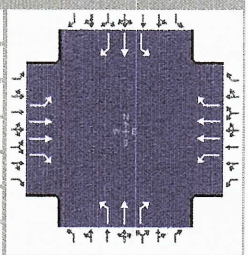
15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	1	22	4	1	2	2	107	20	29	115	1	322	1492
5:00-5:15	16	1	36	5	3	1	3	106	25	56	147	0	399	1428
5:15-5:30	17	2	32	0	3	0	1	139	23	39	194	2	452	
5:30-5:45	15	1	28	1	2	2	1	100	11	28	128	2	319	
5:45-6:00	25	0	24	0	0	1	1	81	17	22	86	1	258	
PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	74	5	120	14	12	8	11	446	96	148	587	4	1525	
Season Factor	83	6	134	16	13	9	12	500	108	166	657	4	1708	
Growth	90	6	146	17	15	10	13	541	116	179	712	5	1850	
In/Out	0	0	0	0	0	0	0	0	0	0	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Mariner Cove	17	4	8	0	8	0	0	0	34	15	0	0		
39 Acre Residential	17	3	2	0	6	0	0	0	35	3	0	0		
Whispering Oaks	0	17	0	9	9	20	36	0	0	0	0	17		
SLCC	0	10	0	39	39	0	0	39	0	0	10	10		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	25	0	0	0	0	25	15	93	15	0	150	0		
King's Center	0	2	0	0	0	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Bent Creek	0	0	0	0	0	22	38	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	45	78	0	0	0	0	0		
Total	149	42	156	65	77	122	180	673	200	197	872	32	2765	



Seasonal Factor: 1.12
Growth Rate: 1.010
Trips In:
Trips Out:
Years Grown: 8
PHF: 0.843

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 4:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins- PM - Without Project.xus		
Project Description	2026 - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	180	673	200	197	872	32	149	42	156	65	77	122

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4	
Green	8.8	0.6	63.5	6.5	0.5	13.6					
Yellow	4.3	0.0	4.3	4.3	4.3	4.3					
Red	1.0	0.0	1.0	1.0	1.0	1.0	5	6	7	8	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	14.1	68.8	14.8	69.5	17.5	24.6	11.8	18.9
Change Period, ($Y+R_c$), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	8.5		9.1		12.2	15.4	6.5	12.7
Green Extension Time (g_e), s	0.3	0.0	0.4	0.0	0.1	0.8	0.1	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	0.92	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	214	801	238	235	1038	38	177	50	186	77	92	145
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	6.5	16.4	10.0	7.1	23.0	1.4	10.2	2.8	13.4	4.5	5.5	10.7
Cycle Queue Clearance Time (g_c), s	6.5	16.4	10.0	7.1	23.0	1.4	10.2	2.8	13.4	4.5	5.5	10.7
Green Ratio (*g/C*)	0.60	0.53	0.53	0.61	0.53	0.53	0.23	0.16	0.16	0.17	0.11	0.11
Capacity (*c*), veh/h	369	1885	839	467	1904	848	329	301	255	309	211	179
Volume-to-Capacity Ratio (*X*)	0.581	0.425	0.284	0.502	0.545	0.045	0.539	0.166	0.728	0.250	0.434	0.811
Back of Queue (*Q*), ft/ln (95 th percentile)	109.8	269.2	164.4	118.6	355.2	22.4	198.5	57.6	228.4	90	116	196.4
Back of Queue (*Q*), veh/ln (95 th percentile)	4.3	10.6	6.5	4.7	14.0	0.9	7.8	2.3	9.0	3.5	4.6	7.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	14.8	17.1	15.6	12.3	18.3	13.3	39.6	43.4	47.8	43.5	49.6	52.0
Incremental Delay (d_2), s/veh	0.5	0.7	0.8	0.3	1.1	0.1	0.5	0.1	1.5	0.2	0.5	3.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	15.4	17.9	16.5	12.6	19.5	13.4	40.1	43.5	49.3	43.7	50.2	55.3
Level of Service (LOS)	B	B	B	B	B	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	17.2	B		18.1	B		44.7	D		51.0	D	
Intersection Delay, s/veh / LOS	24.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.09	B	2.09	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.52	B	1.57	B	1.17	A	1.01	A

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TURNING MOVEMENT VOLUME COUNTS

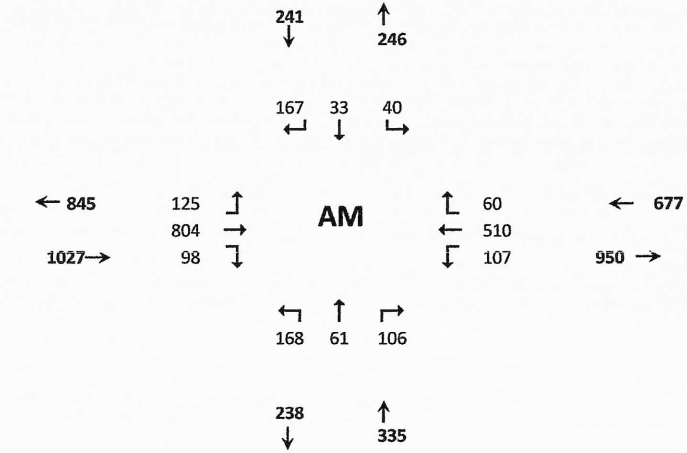
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Jenkins Pointe - Waypoint

COUNT DATE: 6/27/2018 **DAY:** Wednesday **CITY:** Ft. Pierce

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - Without Project

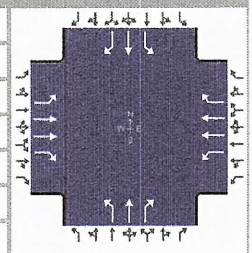
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	21	6	15	1	2	4	6	101	13	17	99	4	289	1313
7:15-7:30	18	3	18	0	3	3	8	121	13	25	71	1	284	1327
7:30-7:45	17	2	18	2	1	1	16	143	15	22	101	4	342	1298
7:45-8:00	21	1	24	6	1	6	11	183	14	22	98	11	398	1228
8:00-8:15	17	3	25	7	2	4	14	108	9	16	92	6	303	1145
8:15-8:30	4	0	13	2	2	4	7	134	17	8	61	3	255	
8:30-8:45	12	2	16	0	4	1	5	115	16	13	85	3	272	
8:45-9:00	7	6	16	1	3	1	10	128	15	35	91	2	315	
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM													
Volumes	73	9	85	15	7	14	49	555	51	85	362	22	1327	
Season Factor	82	10	95	17	8	16	55	622	57	95	405	25	1486	
Growth	89	11	103	18	8	17	59	673	62	103	439	27	1609	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Mariner Cove	36	8	16	0	2	0	0	0	7	3	0	0		
39 Acre Residential	36	7	3	0	1	0	0	0	8	1	0	0		
Whispering Oaks	0	5	0	17	17	35	9	0	0	0	0	5		
SLCC	0	28	0	5	5	0	0	5	0	0	28	28		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Kings Center	0	2	0	0	0	0	0	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	72	24	0	0	0	0	0		
Bent Creek	0	0	0	0	0	36	12	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	7	0	0	0	0	7	21	126	21	0	43	0		
Total	168	61	106	40	33	167	125	804	98	107	510	60	2280	



Seasonal Factor: 1.12
Trips In
Trips Out
Growth Rate: 1.010
Years Grown: 8
PHF: 0.834

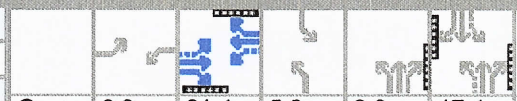
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins - AM - Without Project.xus		
Project Description	2026 - Without Project				

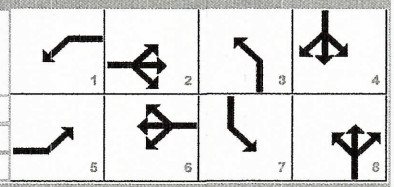


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	125	804	98	107	510	60	168	61	106	40	33	167

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.9	61.4	5.6	2.2	17.4	0.0
Yellow	4.3	4.3	4.3	4.3	4.3	0.0
Red	1.0	1.0	1.0	1.0	1.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	12.3	66.7	12.2	66.7	18.4	30.2	10.9	22.7
Change Period, ($Y+R_c$), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	6.7		6.0		13.1	10.2	4.7	16.7
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.1	0.8	0.0	0.7
Phase Call Probability	0.99		0.99		1.00	1.00	0.80	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.02

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	149	957	117	127	607	71	200	73	126	48	39	199
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	4.7	21.5	4.7	4.0	12.1	2.8	11.1	3.8	8.2	2.7	2.2	14.7
Cycle Queue Clearance Time (g_c), s	4.7	21.5	4.7	4.0	12.1	2.8	11.1	3.8	8.2	2.7	2.2	14.7
Green Ratio (*g/C*)	0.57	0.51	0.51	0.57	0.51	0.51	0.27	0.21	0.21	0.19	0.14	0.14
Capacity (*c*), veh/h	497	1823	811	348	1821	811	428	388	329	335	271	229
Volume-to-Capacity Ratio (*X*)	0.299	0.525	0.144	0.367	0.333	0.088	0.468	0.187	0.383	0.142	0.145	0.866
Back of Queue (*Q*), ft/ln (95 th percentile)	80.7	340.5	76.9	68.5	212.5	45.7	209.8	79.3	144.4	52.6	46.1	263.4
Back of Queue (*Q*), veh/ln (95 th percentile)	3.2	13.4	3.0	2.7	8.4	1.8	8.3	3.1	5.7	2.1	1.8	10.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	12.9	19.6	15.4	14.9	17.3	15.0	36.0	39.2	40.9	40.3	44.8	50.2
Incremental Delay (d_2), s/veh	0.1	1.1	0.4	0.2	0.5	0.2	0.3	0.1	0.3	0.1	0.1	9.4
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	13.0	20.6	15.8	15.2	17.8	15.2	36.3	39.3	41.2	40.4	44.9	59.6
Level of Service (LOS)	B	C	B	B	B	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	19.3	B		17.1	B		38.4	D		54.4	D	
Intersection Delay, s/veh / LOS	25.1						C					

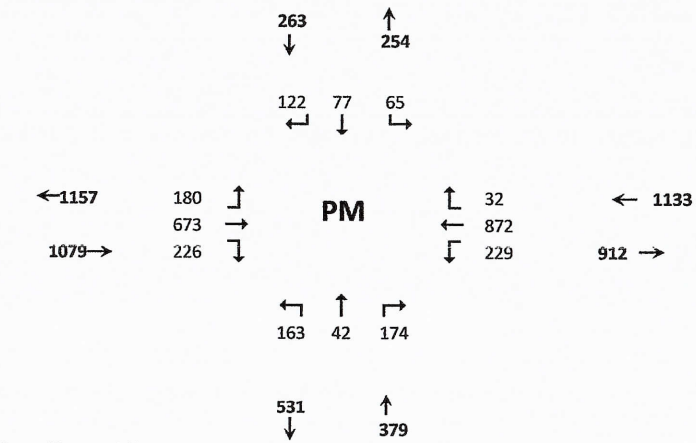
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.10	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.50	A	1.15	A	1.15	A	0.96	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave.
FILENAME: Jenkins Pointe - Waypoint
ANALYSIS YEAR: 2026 - With Project

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	1	22	4	1	2	2	107	20	29	115	1	322	1492
5:00-5:15	16	1	36	5	3	1	3	106	25	56	147	0	399	1428
5:15-5:30	17	2	32	0	3	0	1	139	23	39	194	2	452	
5:30-5:45	15	1	28	1	2	2	1	100	11	28	128	2	319	
5:45-6:00	25	0	24	0	0	1	1	81	17	22	86	1	258	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	74	5	120	14	12	8	11	446	96	148	587	4	1525	
Season Factor	83	6	134	16	13	9	12	500	108	166	657	4	1708	
Growth	90	6	146	17	15	10	13	541	116	179	712	5	1850	
In/Out	OUT	0	OUT	0	0	0	0	0	IN	IN	0	0	0	
Percentage	25%	0%	31%	0%	0%	0%	0%	0%	25%	31%	0%	0%	0%	
Project	15	0	18	0	0	0	0	0	25	31	0	0	**0**	
Mariner Cove	17	4	8	0	8	0	0	0	34	15	0	0		
39 Acre Residential	17	3	2	0	6	0	0	0	35	3	0	0		
Whispering Oaks	0	17	0	9	9	20	36	0	0	0	0	17		
SLCC	0	10	0	39	39	0	0	39	0	0	10	10		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	25	0	0	0	0	25	15	93	15	0	150	0		
King's Center	0	2	0	0	0	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Bent Creek	0	0	0	0	0	22	38	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	45	78	0	0	0	0	0		
Total	163	42	174	65	77	122	180	673	226	229	872	32	2854	

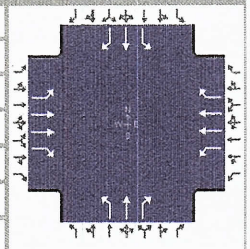


Seasonal Factor: 1.12

Growth Rate: 1.010
Trips In: 101
Trips Out: 59
Years Grown: 8
PHF: 0.843

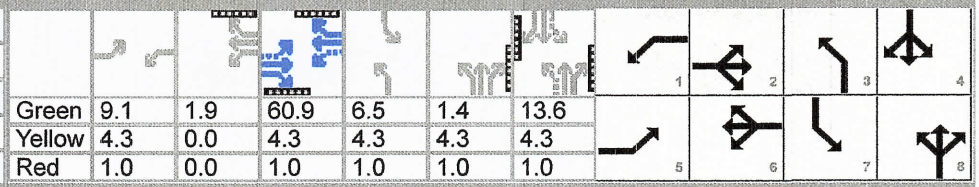
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 4:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins- PM - With Project.xus		
Project Description	2026 - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	180	673	226	229	872	32	163	42	174	65	77	122

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	9.1	1.9	60.9	6.5	1.4	13.6	
Yellow	4.3	0.0	4.3	4.3	4.3	4.3	
Red	1.0	0.0	1.0	1.0	1.0	1.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	14.4	66.2	16.4	68.2	18.5	25.6	11.8	18.9
Change Period, (*Y+R c*), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (*g s*), s	8.8		10.7		13.2	17.0	6.5	12.7
Green Extension Time (*g e*), s	0.3	0.0	0.4	0.0	0.1	0.9	0.1	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	0.92	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	214	801	269	273	1038	38	194	50	207	77	92	145
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (*g s*), s	6.8	17.1	12.1	8.7	23.5	1.4	11.2	2.7	15.0	4.5	5.5	10.7
Cycle Queue Clearance Time (*g c*), s	6.8	17.1	12.1	8.7	23.5	1.4	11.2	2.7	15.0	4.5	5.5	10.7
Green Ratio (*g/C*)	0.58	0.51	0.51	0.60	0.52	0.52	0.24	0.17	0.17	0.17	0.11	0.11
Capacity (*c*), veh/h	365	1809	805	472	1866	831	344	316	268	309	212	179
Volume-to-Capacity Ratio (*X*)	0.587	0.443	0.334	0.577	0.556	0.046	0.564	0.158	0.773	0.250	0.433	0.810
Back of Queue (*Q*), ft/ln (95 th percentile)	116.9	282.4	199.5	145.8	364	23	214.1	57	250.4	90	116	196.3
Back of Queue (*Q*), veh/ln (95 th percentile)	4.6	11.1	7.9	5.7	14.3	0.9	8.4	2.2	9.9	3.5	4.6	7.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	15.6	18.8	17.5	13.4	19.2	13.9	39.2	42.6	47.6	43.5	49.6	51.9
Incremental Delay (*d 2*), s/veh	0.6	0.8	1.1	0.4	1.2	0.1	0.9	0.1	1.8	0.2	0.5	3.3
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	16.2	19.5	18.6	13.8	20.4	14.0	40.1	42.6	49.4	43.7	50.1	55.2
Level of Service (LOS)	B	B	B	B	C	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	18.8	B		18.9	B		44.7	D		50.9	D	
Intersection Delay, s/veh / LOS	25.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.09	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.55	B	1.60	B	1.23	A	1.01	A

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FP JENKINS ROAD, LLC
9260 DUNDEE DRIVE
LAKE WORTH, FL 33467

AGENT CONSENT FORM

Project Name: Waypoint

Parcel ID: 2418-322-0002-000-2, 2418-331-0001-000-3, 2418-343-0001-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED JOHN SNEEP, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27 ~~day of~~ October, 20 21, by John Sneep (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Patricia M. Sesta
Notary Signature

Patricia M. Sesta
Printed Name of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024
(Notary Seal)

8-11-2024
My commission expires

J Sneep Mgr.
Owner's Signature
FP JENKINS RD LLC

JOHN SNEEP MANAGER
Owner's Name

9260 DUNDEE DRIVE
Street Address

LAKE WORTH FL 33467
City, State, Zip

561-801-3543
JOHNSNEEP@GMAIL.COM
Telephone / Email

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3317544 OR BOOK 3065 PAGE 2045, Recorded 03/04/2009 at 11:47 AM
Doc Tax: $9100.00

Prepared by and return to:
Peter S. Holton
Attorney at Law
Jones, Foster, Johnston & Stubbs, P.A.
505 South Flagler Drive Suite 1100
West Palm Beach, FL 33401
561-659-3000
File Number: **23264-19**
Will Call No.: **85**

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 26 day of **February, 2009** between **Integrity Bank,** whose post office address is **1315 W. Indiantown Rd., Jupiter, FL 33458,** grantor, and **FP Jenkins Road, LLC, a Florida limited liability company,** whose post office address is **9260 Dundee Drive, Lake Worth, FL 33467,** grantee:

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

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

Parcel 1:

The Southwest ¼ of the Southeast ¼ of the Southwest ¼ of Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida. LESS all rights-of-way for public roads and drainage canals.

Parcel 2:

The South 3/4 of the Northeast ¼ of the Southwest ¼ of the Southwest ¼ ; and the South 3/4 of the Northwest ¼ of the Southeast ¼ of the Southwest ¼, all in Section 18, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

Northwest 1/4 of Southwest 1/4 of Southwest 1/4 of Section 18, Township 35, Range 40 East, less and except any and all rights of way for public roads and drainage canals of the North St. Lucie River Drainage District, Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, conditions, dedications, limitations and easements of record, none of which are reimposed hereby, and taxes for the current year and all subsequent years.

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

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

And the grantor specially warrants to the grantee that (i) the grantor is lawfully seized of said land in fee simple; (ii) that the grantor has the right and authority to sell and convey the real property and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor; and (iii) the signatures appearing on this

Special Warranty Deed on behalf of the grantor in the capacities as indicated on the signature lines are properly authorized and binding. Other than as specifically enumerated hereunder, no other covenants or warranties express or implied, are entered into or given by this Special Warranty Deed.

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

Signed, sealed and delivered in our presence:

Witness Name: Sandra Nacker.o

Witness Name: Richard E Meyer

Integrity Bank, a Florida corporation

By: Hugh C Jacobs Jr

Printed Name: HUGH J. JACOBS, JR

Its: EXECUTIVE VICE PRESIDENT

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 26 day of February, 2009 by Hugh C. Jacobs as EVP of Integrity Bank, a Florida corporation, on behalf of the corporation. He/she [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

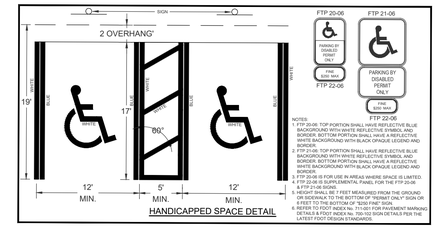
Notary Public

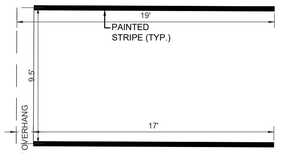
Printed Name: George E. Watson

My Commission Expires: 8/17/2011

NOTARY PUBLIC-STATE OF FLORIDA
George E. Watson
Commission # DD690271
Expires: AUG. 17, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

DoubleTime®





TYPICAL 19' PARKING STALL

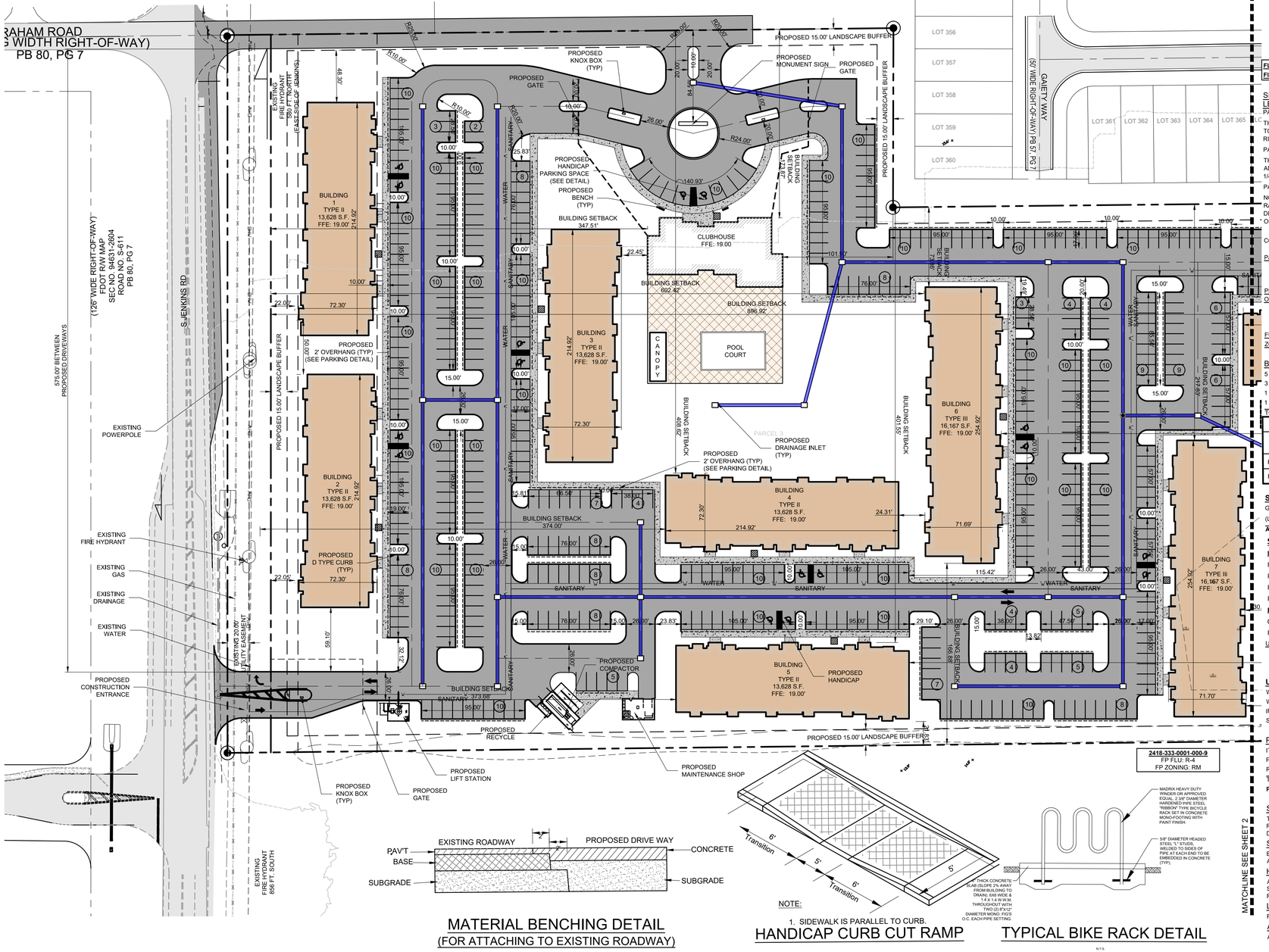
N.T.S.

LEGEND

	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	(SPACES)	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY



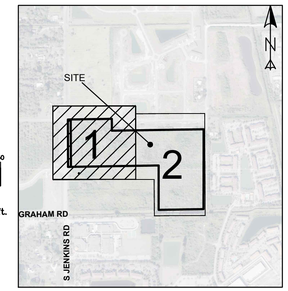
MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)

NOTE:
1. SIDEWALK IS PARALLEL TO CURB.

HANDICAP CURB CUT RAMP

TYPICAL BIKE RACK DETAIL

N.T.S.



LOCATION MAP
SCALE: 1:1,000

FLOOD ZONE: AE16
FIRM PANEL: 12111C0167 5

SITE DATA

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:

THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35, RANGE 40 EAST, LESS AND EXCEPT ANY AND ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 32.848 ACRES, MORE OR LESS.

PARCEL ID #: 2418-343-0001-000-0 (PARCEL 1)
2418-331-0001-000-3 (PARCEL 2)
2418-322-0002-000-2 (PARCEL 3)

PROJECT NAME: WAYPOINT
OWNER: FP JENKINS ROAD LLC
9260 DUNDEE DR
LAKE WORTH, FL 33467

FUTURE LAND USE: RH
ZONING: R-5

BUILDING DATA

5	PROPOSED BUILDING# 1	68,140 S.F. @ 13,628 S.F./BUILDING (FOOTPRINT)
3	PROPOSED BUILDING# 2	48,501 S.F. @ 16,167 S.F./BUILDING (FOOTPRINT)
1	PROPOSED CLUBHOUSE	6,278 S.F.
1	PROPOSED MAINTENANCE	583 S.F.
TOTAL		123,502 S.F. (324 UNITS)

ZONING CODE FOR: HIGH DENSITY RESIDENTIAL ZONE (R-5)

	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
PER CODE	25'	20'	10'	15'	50% MAX.	45' MAX.	20% MIN.
PROPOSED	25' MIN.	20' MIN.	10' MIN.	15'	--%	3 STORIES	20%

SITE DATA

GROSS SITE AREA	1,430,847 S.F.	32.85 AC	100.00%
(LESS) ROW DEDICATION	26,495 S.F.	00.61 AC	01.85%
AREA OF DEVELOPMENT	**1,404,352 S.F.**	**32.24 AC**	**98.15%**
SITE AREA DATA	**1,404,352 S.F.**	**32.24 AC**	**100.00%**
IMPERVIOUS DATA	**398,312 S.F.**	**9.14 AC**	**28.36%**
PROPOSED BUILDINGS	123,502 S.F.	2.84 AC	8.79%
PROPOSED ASPHALT	241,324 S.F.	5.54 AC	17.18%
PROPOSED CONCRETE	24,471 S.F.	0.56 AC	1.74%
PROPOSED POOL DECK	9,015 S.F.	0.21 AC	0.64%
PERVIOUS DATA	**1,006,040 S.F.**	**23.10 AC**	**71.64%**
OPEN SPACE	957,825 S.F.	21.99 AC	68.20%
PROPOSED POND @ CONTROL	48,215 S.F.	1.11 AC	3.43%

USEABLE OPEN SPACE AREA:
REQUIRED = 957,825 S.F. @ 0.5% = 47,891 S.F.
PROPOSED = 47,891 S.F.

UTILITIES DATA

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: WELL
SOLID WASTES: WASTE PRO

PARKING DATA

ITE PARKING GENERATION MANUAL, 5TH EDITION

PARKING REQUIRED		
RESIDENTIAL	(324 UNITS) (1.8 SPACES/ 1 UNIT(S))	583.2 SPACES
TOTAL REQUIRED PARKING SPACES		584 SPACES (9 HC)
PARKING PROVIDED		**587 SPACES (18 HC)**

STORMWATER DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO A PROPOSED WET DETENTION LAKE

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

MATCHLINE SEE SHEET 2

ENGINEERS ◆ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL DESIGNED BY
JJL DRAWN BY
21-439 sp r1.dwg FILENAME
DRAINAGE PLAN LAYOUT
AS SHOWN SCALE
08MARCH2022 DATE

REVISION COMMENTS
DATE

WAYPOINT
REAL ESTATE INVESTMENTS

CONCEPTUAL DRAINAGE PLAN

FORT PIERCE FLORIDA

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

21-439

1 OF 2

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

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PARTY PLACE
(50' WIDE RIGHT-OF-WAY) PB 57, PG 7

GLADNESS COURT
(50' WIDE RIGHT-OF-WAY) PB 57, PG 7

CELEBRATION DRIVE
(50' WIDE RIGHT-OF-WAY) PB 57, PG 7

CELEBRATION POINTE PROPERTY DEVELOPMENT LLC
FOLIO #
FP ZONING PD

LOT 393 | LOT 392 | LOT 391 | LOT 390 | LOT 389 | LOT 388 | LOT 387 | LOT 386 | LOT 385 | LOT 384 | LOT 383 | LOT 382 | LOT 381 | LOT 380 | LOT 379 | LOT 378 | LOT 377 | LOT 376 | LOT 375 | LOT 374 | LOT 373 | LOT 372 | LOT 371 | LOT 370 | LOT 369 | LOT 368 | LOT 367 | LOT 366 | LOT 365 | LOT 364

PARCEL 1

PARCEL 2

PROPOSED 15.00' LANDSCAPE BUFFER

PROPOSED 15.00' LANDSCAPE BUFFER

EXISTING WETLAND 1
±3.65 AC

EXISTING WETLAND 2
±1.45 AC

PROPOSED LITTORAL

PROPOSED OUTFALL TO POND

PROPOSED OUTFALL TO POND

PROPOSED DOG PARK

PROPOSED D CURB ISLAND (TYP)

PROPOSED D CURB ISLAND (TYP)

PROPOSED CONTROL STRUCTURE

PROPOSED OUTFALL

PROPOSED 15.00' LANDSCAPE BUFFER

PROPOSED POND
587,396 S.F. @ TOB
514,819 S.F. @ CONTROL

909.84' FROM TOB
869.84' FROM CONTROL

703.51'

964.25'

1265.12'

100.01'

100.00'

BUILDING
B
TYPE III
16,167 S.F.
FFE: 19.00'

PROPOSED PERGOLA

BUILDING SETBACK
96.28'

BUILDING SETBACK
217.89'

MATCHLINE SEE SHEET 1

NSLRWCD CANAL NO. 37
(81' WIDE RIGHT-OF-WAY) PER DISTRICT MAP

1042.53'
EDGE OF DETECTABLE WARNING

DOME PATTERN SHALL BE IN-LINE WITH DIRECTION OF TRAVEL

TRUNCATED DOME (SEE DETAIL)

INTEGRAL DOME

PLAN VIEW

TRUNCATED DOME

ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

NOTES:
REFER TO FDOT STANDARD PLANS INDEX 522-002 FOR FURTHER DETAILS CAST IN PLACE

DETECTABLE WARNING

SEE PLANS

Provide 1/8" to 1/4" contraction joints at 10' centers (max).

Compact Subgrade to 98% of the Maximum Density as Determined by AASHTO T-99

NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.

4" THICK SIDEWALK DETAIL

NOT TO SCALE

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

(IN FEET)
1 inch = 50 ft.

SITE
GRAHAM RD
S JENKINS RD

LOCATION MAP
SCALE: 1:1,000

width varies
Provide 1/2" expansion joints between surfaces
Provide 1/8" to 1/4" contraction joints at 10' centers (max).
1%
8"
6"
6"
R=2"
R=3/4"
4"
Type "D" Curb
Compact Subgrade to 98% of the Maximum Density as Determined by AASHTO T-99.
6"

NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.

TYPE "D" CURB & SIDEWALK COMBINATION

LEGEND

	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	SPACES	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

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21-439 sp r1.dwg — FILENAME
DRAINAGE PLAN (2) — LAYOUT
AS SHOWN — SCALE
3/MARCH/2022 — DATE

REVISION COMMENTS | DATE

WAYPOINT
REAL ESTATE INVESTMENTS

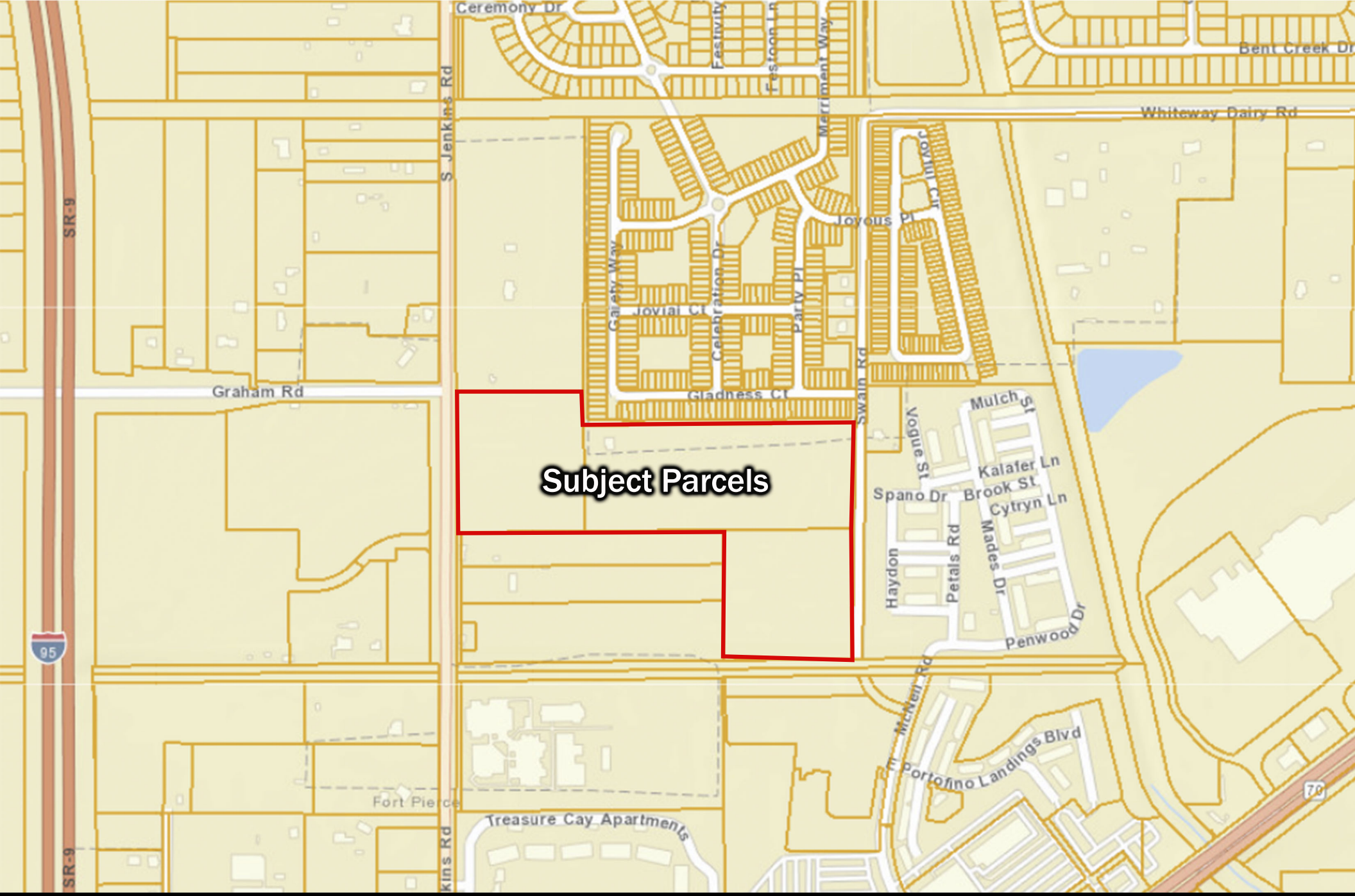
CONCEPTUAL DRAINAGE PLAN

FORT PIERCE FLORIDA

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

21-439

2 OF 2



Waypoint

Proeprty Tax Map

Fort Pierce, FL

ENGINEERS SURVEYORS ENVIRONMENTAL

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Property Identification

Site Address: JENKINS RD
Sec/Town/Range: 18/35S/40E
Parcel ID: 2418-322-0002-000-2
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 166716
Map ID: 24/18S
Zoning: Medium Den

Ownership

FP Jenkins Road LLC
9260 Dundee DR
Lake Worth, FL 33467

Legal Description

18 35 40 NW 1/4 OF SW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W- (10 AC) (OR 3066-2045)



Current Values

Just/Market Value:	$380,000
Assessed Value:	$225,471
Exemptions:	$0
Taxable Value:	$225,471

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	10
Land Size (SF):	435,600

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: 2107 SWAIN RD
Sec/Town/Range: 18/35S/40E
Parcel ID: 2418-331-0001-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 27285
Map ID: 24/18S
Zoning: Medium Den

Ownership

FP Jenkins Road LLC
9260 Dundee DR
Lake Worth, FL 33467



Legal Description

18 35 40 S 3/4 OF NE 1/4 OF SW 1/4 OF SW 1/4 AND S 3/4 OF NW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W-(10B) (14.60 AC) (OR 3065-2045)

Current Values

Just/Market Value:	$394,900
Assessed Value:	$254,459
Exemptions:	$0
Taxable Value:	$254,459

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	14.6
Land Size (SF):	635,976

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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Property Identification

Site Address: JENKINS RD
Sec/Town/Range: 18/35S/40E
Parcel ID: 2418-343-0001-000-0
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 27292
Map ID: 24/18S
Zoning: Medium Den

Ownership

FP Jenkins Road LLC
9260 Dundee DR
Lake Worth, FL 33467

Legal Description

18 35 40 SW 1/4 OF SE 1/4 OF SW 1/4-LESS RD R/W- (19A) (8.94 AC)(OR 3065-2045)

Current Values

Just/Market Value:	$283,100
Assessed Value:	$161,211
Exemptions:	$0
Taxable Value:	$161,211

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.94
Land Size (SF):	389,426.4

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

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LETTER OF JUSTIFICATION
WAYPOINT
Site Plan Application
March 9, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting site plan approval for a 324-unit multi-family development located in the City of Fort Pierce, Florida. The proposed development consists eight (8) multi-family buildings, a clubhouse with pool and associated site improvements. The subject parcels are located east of Jenkins Road and south of Graham Road in Fort Pierce Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels are currently undeveloped. The property addresses and parcel information are outlined in the below table:

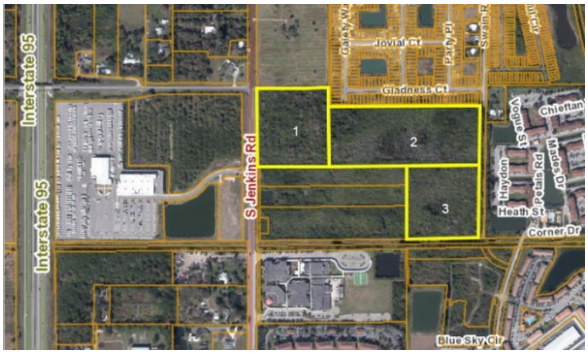
Parcel ID	Address	Acreage	Current FLU	Current Zoning
2418-322-0002-000-2	Jenkins Road	10.00	RM	R-4
2418-331-0001-000-3	2107 Swain Road	14.60	RM	R-4
2418-343-0001-000-0	Jenkins Road	8.94	RM	R-4

The subject parcels total approximately 32.85 acres. There is a proposed right-of-way dedication on S. Jenkins Road leaving the developable area 32.24 acres. The applicant is proposing an 8-unit multi-family development with recreation area and associated site improvements. The subject parcels have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential Zone (R-4).

The owner's name and address is:

FP Jenkins Road, LLC
9260 Dundee Drive
Lake Worth, FL 33467

The map to the right depicts the parcels associated with this request.



Parcel 1:

To the west of this parcel lies the Right-of-Way of S. Jenkins Road followed by Camping World. The Camping World parcels have a Future Land Use

designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3).

To the north of parcel 1 is an undeveloped parcel owned by Resurrection Life Family Worship Center, Inc. This parcel has a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential Zone (R-4).

To the northeast of Parcel 1 is a residential development. These parcels have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Planned Development (PD).

The parcel east of Parcel 1 is also included in this request and owned by FP Jenkins Road, LLC. This parcel has a Future Land Use Designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential Zone (R-4).

South of the subject parcel is an undeveloped tract. This parcel has a Future Land Use designation of Residential (RM) and an underlying Zoning designation of Medium Density Residential Zone (R-4).

Parcel 2

West of Parcel 2 lies the above noted parcel 1 which is included in this application request.

To the north of Parcel 2 is a residential development. These parcels have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Planned Development (PD).

Southwest of Parcel 2 is an undeveloped tract. This parcel has a Future Land Use designation of Residential (RM) and an underlying Zoning designation of Medium Density Residential Zone (R-4).
Southeast of Parcel 2 is included in this application and is noted as Parcel 3 in the above map. This parcel has a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential Zone (R-4).

East of the Parcel 2 lies the undeveloped Right-of-Way of Swain Road followed by a residential development. This development has a Future Land Use designation of High Density Residential (RH) and a Zoning designation of General Commercial Zone (C-3).

Parcel 3:

West of Parcel 3 lies undeveloped parcels. These parcels have a Future Land Use designation of Residential (RM) and an underlying Zoning designation of Medium Density Residential Zone (R-4).

To the north of Parcel 3 lies Parcel 2 which is included as part of this application. This parcel has a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential Zone (R-4).

South of Parcel 3 lies a NSLRWCD Right-of-ay followed by undeveloped parcels. These parcels have a Future Land Use designation of General Commercial and an underlying Zoning designation of General Commercial Zone (C-3).

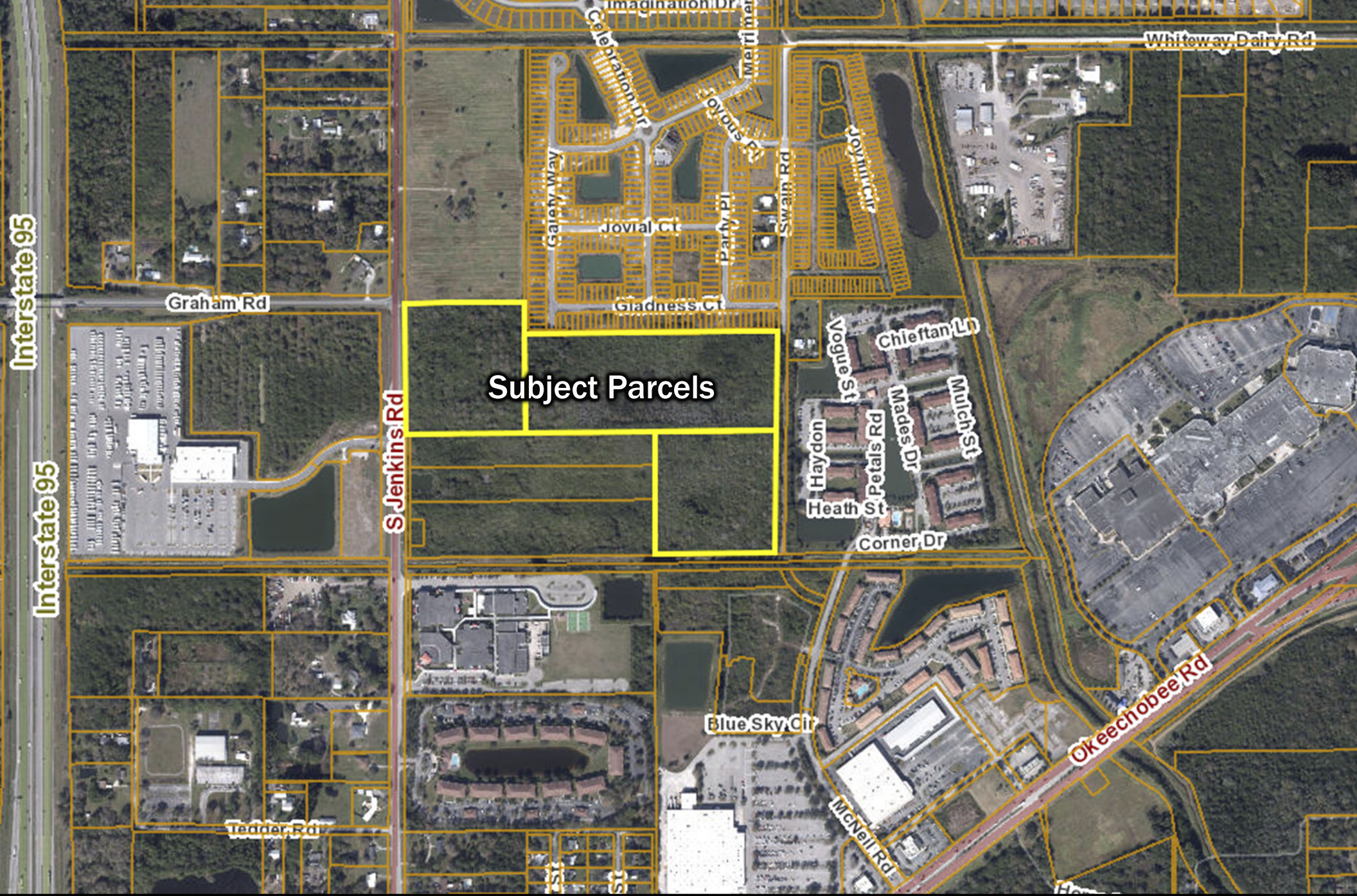
East of the Parcel 3 lies the undeveloped Right-of-Way of Swain Road followed by a residential development. This development has a Future Land Use designation of High Density Residential (RH) and a Zoning designation of General Commercial Zone (C-3).

The development review application outlines the required submittal requirements for site plan submittals. Most of the items are included in this submittal package. The following are not applicable to this application and are not included:

- Beach / Dune System Protection Plan

Based on the above and attached information, the applicant respectfully requests review and approval of this application.

Z:\EDC-2021\21-439 - Waypoint - Jenkins Road Parcels\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-03-09_Waypoint_MF_SP_Narrative_21-439.docx



Waypoint

Aerial Map

Fort Pierce, FL

ENGINEERS SURVEYORS ENVIRONMENTAL

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

FOR: WAYPOINT



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:

THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35, RANGE 40 EAST, LESS AND EXCEPT ANY AND ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

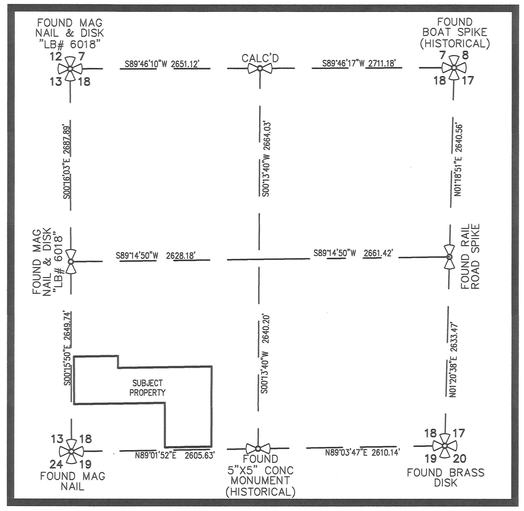
CONTAINING **32.848** ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS ALTA BOUNDARY/TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 5, 2021. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS NOVEMBER 4, 2021.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY WAS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND ALL APPLICABLE B-II EXCEPTIONS FROM THAT TITLE REPORT ARE SHOWN ON THE SURVEY.
5. PARCELS CONTAIN A TOTAL OF 32.848 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AN ACCURACY OF ±0.06'-0.10'. ELEVATIONS ARE ALSO BASED ON LIDAR DATA CAPTURED DURING A DRONE FLIGHT ON SEPTEMBER 14, 2021 (REFER TO LIDAR FLIGHT NOTES AND ACCURACY REPORT FOR MORE INFORMATION). SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE AE (BFE 16.00') AND FLOOD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0186J, HAVING AN EFFECTIVE DATE OF FEBRUARY 15, 2012. THE APPROXIMATE DELINEATION IS SHOWN ON THE SURVEY FROM LINEWORK OBTAINED FROM THE ST. LUCIE COUNTY GIS WEBSITE. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

SYMBOL & ABBREVIATION LEGEND:

+10.00	MEASURED ELEVATION	CMP	CORRUGATED METAL PIPE
BFE	BASE FLOOD ELEVATION	FND	FOUND
BM	BENCHMARK	FPUA	FORT PIERCE UTILITY AUTHORITY
℄	CENTER LINE	LB	LICENSED BUSINESS
EL.	ELEVATION		BENCH MARK
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		CATCH BASIN
NO.	NUMBER		DRAINAGE MANHOLE
PB	PLAT BOOK		FIRE HYDRANT
PG	PAGE		GUY WIRE
PT.	POINT		MITERED END SECTION
R/W	RIGHT-OF-WAY	OHW	OVERHEAD WIRE
RGE	RANGE	W	WATER METER
SEC	SECTION	WV	WATER VALVE
TWP	TOWNSHIP		WOOD UTILITY POLE



SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST

(1"=1000')

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING SEPTEMBER 14, 2021 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY.
3. SENSOR(S) USED: ZENMUSE L1 WITH LIVOX LIDAR MODULE
4. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO. 4297810
5. GROUND ELEVATIONS WHERE SPOT CHECKED WITH GPS REAL TIME KINEMATIC (RTK) OBSERVATION.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # FL262110114JC/NACS21-704
COMMITMENT DATE: OCTOBER 19, 2021, AT 8:00 AM

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY.
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. UNPAID CHARGES FOR PUBLIC UTILITIES FURNISHED BY ANY COUNTY, MUNICIPALITY, OR PUBLIC SERVICE CORPORATION, WHICH MAY BE OR MAY BECOME A LIEN UPON THE LAND INSURED HEREBY UNDER ANY PROVISION OF THE FLORIDA STATUTES, INCLUDING SECTION 159.17, AND/OR ANY COUNTY, MUNICIPAL, OR SPECIAL TAXING DISTRICT ASSESSMENT, INCLUDING THOSE LEVIED UNDER THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
7. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 499A ET SEQ., THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 USC 181 ET SEQ., OR ANY SIMILAR STATE LAWS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
8. EASEMENT IN FAVOR OF THE CITY OF FORT PIERCE, FLORIDA, FOR THE USE OF THE FORT PIERCE UTILITIES AUTHORITY, RECORDED AUGUST 1, 2006 IN OFFICIAL RECORDS BOOK 2625, PAGE 1121, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY.
9. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT GUARANTEED OR INSURED.
   AFFECTS SUBJECT PROPERTY; WATERCOURSES SHOWN ON SURVEY.
10. TITLE TO THE BEDS OR BOTTOMS OF LAKES, RIVERS OR OTHER BODIES OF WATER LOCATED ON OR WITHIN THE LAND DESCRIBED HEREIN.
    AFFECTS SUBJECT PROPERTY; WETLANDS SHOWN ON SURVEY.
11. THIS PROPERTY FRONTS ON A CANAL AND IS SUBJECT TO THE RIGHTS OF ADJOINING PROPERTY OWNERS IN AND TO THE USE OF SAID CANAL.
    AFFECTS SUBJECT PROPERTY; CANALS SHOWN ON SURVEY.

CERTIFIED TO:

- WAYPOINT REALTY HOLDINGS, LLC
- NATIONAL LAND TENURE COMPANY, LLC
- FIDELITY NATIONAL TITLE INSURANCE COMPANY

ALTA CERTIFICATION:

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 STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 8, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 4, 2021.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

SIGNATURE DATE: 11-5-2021

ENGINEERS & SURVEYORS ENVIRONMENTAL
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UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	ABS
CHECKED BY	MYO
FIELD CREW	RH
FILENAME	21-439 Waypoint-Jenkins Road Survey.dwg
SCALE	AS SHOWN
DATE	OCTOBER 28, 2021

REVISION COMMENTS

DATE

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
FOR: WAYPOINT
JENKINS ROAD PARCELS

RECORD INFORMATION
SEC. 18, TWP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

10250 VILLAGE PARKWAY
UNIT 201
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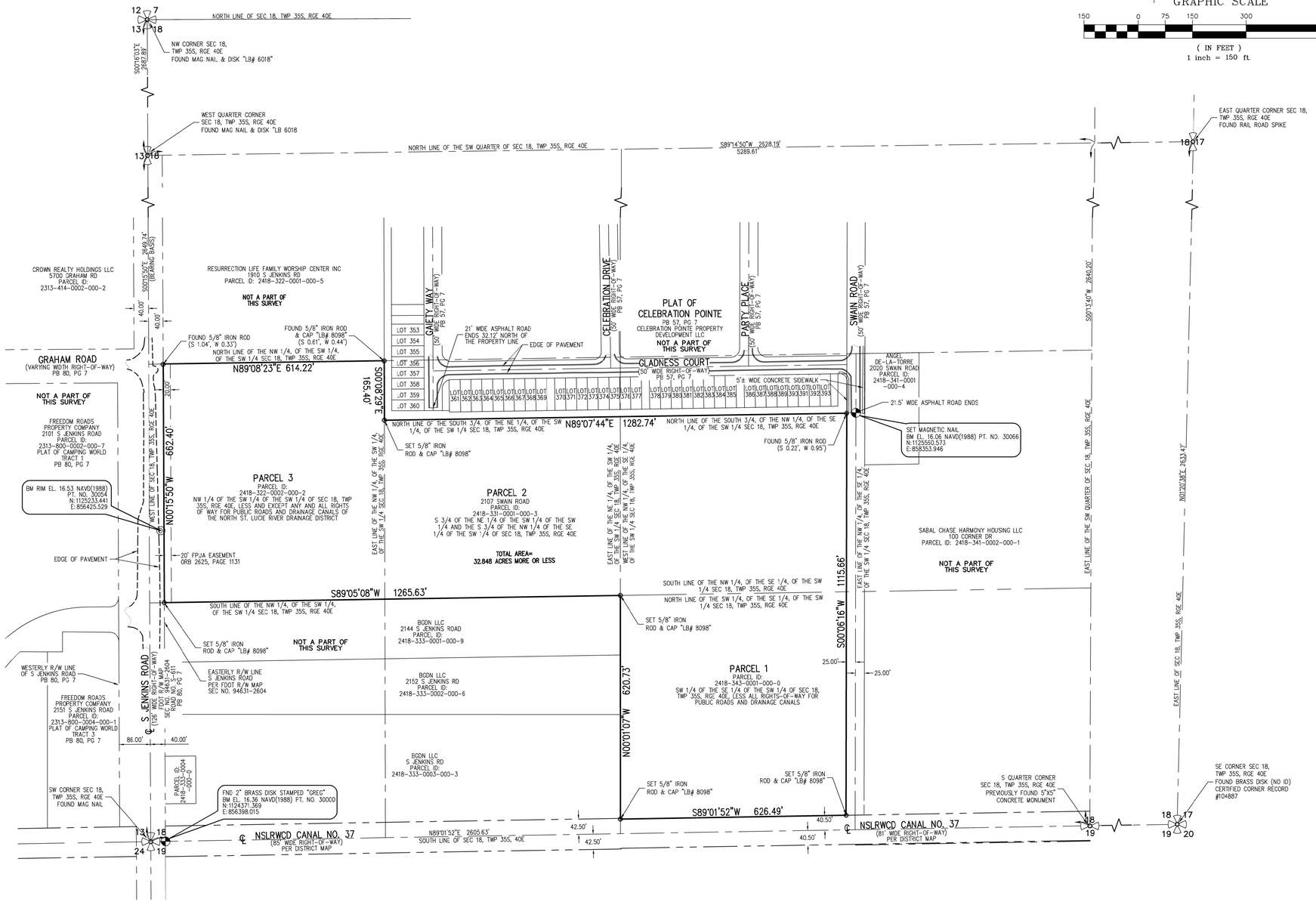
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1 OF 3

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ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

FOR: WAYPOINT



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

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MTO	CHECKED BY
RH	FIELD CREW
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AS SHOWN	SCALE
OCTOBER 28, 2021	DATE

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ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
FOR: WAYPOINT
JENKINS ROAD PARCELS

RECORD INFORMATION
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ST. LUCIE COUNTY, FLORIDA

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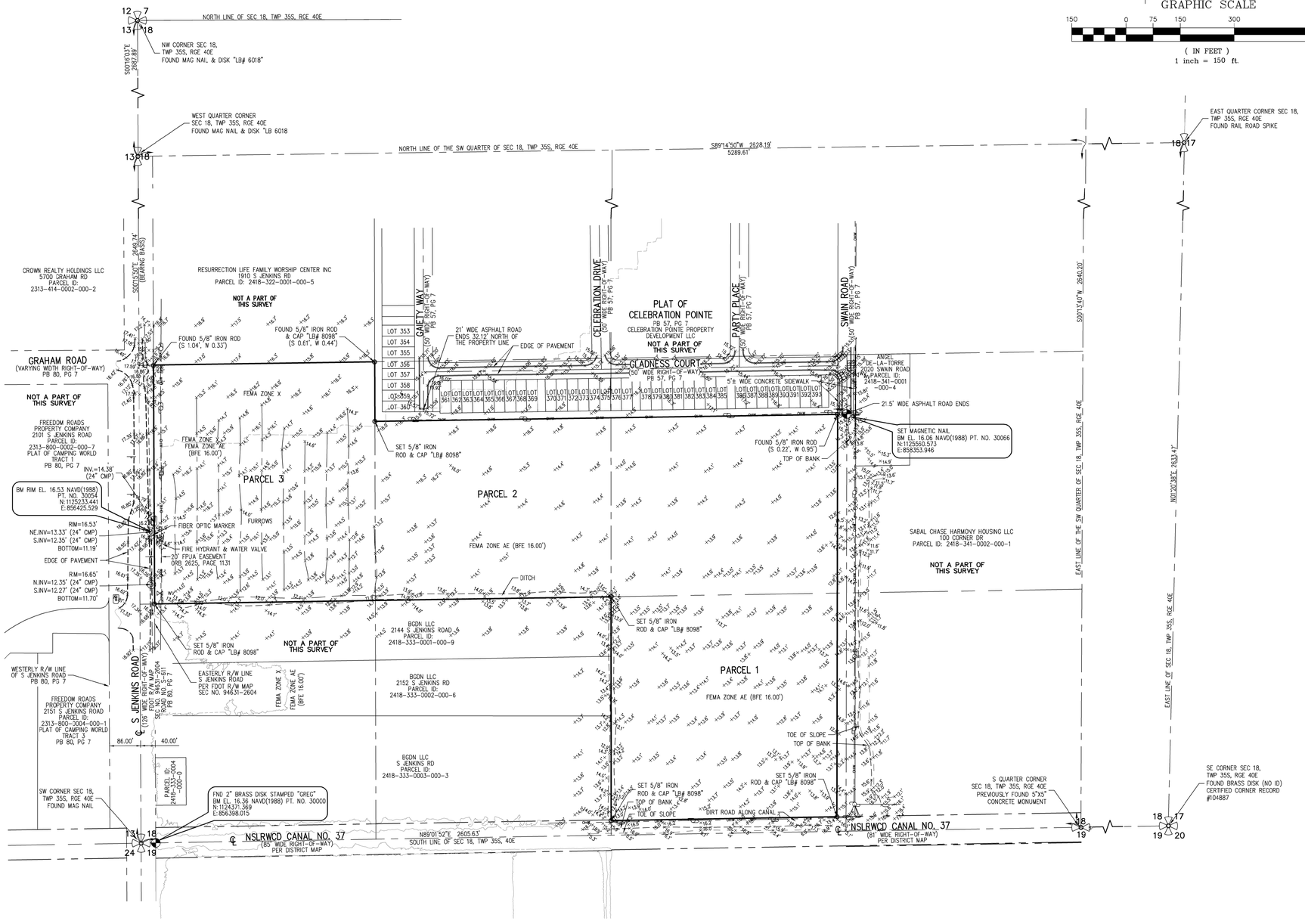
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2 OF 3

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ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

FOR: WAYPOINT



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ALTA/NSPS LAND TITLE
& TOPOGRAPHIC SURVEY
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JENKINS ROAD PARCELS

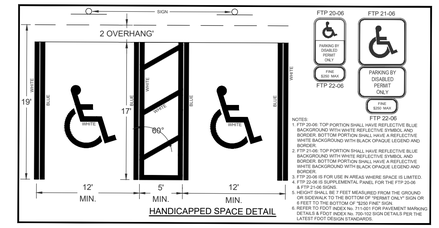
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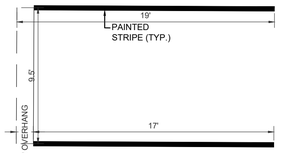
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TYPICAL 19' PARKING STALL

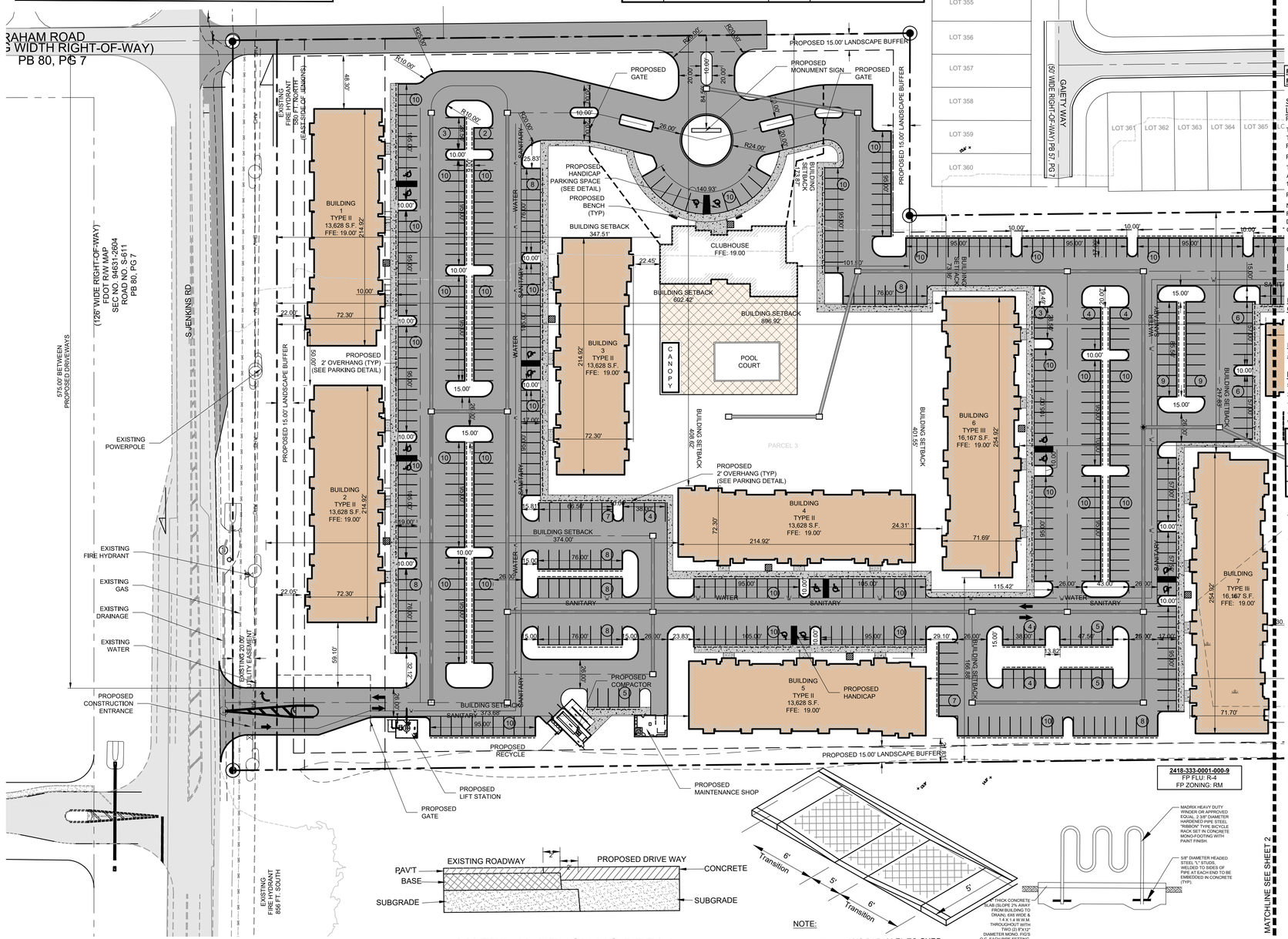
N.T.S.

LEGEND

	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET
	HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT
	EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)
	EXISTING PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)
	PROPOSED PAVEMENT	SPACES	PARKING STALL COUNT
			EXISTING DRAINAGE
			PROPOSED DRAINAGE PIPE

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

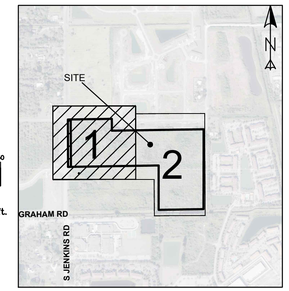


MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)

HANDICAP CURB CUT RAMP

TYPICAL BIKE RACK DETAIL

N.T.S.



LOCATION MAP
SCALE: 1:1,000

FLOOD ZONE: AE16
FIRM PANEL: 12111C0167 5

SITE DATA

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:

THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35, RANGE 40 EAST, LESS AND EXCEPT ANY AND ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 32.848 ACRES, MORE OR LESS.

PARCEL ID #: 2418-343-0001-000-0 (PARCEL 1)
2418-331-0001-000-3 (PARCEL 2)
2418-322-0002-000-2 (PARCEL 3)

PROJECT NAME: WAYPOINT
OWNER: FP JENKINS ROAD LLC
9260 DUNDEE DR
LAKE WORTH, FL 33467

FUTURE LAND USE: RH
ZONING: R-5

BUILDING DATA

5	PROPOSED BUILDING# 1	68,140 S.F. @ 13,628 S.F./BUILDING (FOOTPRINT)
3	PROPOSED BUILDING# 2	48,501 S.F. @ 16,167 S.F./BUILDING (FOOTPRINT)
1	PROPOSED CLUBHOUSE	6,278 S.F.
1	PROPOSED MAINTENANCE	583 S.F.
TOTAL		123,502 S.F. (324 UNITS)

ZONING CODE FOR: HIGH DENSITY RESIDENTIAL ZONE (R-5)

	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
PER CODE	25'	20'	10'	15'	50% MAX.	45' MAX.	20% MIN.
PROPOSED	25' MIN.	20' MIN.	10' MIN.	15'	--%	3 STORIES	20%

SITE DATA

GROSS SITE AREA	1,430,847 S.F.	32.85 AC	100.00%
(LESS) ROW DEDICATION	26,495 S.F.	00.61 AC	01.85%
AREA OF DEVELOPMENT	**1,404,352 S.F.**	**32.24 AC**	**98.15%**

SITE AREA DATA	**1,404,352 S.F.**	**32.24 AC**	**100.00%**
IMPERVIOUS DATA	**398,312 S.F.**	**9.14 AC**	**28.36%**
PROPOSED BUILDINGS	123,502 S.F.	2.84 AC	8.79%
PROPOSED ASPHALT	241,324 S.F.	5.54 AC	17.18%
PROPOSED CONCRETE	24,471 S.F.	0.56 AC	1.74%
PROPOSED POOL DECK	9,015 S.F.	0.21 AC	0.64%
PERVIOUS DATA	**1,006,040 S.F.**	**23.10 AC**	**71.64%**
OPEN SPACE	957,825 S.F.	21.99 AC	68.20%
PROPOSED POND @ CONTROL	48,215 S.F.	1.11 AC	3.43%

USEABLE OPEN SPACE AREA:
REQUIRED = 957,825 S.F. @ 0.5% = 47,891 S.F.
PROPOSED = 47,891 S.F.

UTILITIES DATA

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: WELL
SOLID WASTES: WASTE PRO

PARKING DATA

ITE PARKING GENERATION MANUAL, 5TH EDITION

PARKING REQUIRED		
RESIDENTIAL	(324 UNITS) (1.8 SPACES/ 1 UNIT(S))	583.2 SPACES
TOTAL REQUIRED PARKING SPACES		584 SPACES (9 HC)
PARKING PROVIDED		**587 SPACES (18 HC)**

STORMWATER DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO A PROPOSED WET DETENTION LAKE

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

ENGINEERS & SURVEYORS
ENVIRONMENTAL
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SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
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L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL DESIGNED BY
JJL DRAWN BY
21-439 csp r12.dwg FILENAME
SITE PLAN 1 LAYOUT
AS SHOWN SCALE
08/AUG/2022 DATE

REVISION COMMENTS
DATE

WAYPOINT
REAL ESTATE INVESTMENTS
FLORIDA
FORT PIERCE

SITE PLAN

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
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21-439

1 OF 2

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PARTY PLACE
(50' WIDE RIGHT-OF-WAY) PB 57, PG 7

GLADNESS COURT
(50' WIDE RIGHT-OF-WAY) PB 57, PG 7

CELEBRATION DRIVE
(50' WIDE RIGHT-OF-WAY) PB 57, PG 7

CELEBRATION POINTE PROPERTY DEVELOPMENT LLC
PLAT BOOK 57, PAGE 7
FP ZONING PD

LOT 393 | LOT 392 | LOT 391 | LOT 390 | LOT 389 | LOT 388 | LOT 387 | LOT 386 | LOT 385 | LOT 384 | LOT 383 | LOT 382 | LOT 381 | LOT 380 | LOT 379 | LOT 378 | LOT 377 | LOT 376 | LOT 375 | LOT 374 | LOT 373 | LOT 372 | LOT 371 | LOT 370 | LOT 369 | LOT 368 | LOT 367 | LOT 366 | LOT 365 | LOT 364

PROPOSED 15.00' LANDSCAPE BUFFER

PARCEL 1

PARCEL 2

EXISTING WETLAND 1
±3.65 AC

EXISTING WETLAND 2
±1.45 AC

PROPOSED LITTORAL

PROPOSED DOG PARK

PROPOSED POND
587,396 S.F. @ TOB
514,819 S.F. @ CONTROL

PROPOSED CONTROL STRUCTURE

PROPOSED OUTFALL

PROPOSED 15.00' LANDSCAPE BUFFER

BUILDING B
TYPE III
16,167 S.F.
FFE: 19.00'

PROPOSED PERGOLA

BUILDING SETBACKS
96.28'

BUILDING SETBACK
217.83'

SANITARY

MATCHLINE SEE SHEET 1

1042.53'

PROPOSED 15.00' LANDSCAPE BUFFER

909.84' FROM TOB
869.84' FROM CONTROL

954.25'

1265.12'

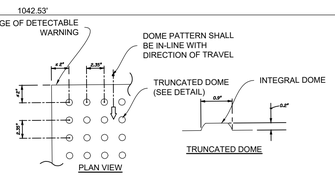
1194.38'

703.51'

100.01'

100.00'

DETECTABLE WARNING

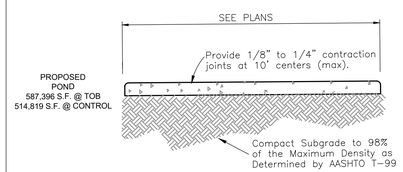


ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

NOTES:
REFER TO FDOT STANDARD PLANS INDEX 522-002 FOR FURTHER DETAILS CAST IN PLACE

4" THICK SIDEWALK DETAIL

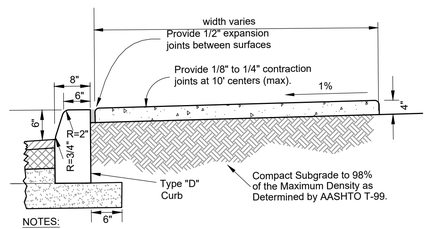
NOT TO SCALE



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.

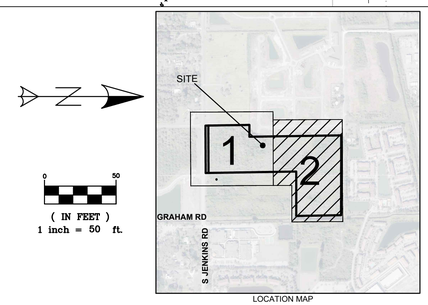
VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY



NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.

TYPE "D" CURB & SIDEWALK COMBINATION



LOCATION MAP
SCALE: 1:1,000

0 50
(IN FEET)
1 inch = 50 ft.

LEGEND

EXISTING METER		EXISTING UTILITY POLE	
PROPOSED SIGN		PROPOSED DRAINAGE INLET	
PROPOSED MITERED END SECTION		EXIST. DRAINAGE INLET	
HANDICAP PARKING SYMBOL		EXISTING STREET LIGHT	
EXISTING CONCRETE		PROPOSED LIGHT POLE (SINGLE)	
EXISTING PAVEMENT		DRAINAGE FLOW ARROW	
PROPOSED CONCRETE		PROPOSED LIGHT POLE (DOUBLE)	
PROPOSED PAVEMENT	SPACES	PARKING STALL COUNT	
		EXISTING DRAINAGE	
		PROPOSED DRAINAGE PIPE	

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
SUITE 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL | DESIGNED BY
JJL | DRAWN BY
21-439.csp.r12.dwg | FILENAME
SITE PLAN 2 | LAYOUT
AS SHOWN | SCALE
03/MARCH/2022 | DATE

REVISION COMMENTS | DATE

WAYPOINT
REAL ESTATE INVESTMENTS

SITE PLAN

FORT PIERCE FLORIDA

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

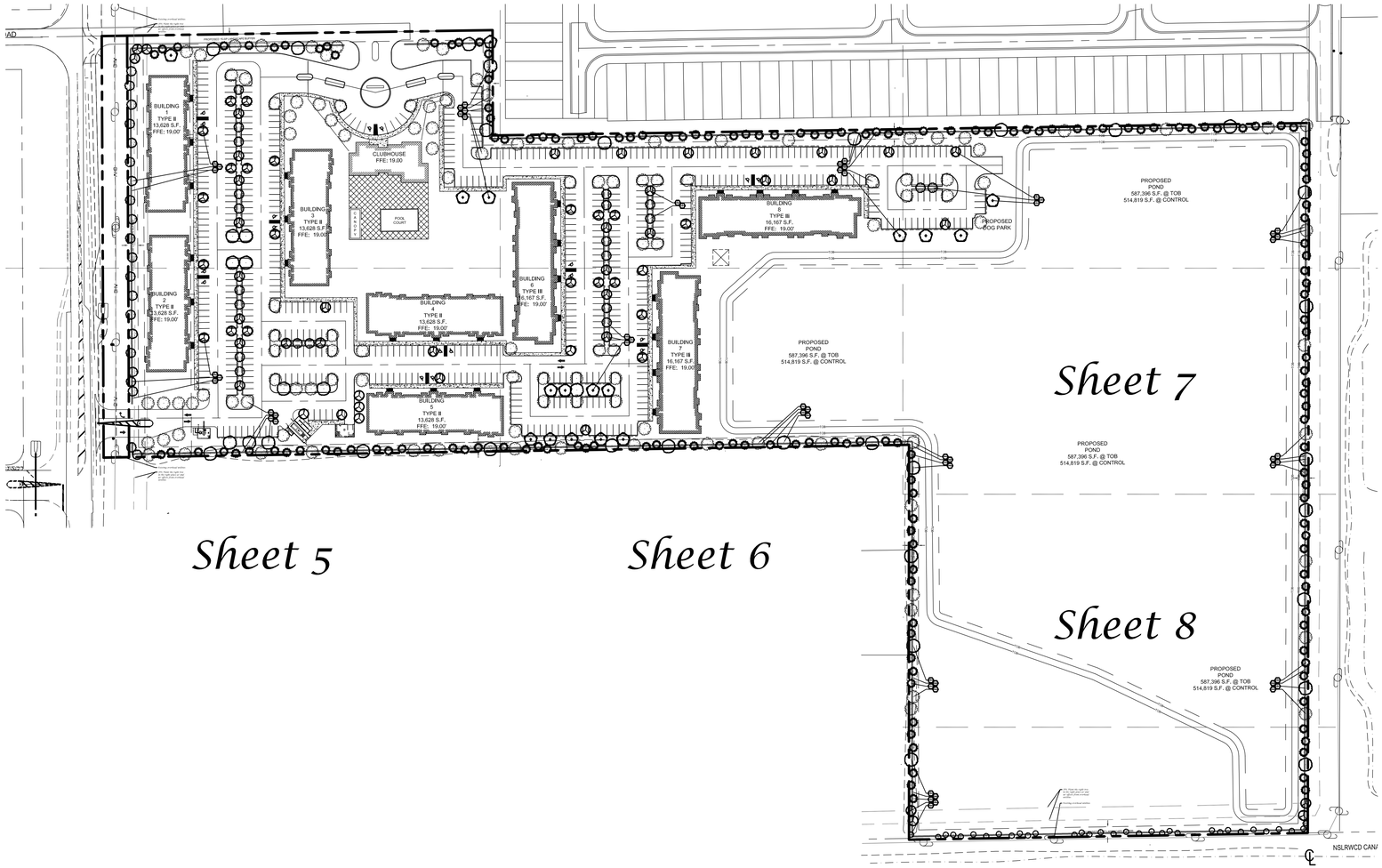
21-439

2 OF 2

Sheet 2

Sheet 3

Sheet 4



Sheet 5

Sheet 6

Sheet 7

Sheet 8

Sheet 9

Sheet Legend

Sheet L-1	Key Sheet
Sheet L-2	Landscape Plan
Sheet L-3	Landscape Plan
Sheet L-4	Landscape Plan
Sheet L-5	Landscape Plan
Sheet L-6	Landscape Plan
Sheet L-7	Landscape Plan
Sheet L-8	Landscape Plan
Sheet L-9	Landscape Plan
Sheet L-10	Landscape Data, Plant List, Details & Specifications

Landscape Plan

North
Scale: 1" = 100'
0 50' 100' 200'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Waypoint Realty Holdings

South Jenkins Road

City of Fort Pierce, Florida

City Project Number:

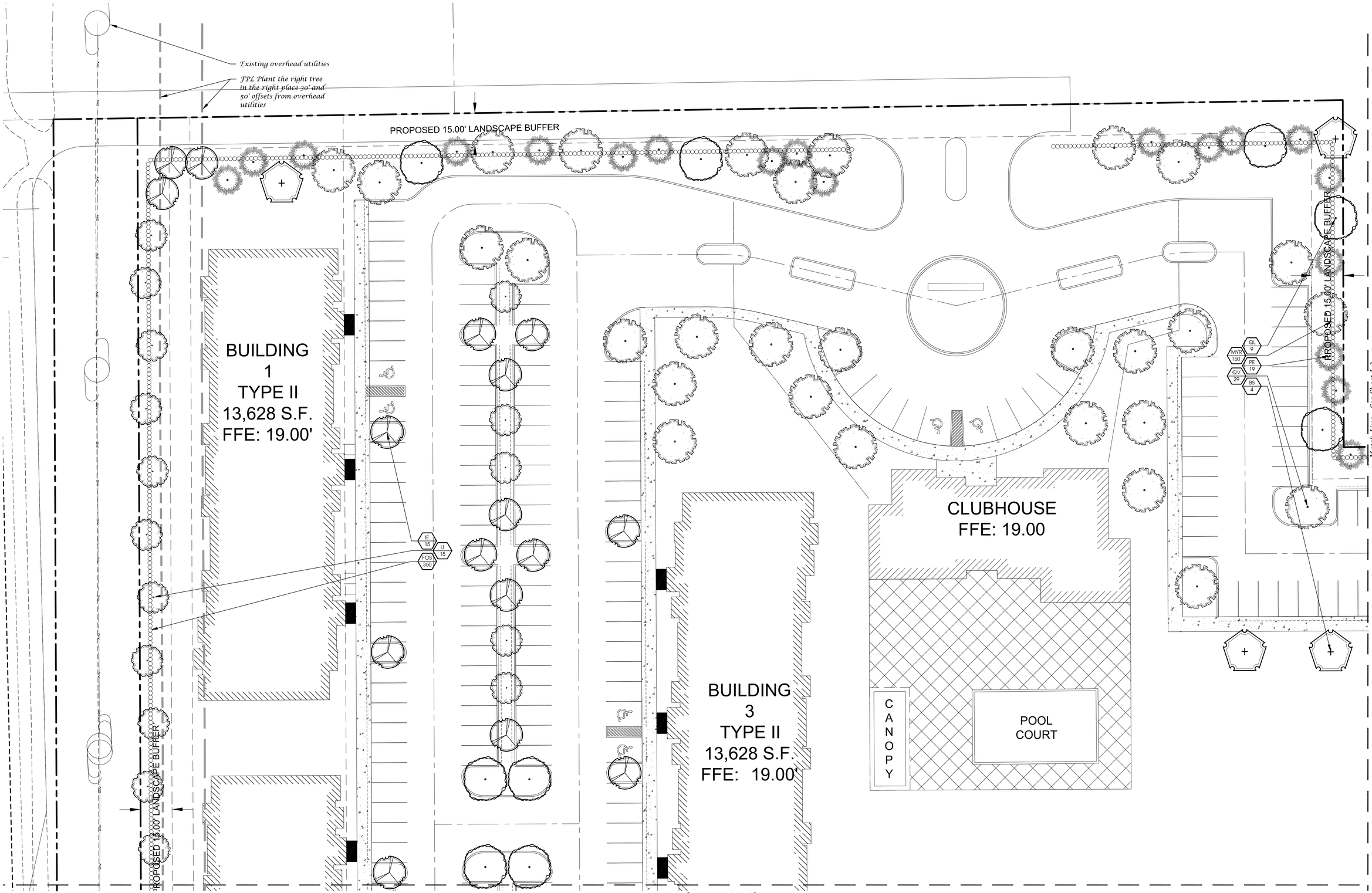
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 21-1201
Drawn By JWS
Submittal Dates 3-11-2022

Revision Dates

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Sheet L-1 of 10



Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

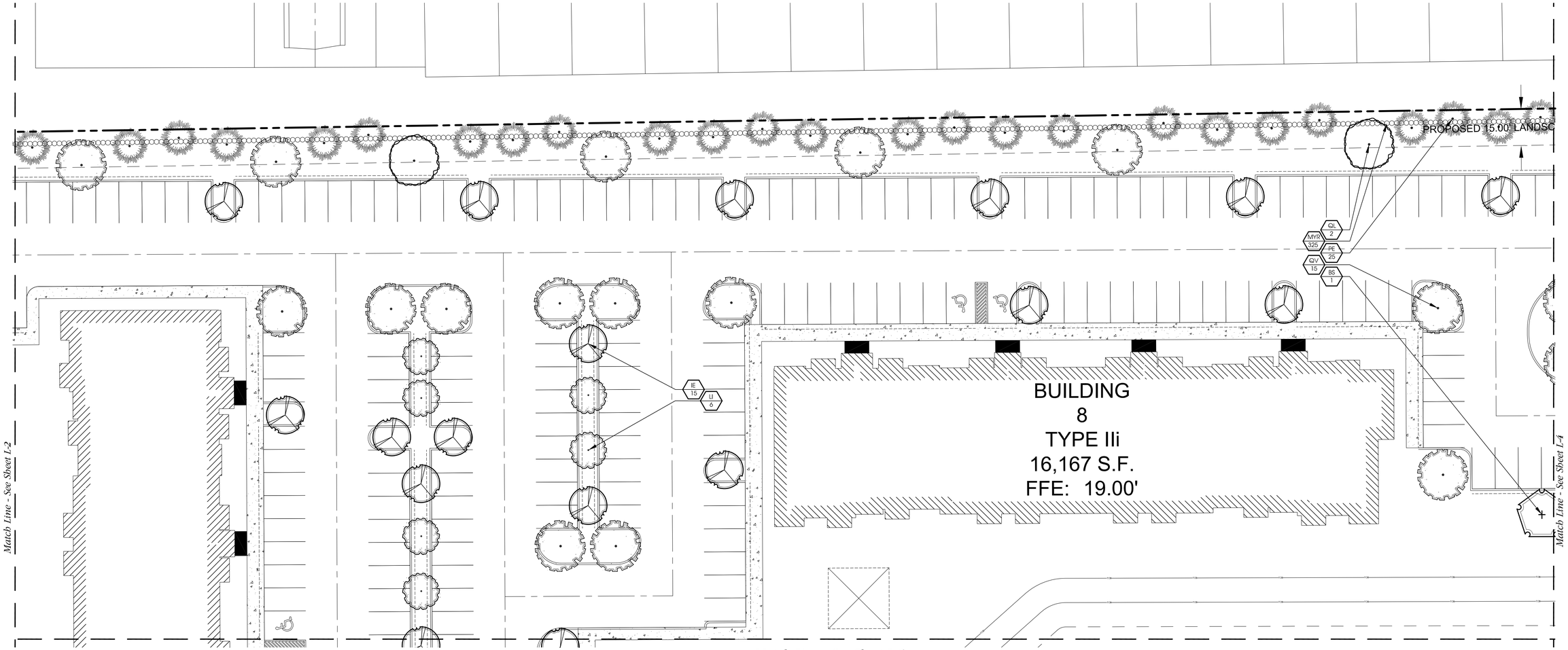
Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No. 21-1201
Drawn By JWS
Submittal Dates 3-11-2022

Revision Dates

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Sheet L-2 of 10



Landscape Plan

North
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0 10' 20' 40'

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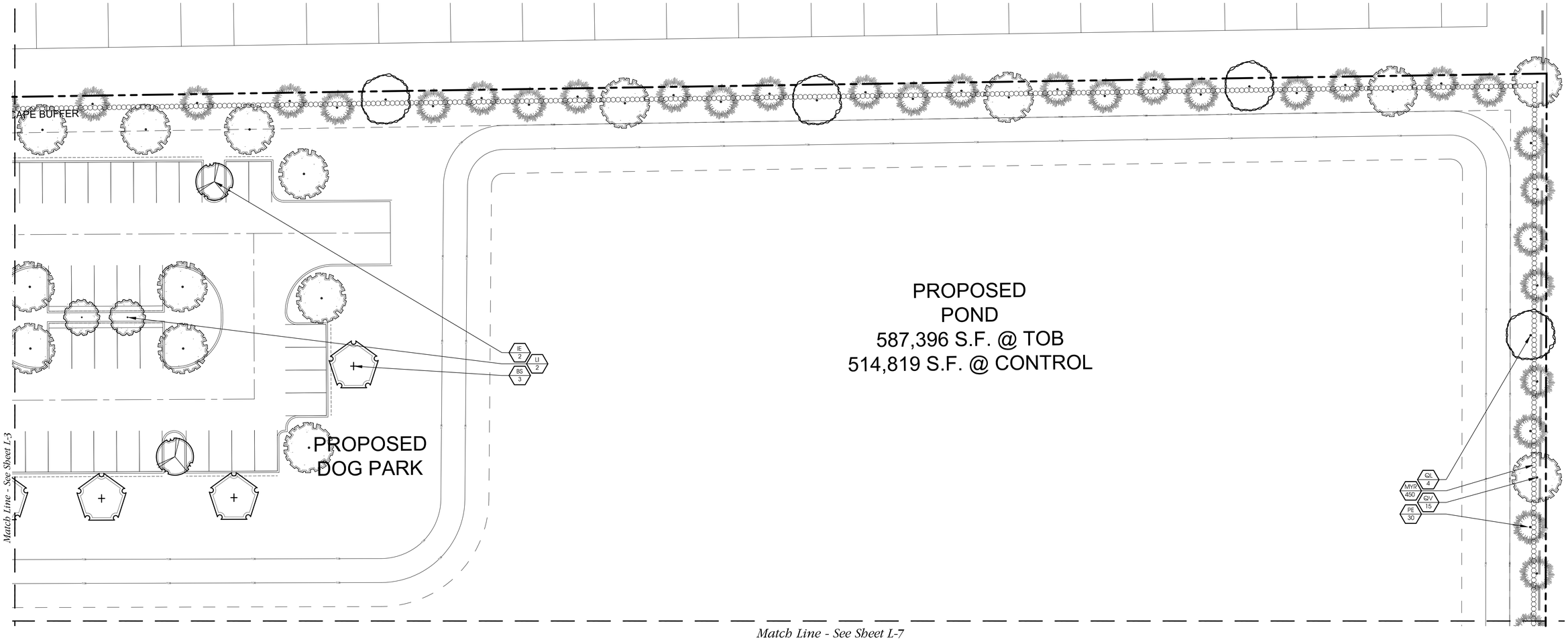
South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
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Job No.	21-1201
Drawn By	JWS
Submittal Dates	3-11-2022
Revision Dates	

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Landscape Plan

North
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0 10' 20' 40'

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City of Fort Pierce, Florida

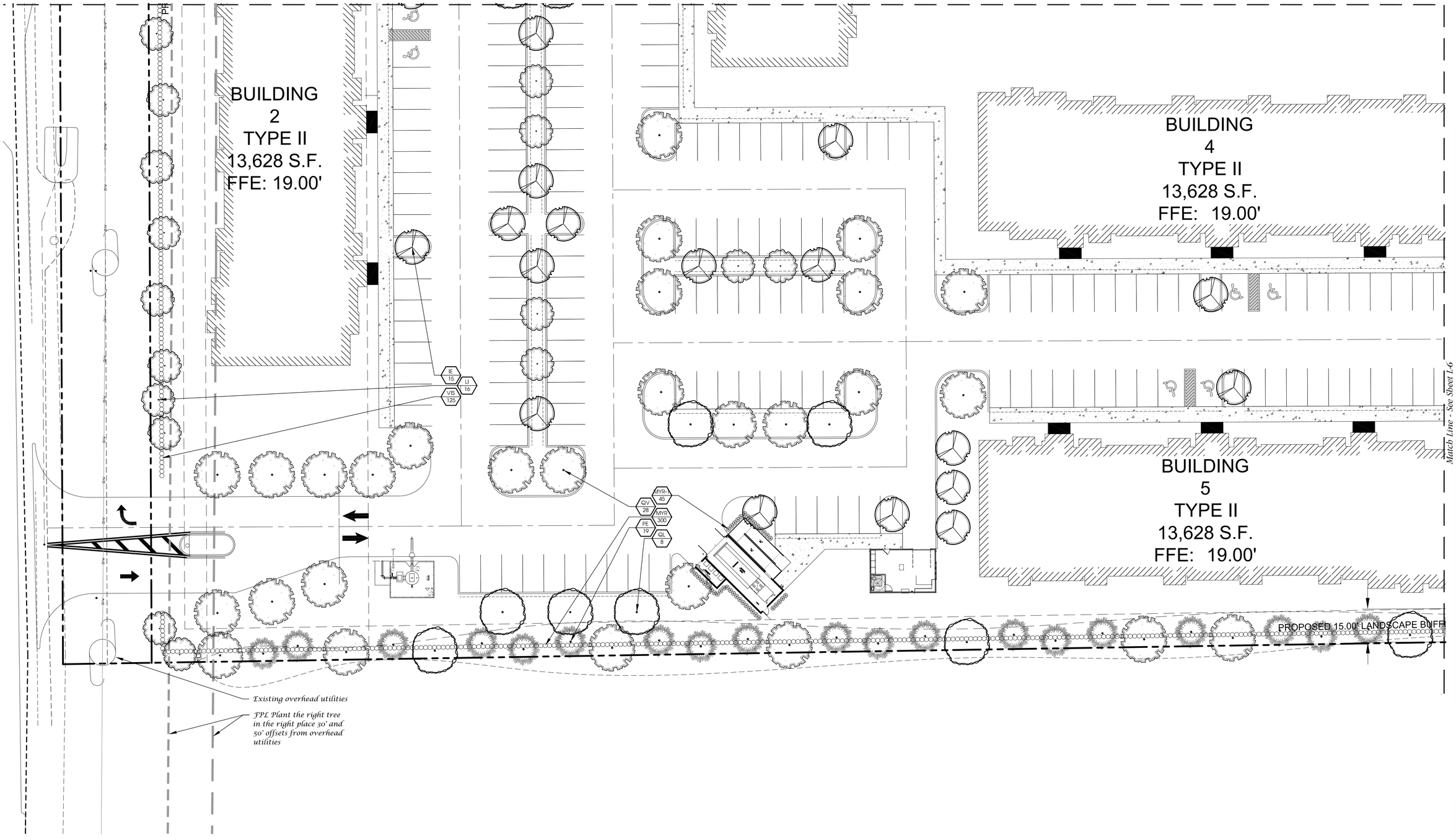
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
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Job No. 21-1201
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Submittal Dates 3-11-2022

Revision Dates

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Landscape Plan

North
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0 10' 20' 40'

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South Jenkins Road

City of Fort Pierce, Florida

City Project Number:

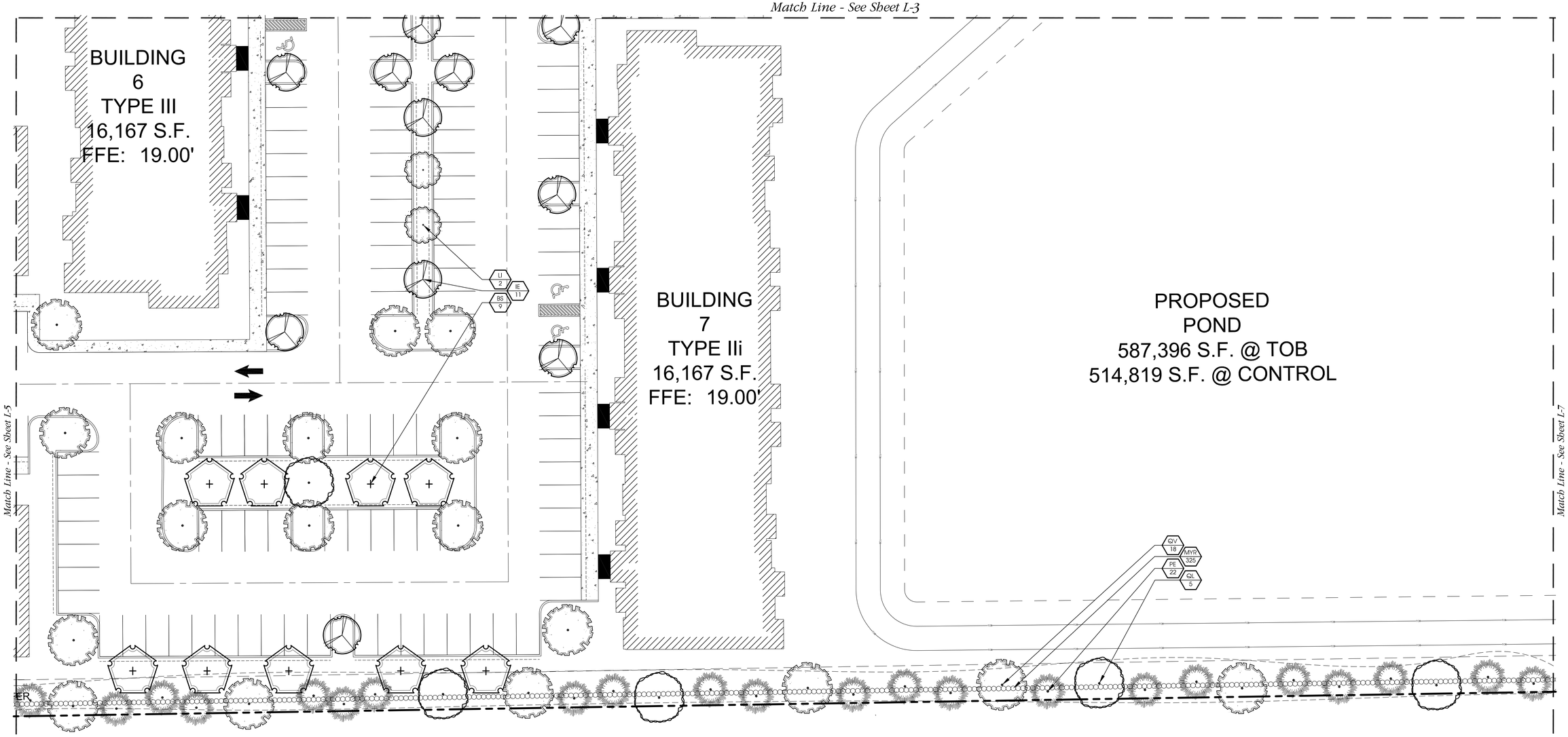
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	21-1201
Drawn By	JWS
Submittal Dates	3-11-2022
Revision Dates	

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Sheet L-5 of 10

Match Line - See Sheet L-3



Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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LC: 26000198

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City of Fort Pierce, Florida

City Project Number:

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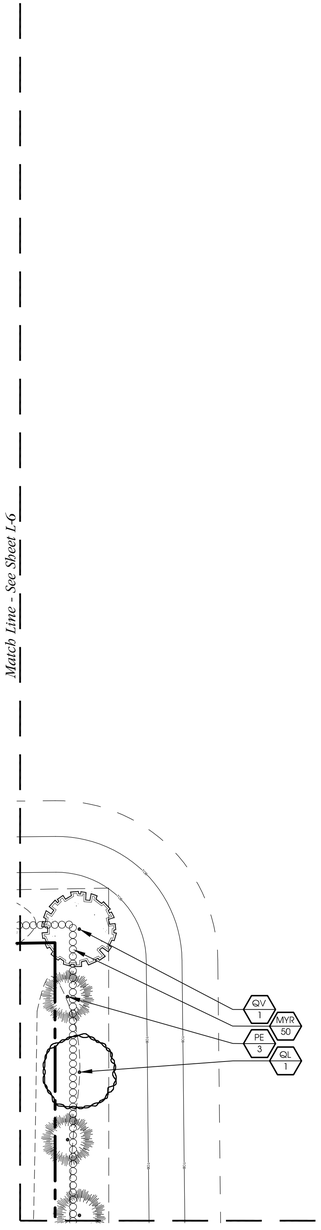
Job No. 21-1201
Drawn By JWS
Submittal Dates 3-11-2022

Revision Dates

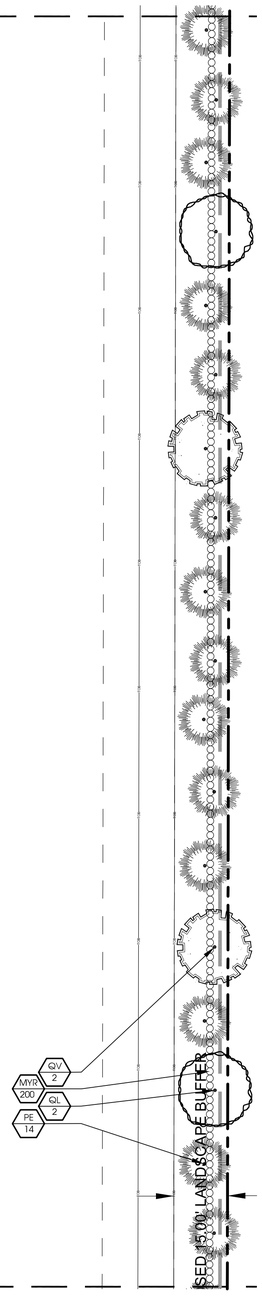
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Match Line - See Sheet L-4

Match Line - See Sheet L-6



PROPOSED
POND
587,396 S.F. @ TOB
514,819 S.F. @ CONTROL



Match Line - See Sheet L-8

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
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Waypoint Realty Holdings
South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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Florida Registration Number:
LA 0001635

Job No. 21-1201
Drawn By JWS
Submittal Dates 3-11-2022

Revision Dates

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Match Line - See Sheet L-7

PROPOSED 15.0' LANDSCAPE BUFFER

PROPOSED
POND
587,396 S.F. @ TOB
514,819 S.F. @ CONTROL

QL 2 | MYR 185 | PE 11 | QV 5

PE 12 | MYR 185 | QL 3 | QV 3

Match Line - See Sheet L-9

Landscape Plan

North
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0 10' 20' 40'

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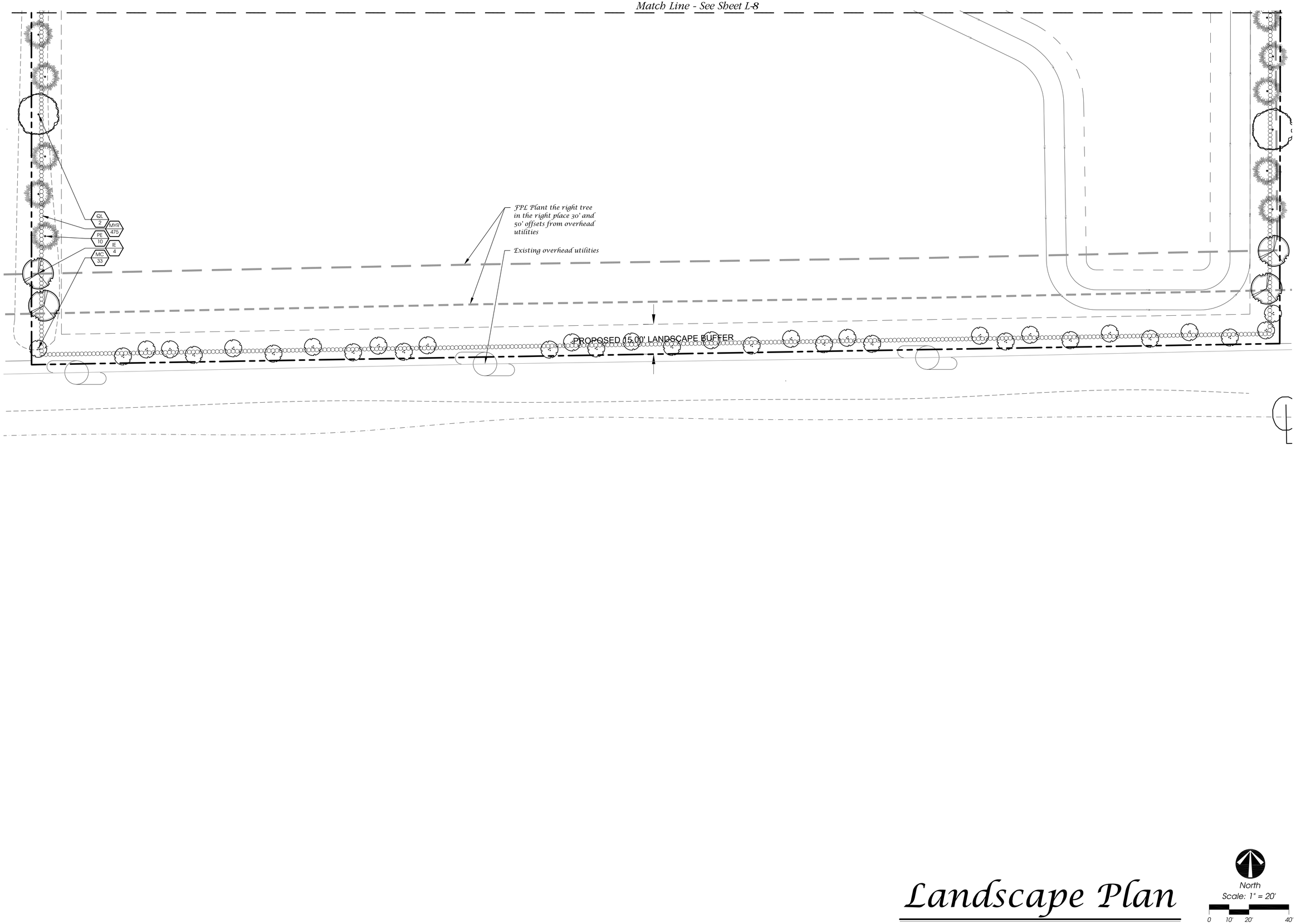
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number: LA 0001635

Job No.	21-1201
Drawn By	JWS
Submittal Dates	3-11-2022
Revision Dates	

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Match Line - See Sheet L-8



Landscape Plan

North
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0 10' 20' 40'

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(772) 344-2340
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Waypoint Realty Holdings

South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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Job No. 21-1201
Drawn By JWS
Submittal Dates 3-11-2022

Revision Dates

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Sheet L-9 of 10

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape Inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period, Thirty to fifty percent of the nitrogen should be water insoluble or slow release,

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized; Position plant in hole, Backfill halfway up the rootball, Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" callper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth, Restore planting saucers and mulch, Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of Insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions, Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size.
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
17	BS*	BURSERA SIMARUBA	GUMBO LIMBO	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
62	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
41	LI	LAGERSTROEMIA INDICA 'TUSKEGEE'	CREPE MYRTLE 'RED'	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
165	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
33	MC*	MYRICA CERIFERA	WAX MYRTLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
38	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
116	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
45	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
2,700	MYR*	USE 675 OF EACH PLANT BELOW FOR MYR AS SHOWN ON THE PLAN. PLANT IN A MINIMUM 200' LENGTH WITH 100 SHRUBS IN EACH 200' LENGTH				
	675	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
	675	ILLICIUM PARVIFLORUM	FLORIDA ANISE	#3, 2' x 2'	2' O.C.	FULL & THICK
	675	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	675	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK
475	VIS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			
		* = Florida Native				SEE SPECS
		NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE				

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. 1,222'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
1,222 l.f. x 10' = 12,220 s.f. / 300 = 41 Trees
Provided = 41 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,222 l.f. / 2' o.c. = 611 Shrubs
Provided = 611 Shrubs

Vehicular Use Area Landscaping to Adjacent Property 5,022'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
5,022 l.f. x 10' = 50,220 s.f. / 200 = 251 Trees
Provided = 251

Shrubs Required = Continuous Hedge @ 2' o.c.
5,022 l.f. / 2' o.c. = 2,511 Shrubs
Provided = 2,511 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of Interior landscaping per 15 s.f. of vehicular use area (241,324 s.f./15 = 16,088 s.f.)
Landscape Area Provided = 17,250 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
241,324 s.f./15 = 16,088 s.f. / 100 = 161 Trees
Trees Provided = 161

Maximum Use of Palm Trees
Sec. 123-37(1)(a)(3)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 453 Trees
Maximum Palms Allowed = 226 (453 / 2 = 226)
Total Palms Provided = 0 (0%)

Dumpsters
Total length of dumpster exterior (less doors) / 2'
90' / 2 = 45

Shrubs Required (1 Compactor) = 45 Shrubs
Total Shrubs Provided = 45 Shrubs

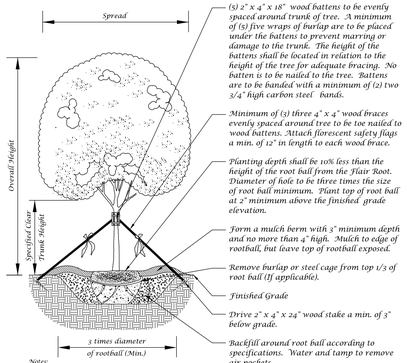
Total Trees Required = 453 Trees
Total Trees Provided = 453 Trees
453 Trees + 0 Palms @ 3:1 = 0 Trees = 453 Trees

Total Trees Required = 453 Trees
Total Native Trees Provided = 383 (84%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 3,167
Total Native Shrubs Provided = 2,745 (87%)

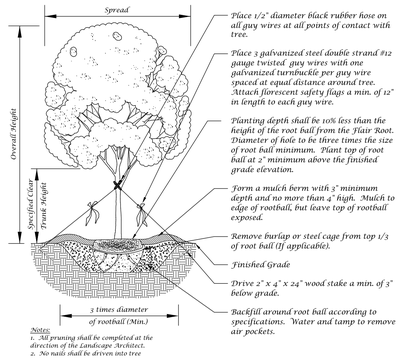
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Large Tree Planting Detail (5" Caliper or Greater)

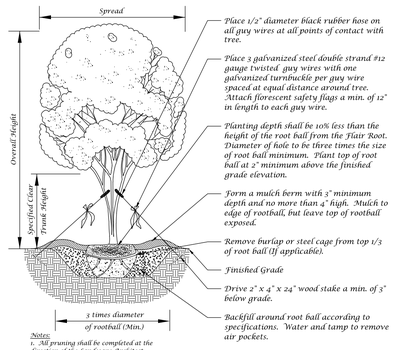
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Tree Planting Detail

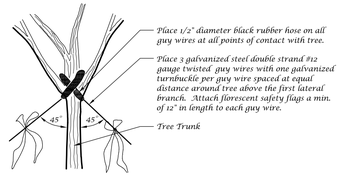
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

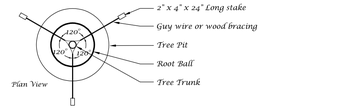
Multi-Trunk Tree Planting Detail

Not to Scale



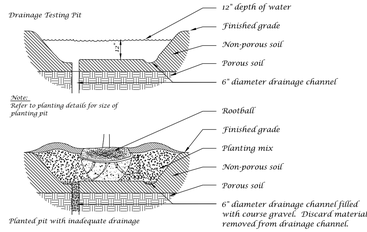
Guy Wire Attachment Detail

Not to Scale



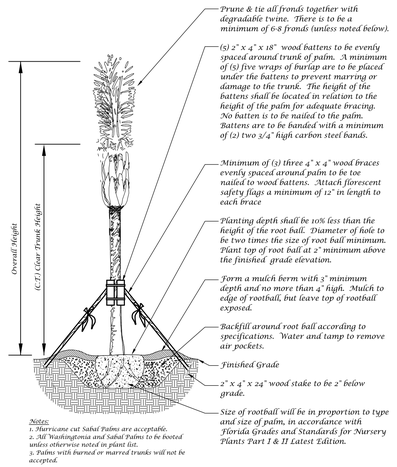
Staking Detail

Not to Scale



Drainage Testing Detail

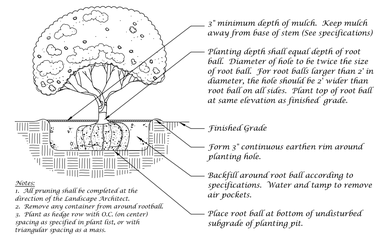
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted on plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

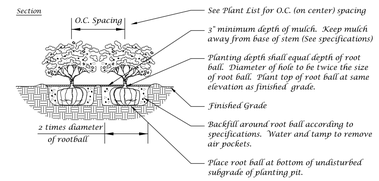
Not to Scale

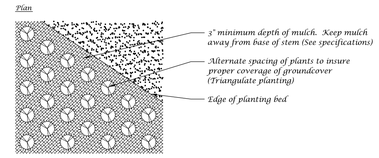


Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

Not to Scale





Ground Cover Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Waypoint Realty Holdings
South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 21-1201
Drawn By JWS
Submittal Dates 3-11-2022

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-10 of 10

ENGINEERS SURVEYORS ENVIRONMENTAL

September 14, 2021

Jim Lott
Waypoint Residential
105 E. Palmetto Park Road, Ste. 700
Boca Raton, FL 33432

VIA Email: jlott@waypointresidential.com

Reference: **Environmental Assessment**
Waypoint Residential – 32.83 acres
2107 Swain Road
City of Fort Pierce, FL 34947
Parcel ID # 2418-322-0002-000-2; 2418-331-0001-000-3;
2418-343-0001-000-0

Dear Mr. Lott,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcels by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulations pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce developmental review regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.



Anthony A. Adams, BS
Senior Biologist | Certified Arborist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Waypoint Residential – 32.83 acres

Parcel IDs: 2418-322-0002-000-2; 2418-331-0001-000-3;
2418-343-0001-000-0
2107 Swain Road
Fort Pierce, FL

Date: September 15, 2021
Project # 21-439

Prepared For:
Jim Lott
Waypoint Residential
105 E. Palmetto Park Road, Ste. 700
Boca Raton, FL 33432
jlott@waypointresidential.com

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of four tax parcels (Parcel ID #2418-322-0002-000-2; 2418-331-0001-000-3; 2418-343-0001-000-0) comprised of 32.83 acres. All three parcels on the subject property are classified by the St. Lucie County Property Appraiser as 32.83 acres of vacant residential land (land use code 0000). The combined parcels are located east of S Jenkins Road, west of SW Innovation Way, and just SW of Swain Road, Fort Pierce, St. Lucie County, Florida. The subject property is further located within Section 18, Township 35 South, and Range 40 East, Fort Pierce, St. Lucie County, Florida.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on September 15, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The upland habitat consisted of the following FLUCCS (Florida Land Use & Cover Classification System) code; 224 – abandoned grove. According to observations made during the site visit, the land was previously used for agricultural growing practices. An old irrigation pump structure was discovered while traversing the subject property. Both the improved pasture habitat and the disturbed land (old homestead and citrus grove) are heavily invaded with exotic vegetation, such as Brazilian pepper and cogon grass. It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Dogfennel*	*Eupatorium capillifolium*
Caesarweed**	*Urena lobata*
Balsam Pear Vine**	*Momordica charantia*
Brazilian Pepper**	*Schinus terebinthifolia*
Cogongrass**	*Imperata cylindrica*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of upland vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are State jurisdictional wetlands on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. All of these components were found during the field reconnaissance on the property. The wetland habitat consisted of the following classification; 619 – Exotic Wetland Hardwoods. According to our analysis, there are a total of two wetlands located on site. One of the wetlands encompasses the entire southeast tax parcel of the subject property and the other is located in the central region of the largest tax parcel that makes up the subject property. All wetlands are heavily invaded with exotic vegetation and have experienced major disturbance over the years. In addition, State defined “other surface waters”

(OSW) are located throughout the site via agricultural ditches around the perimeter of the subject property.

Common Name	Species Name
Giant Bulrush	*Schoenoplectus spp.*
Pickerel Weed	*Pontederia cordata*
Spikerush	*Eleocharis spp.*
Sawgrass	*Cladium jamaicense*
Giant Reed**	*Arundo donax*
Brazilian Pepper**	*Schinus terebinthifolia*
Wedelia**	*Sphagneticola trilobata*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 2: This table lists a representative sample of wetland vegetative species observed during the site visit.

Please refer to the attached Florida Land Use and Cover Classification System (FLUCCS) map for the approximate location of the upland and wetland habitats delineated onsite.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises, their burrows or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site. However, in accordance with FFWC (Florida Fish and Wildlife Conservation Commission) Florida Sandhill Crane Species Conservation Measures and Permitting Guidelines, should any nests be identified within or near the project area, a 400-foot protection zone marked with construction barrier fencing must be installed and maintained until the chicks are fully fledged and the parents and chicks have left the nest for the season (December to August). Based on this, if the wetlands remain within the area, they will be required to be reviewed as part of the development approval prior to construction commencement. Furthermore, the subject property is located within the USFWS (US Fish and Wildlife Service) Northern Crested Caracara consultation area and does consist of foraging habitat. However, nesting habitat – tall cabbage palms, were observed on site but were infrequent. No nests or foraging caracara were observed on site.

Due to anthropogenic disturbances onsite such as, cattle grazing and periodically cleared areas, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat. No other state or federally listed plant/animal species were found on site.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Riviera fine sand- This poorly drained, nearly level soil is found in hammocks and along drainage ways. The surface layer is dark gray brown fine sand about 5 inches thick. The soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years and at a depth of 10 to 30 inches for most of the rest of the year. Permeability is rapid in the surface and subsurface layers and is slow to very slow in the subsoil, and rapid in the substratum. Natural vegetation includes cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland threeawn and blue maidencane. Broom sedges, creeping bluestem, paspalum, sand cordgrass and panicums are typical grasses for this soil.

Wabasso sand- This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand- is poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

After reviewing aerial images provided by Google Earth, and the St. Lucie County Property Appraiser, agricultural activities can be observed until 2000. There is further visual evidence of the aforementioned ditches that surround the subject property's perimeter. This activity has caused the separation of the northern half of the wetland from the southeastern parcel and created two separate wetlands separated via the aforementioned ditches. Based on a review of historic aerials, the ditching activity has appeared to overflow and hydrate wetlands to increase their size.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce regulations that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

The regulation will be quoted in black, interpretation and consultation will be written in red.

Sec. 123-5. - Permit applications.

Application for landscape permit, tree removal and land-clearing permits required by this article shall be made prior to beginning any site work or tree removal, replacement, relocation or substantial alteration and shall be subject to the provisions of this subsection.

No tree clearing activities should be conducted without a permit.

4.8.2 Policy:

Wetlands and submerged lands shall be used for purposes which are compatible with their natural values and functions, and City land development regulations shall be revised where warranted to provide these areas with the maximum possible protection.

4.8.3 Policy:

Land uses identified as being incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands and when incompatible land use impacts are unavoidable these impacts shall be mitigated to compensate for loss of wetland functions.

4.8.4 Policy:
The City shall distribute land uses in a manner that avoids or minimizes, to the greatest degree practicable, negative impacts on jurisdictional wetlands recognized by the county, state or federal government as having high functional value and on undisturbed marine habitats containing listed species or recognized by the county, state or federal government as serving as essential fish habitat.

Wetland and natural functions will be preserved pursuant for FDEP regulations. Development is recommended to be designed to preserve and protect as much wetland as possible. Mitigation would be required to utilize the totality of this site.

SUMMARY:
It is the professional opinion of EDC that there is no native upland habitat located on site. The site consists of 32.83 acres comprised of 20.12 acres of abandoned grove land and 12.71 acres of exotic wetland. Based on the criteria described above for "protected trees" within the City of Fort Pierce, trees meeting these criteria were observed on site only near the old homestead. A tree survey would be needed.

It is our professional opinion that there are a total of two wetlands located on site. One of the wetlands encompasses the entire southeast tax parcel of the subject property and the other isin the central region of the subject property. All wetlands are heavily invaded with exotic vegetation and have experienced major anthropogenic disturbance over the years (as described under Site History). In addition, State defined "other surface waters" (OSW) are located throughout the site via agricultural ditches and canals.

No gopher tortoises, their burrows or habitat were observed on site. In addition, no sandhill cranes or their nests were identified on site. However, in accordance with FFWC (Florida Fish and Wildlife Conservation Commission) Florida Sandhill Crane Species Conservation Measures and Permitting Guidelines, should any nests be identified within or near the project area, a 400-foot protection zone marked with construction barrier fencing must be installed and maintained until the chicks are fully fledged and the parents and chicks have left the nest for the season (December to August). Based on this, if the wetlands remain within the area, they will be required to be reviewed as part of the development approval prior to construction commencement. Furthermore, the subject property is located within the USFWS (US Fish and Wildlife Service) Northern Crested Caracara consultation area and does consist of foraging habitat. However, nesting habitat – tall cabbage palms, were not observed on site. No nests or foraging caracara were observed on site.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

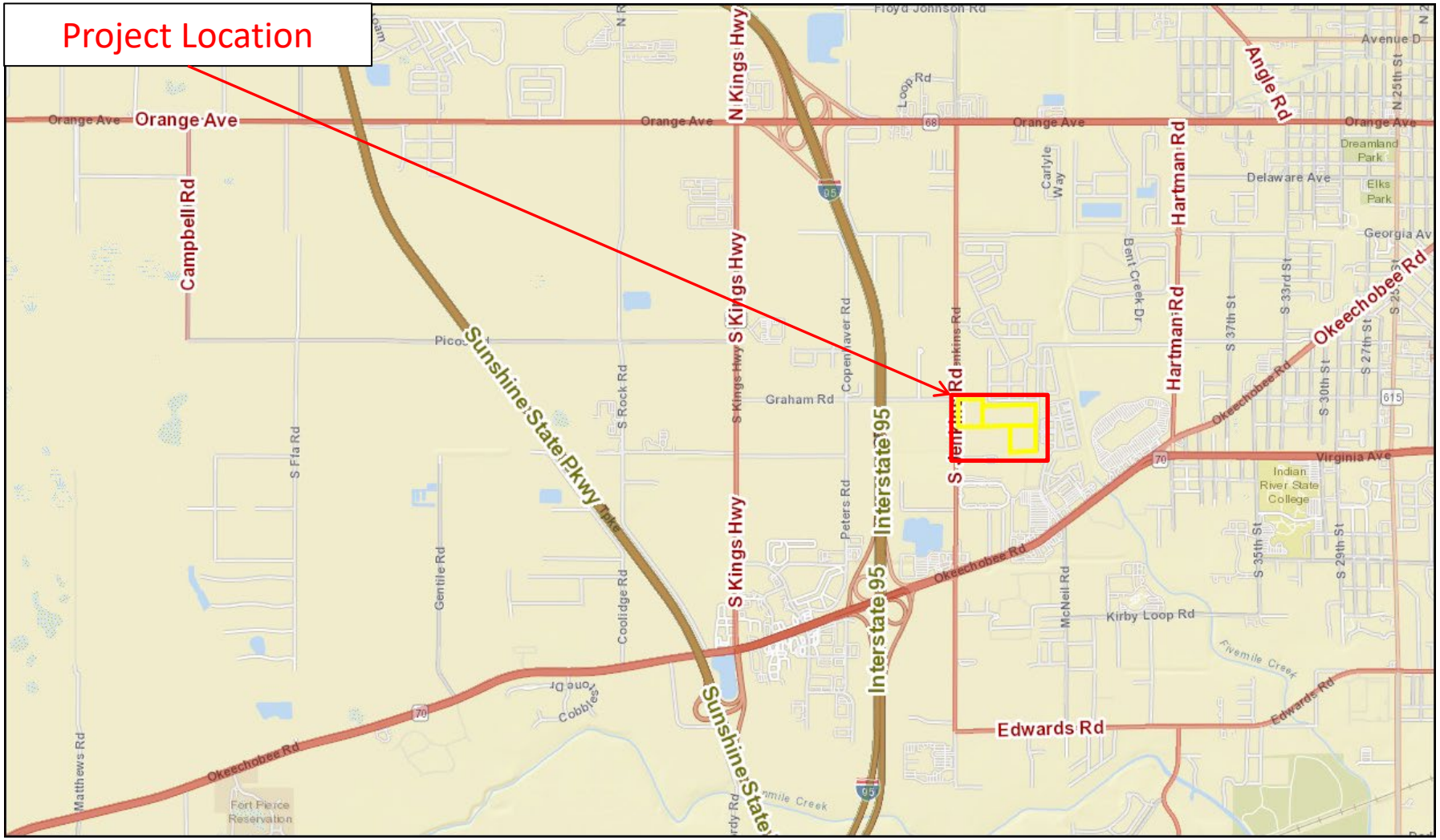
Jenkins Road

City of Fort Pierce, St. Lucie County, FL

Location Map

Project: 21-439	Waypoint Residential	09/15/2021

N



ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

Jenkins Road

City of Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 21-439	Waypoint Residential	09/15/2021

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

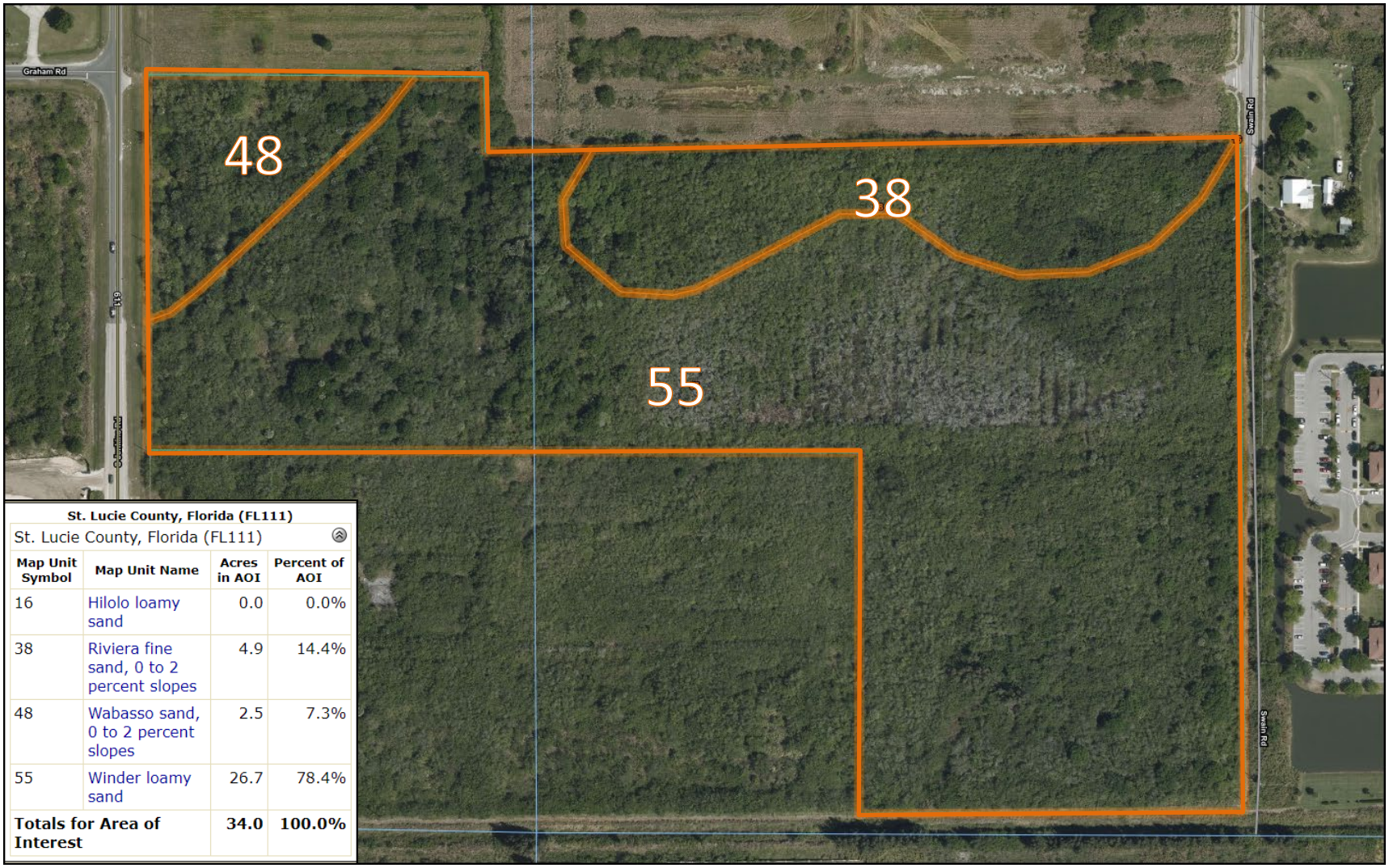
Jenkins Road

City of Fort Pierce, St. Lucie County, FL

Soil Map

Project: 21-439	Waypoint Residential	09/15/2021

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Hilolo loamy sand	0.0	0.0%
38	Riviera fine sand, 0 to 2 percent slopes	4.9	14.4%
48	Wabasso sand, 0 to 2 percent slopes	2.5	7.3%
55	Winder loamy sand	26.7	78.4%
Totals for Area of Interest		**34.0**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

Jenkins Road

City of Fort Pierce, St. Lucie County, FL

Florida Land Use, Cover and Forms Classification System (FLUCCS) Map

Project: 21-439	Waypoint Residential	09/15/2021

N



FLUCCS Codes	
619	Exotic Wetland Hardwoods – 12.71ac.
224	Abandoned Grove – 20.12ac.
OSW	Other Surface Water

***This map demonstrates an approximation of habitat boundaries on site.**

Appendix A

Site Photos



1. Facing north, southwestern property boundary.



2. Brazilian pepper, standing water. Typical of the southeast parcel.



3. Consistent wetland staining on stumps, wetland grasses present.



4. Remnant irrigation pump structure on site.