THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Planner
RE:	**Site Plan - 22-07000022** **2101 & 2151 S Jenkins Road**
BOARD DATE:	November 17, 2022

Site Plan at 2101 & 2151 S Jenkins Rd

The above referenced project is being submitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 2101 & 2151 S Jenkins Road.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, November 15, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you,
Ryan

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 2101 & 2151 S. Jenkins Road

Parcel ID #(s): 2313-800-0002-000-7 & 2313-800-0004-000-1

Project description: 252 units; 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.: n/a Site Acreage: n/a

Residential: Proposed Units: 252 Proposed Sq. Ft.: 305,187.90 Site Acreage: 17.25

FreedomRoads Property Company, LLC	Alejandro Toro, Engineering Design & Construction, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
250 Parkway Dr Ste 270	10250 SW Village Parkway
Street Address	Street Address
Lincolnshire IL 66069	Port St. Lucie FL 34987
City State Zip	City State Zip
303 656 8506	772-462-2455
Phone Number	Phone Number
neverly@hillpointe.com	alejandrotoro@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)

Hillpointe, LLC
1031 W. Morse Boulevard, Suite 240
Winter Park, FL 32789

AGENT CONSENT FORM

Project Name: Hillpointe Residential – 2101 & 2151 S. Jenkins Road

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

BEFORE ME THIS DAY PERSONALLY APPEARED Brent Moody, 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 10th day of May, 2022, by Brent Moody, as President of FreedomRoads Property Company, LLC (Name of Person Acknowledging) who is personally known to me or who has produced NA (type of identification) as identification and who ~~did~~ (did not) take an oath.

Mauricio Rodriguez
Notary Signature

Mauricio Rodriguez
Printed Name of Notary

OFFICIAL SEAL
MAURICIO RODRIGUEZ
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/16/26
(Notary Seal)

2/16/26
My commission expires

Owner's Signature

Brent Moody, as President of FreedomRoads Property Company, LLC
Owner's Name

250 Parkway Drive, Suite 270
Street Address

Lincolnshire, IL 60069
City, State, Zip

mauricio.rodriguez@campingworld.com
Telephone / Email

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location: 2101 & 2151 S. Jenkins Road

Parcel ID #(s): 2313-800-0002-000-7 & 2313-800-0004-000-1

Project description: 252 units; multifamily residential development with associated site improvements

FreedomRoads Property Company, LLC	Alejandro Toro, Engineering Design & Construction, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
250 Parkway Dr Ste 270	10250 SW Village Parkway
Street Address	Street Address
Lincolnshire IL 66069	Port St. Lucie FL 34987
City State Zip	City State Zip
303 656 8506	772-462-2455
Phone Number	Phone Number
neverly@hillpointe.com	alejandrotoro@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.*

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

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.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4606311 OR BOOK 4309 PAGE 826, Recorded 08/15/2019 03:48:00 PM Doc Tax $3675.00

This Instrument Prepared By:
Dennis G. Corrick, Esq.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

For Official Use Only
Tax Parcel Identification Nos.:
2313-800-0002-000-7
2313-800-0004-000-1
2324-112-0000-000-5
2324-124-0002-000-6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 13th day of August, 2019, by **STRUCTURED REA – FT. PIERCE, LLC**, an Arizona limited liability company, authorized to transact business in Florida, document number M17000003591, whose address is 2025 N. Third Street, Suite 200, Phoenix, Arizona 85004 ("**Grantor**"), to **FREEDOMROADS PROPERTY COMPANY, LLC**, a Minnesota limited liability company, whose address is 250 Parkway Drive, Suite 270, Lincolnshire, Illinois 60069 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "**Land**") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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 GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is subject to taxes accruing subsequent to December 31, 2018, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: David W. Gigger

Linda M. Briglia
Print Name: Linda M. Briglia

GRANTOR:

STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company

By: STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, its Manager

By: Stephen Doyle
Stephen Doyle, Manager

STATE OF Florida
COUNTY OF St. Lucie

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of August, 2019, by STEPHEN DOYLE, as Manager of STRUCTURED REA – FT. PIERCE MANAGER, LLC, an Arizona limited liability company, as the Manager of STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

Linda M. Briglia
Print Name: Linda M. Briglia
Notary Public, State of Florida
Commission No.: FF899597
My Commission Expires: 9/1/19

{Notary Stamp}

LINDA M BRIGLIA
Commission # FF 899597
Expires September 1, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Exhibit "A"

Legal Description

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

AND THE FOLLOWING PARCELS:

PARCEL 5: (6133 TEDDER ROAD - TAX ID 2324-112-0000-000-5)

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS;

PARCEL 6: (ADDRESS TBD ON TEDDER ROAD - TAX ID 2324-124-0002-000.6)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHWESTERLY TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2101 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185066
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

Legal Description

CAMPING WORLD (PB 80-7) TRACT 1



Current Values

Just/Market Value:	$645,800
Assessed Value:	$645,800
Exemptions:	$0
Taxable Value:	$645,800

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):	14.83
Land Size (SF):	645,777

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured REA-FT Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$645,800
Just/Market:	$645,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$645,800
Exemption(s):	$0
Taxable:	$645,800

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	14.825	North St. Lucie Water Management District	$303.91

Start Year	AssessCode	Units	Description	Amount
2019	0041	40.3	Fort Pierce Stormwater Charge	$2,780.70

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$645,800	$645,800	$0	$645,800
2020	$645,800	$645,800	$0	$645,800
2019	$645,800	$645,800	$0	$645,800

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2151 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0004-000-1
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185068
Map ID: 23/13S
Zoning: General Co

Ownership

FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069



Legal Description

CAMPING WORLD (PB 80-7) TRACT 3

Current Values

Just/Market Value:	$105,900
Assessed Value:	$105,900
Exemptions:	$0
Taxable Value:	$105,900

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):	2.43
Land Size (SF):	105,894

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 13, 2019	4309 / 0826	0330	SP	Structured Rea Ft Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building: $0

Current Year Exemption Value Breakdown

Land:	$105,900
Just/Market:	$105,900
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$105,900
Exemption(s):	$0
Taxable:	$105,900

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	2.431	North St. Lucie Water Management District	$49.84

Start Year	AssessCode	Units	Description	Amount
2020	0041	6.6	Fort Pierce Stormwater Charge	$455.40

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$105,900	$105,900	$0	$105,900
2020	$105,900	$105,900	$0	$105,900
2019	$105,900	$105,900	$0	$105,900

Permits

Number	Issue Date	Description	Amount	Fee

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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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LETTER OF JUSTIFICATION
HILLPOINTE RESIDENTIAL
Development Review Application
October 14, 2022

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting a Site Plan approval for a proposed 252-unit multi-family development located in the City of Fort Pierce, Florida. The project consists of eight (8) multi-family buildings, a clubhouse with gym and associated site improvements. The subject parcels are located at the southwest corner of South Jenkins Road and Graham Road in Fort Pierce Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

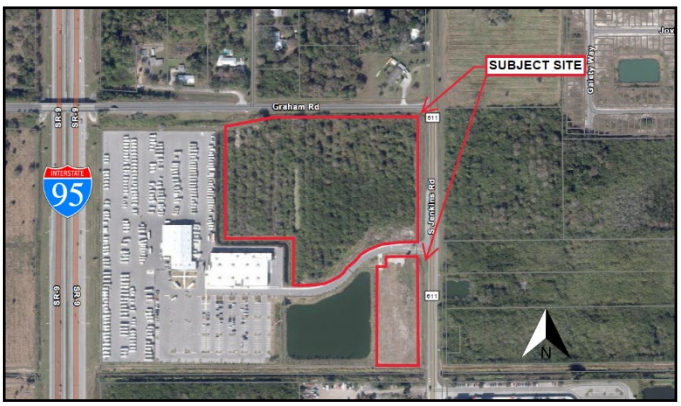
The subject parcels are currently undeveloped. The property addresses and parcel information are outlined in the below table:

Parcel ID	Parcel Address	Acreage	FLU	Zoning
2313-800-0002-000-7	2101 S. Jenkins Road	14.82	RH	R-5
2313-800-0004-000-1	2151 S. Jenkins Road	2.43	RH	R-5
TOTAL ACRES:		17.25		

The subject parcels total approximately 17.25 acres. The applicant is proposing a 252-unit multi-family development with recreation areas and associated site improvements. The applicant has recently received approval for a FLUMA and Zoning Amendment for the subject parcels. On September 19, 2022, The City of Fort Pierce City Commission approved a Future Land Use Amendment and a Zoning Atlas Map Amendment to change the FLU and Zoning of the properties from General Commercial (CG) to High Density Residential (RH) and General Commercial Zone (C-3) to High Density Residential (R-5) Zoning district.

The owner's name and address is:
FREEDOMROADS PROPERTY COMPANY LLC
250 Parkway DR Ste 270
Lincolnshire, IL 60069

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



Parcel 1 North Parcel:
To the north of this parcel lies the right-of-way of Graham Road followed by single family

homes. These parcels are located in the Low-Density Residential Future land use and in the C-1 Zoning district

To the south of this parcel lies the access to an existing commercial development known as Camping world followed by a 3-acre drainage lake. These parcels have a Future Land Use Designation of General Commercial (GC) and are located in the General Commercial Zone (C-3) Zoning district.

To the west of the subject parcel lies the Camping World commercial facility. This site has a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial Zone (C-3) Zoning district

To the east of this parcel lies the right-of-way of S Jenkins Road followed by vacant parcels across this road. These vacant lots lie in the Future Land Use Designation of High Density Residential (RH) and the High-Density Residential Zone (R-5)

Parcel 2 South Parcel:
To the north of this parcel lies the access to an existing commercial development known as Camping world followed by a 3-acre drainage lake. These parcels have a Future Land Use Designation of General Commercial (GC) and are located in the General Commercial Zone (C-3) Zoning district.

To the south of this parcel lies truck and boat storage. This site has a future land use of Low Density Residential and lies in the AR-1 Zoning district.

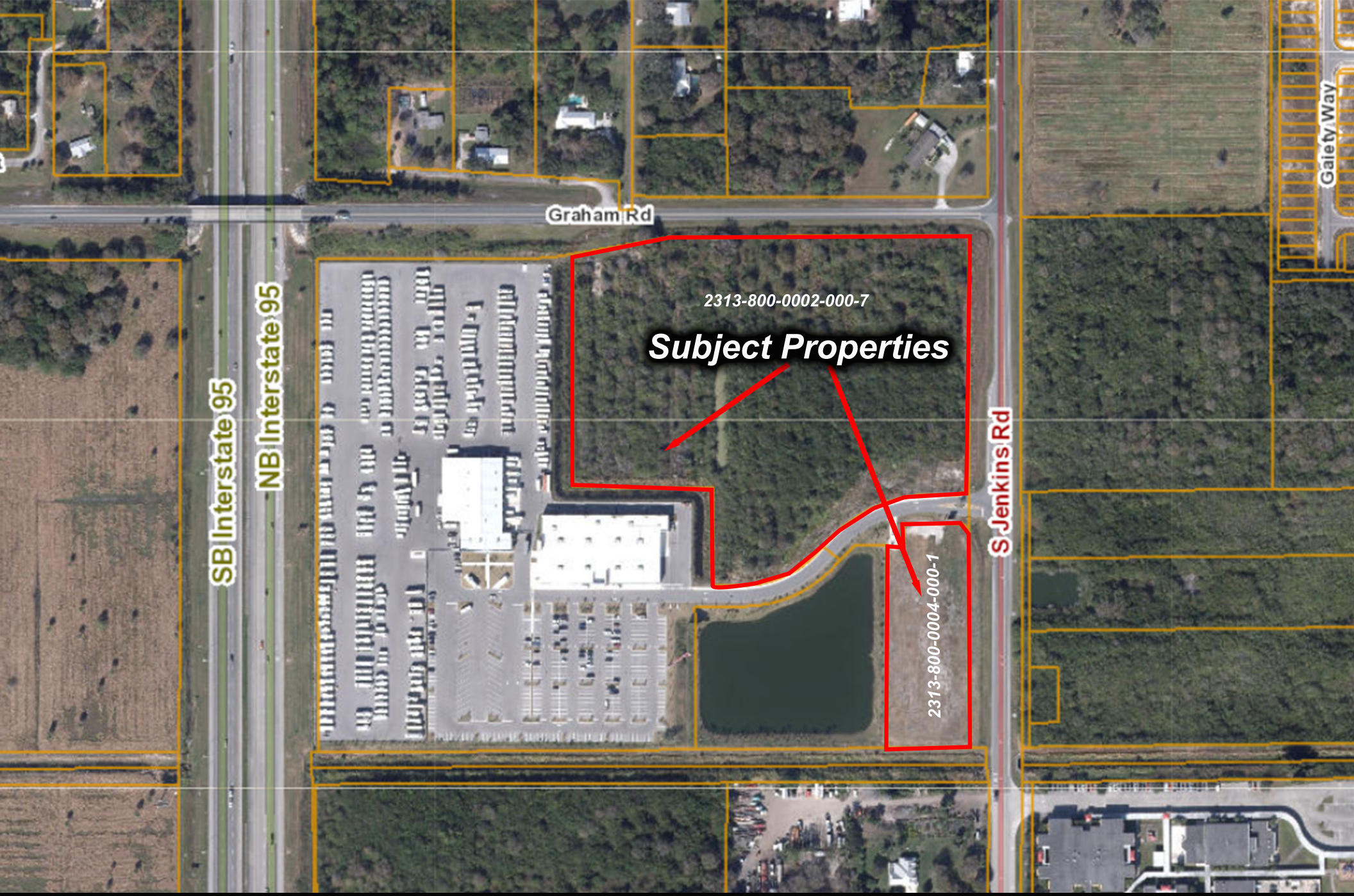
To the west of this parcel lies by a 3-acre drainage lake that this project will incorporate in the drainage design and the Camping World commercial Facility. These parcels have a Future Land Use Designation of General Commercial (GC) and are located in the General Commercial Zone (C-3) Zoning district.

To the east of this parcel lies the right-of-way of S Jenkins Road followed by vacant parcels across this road. These vacant lots lie in the Future Land Use Designation of High Density Residential (RH) and the High-Density Residential Zone (R-5)

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



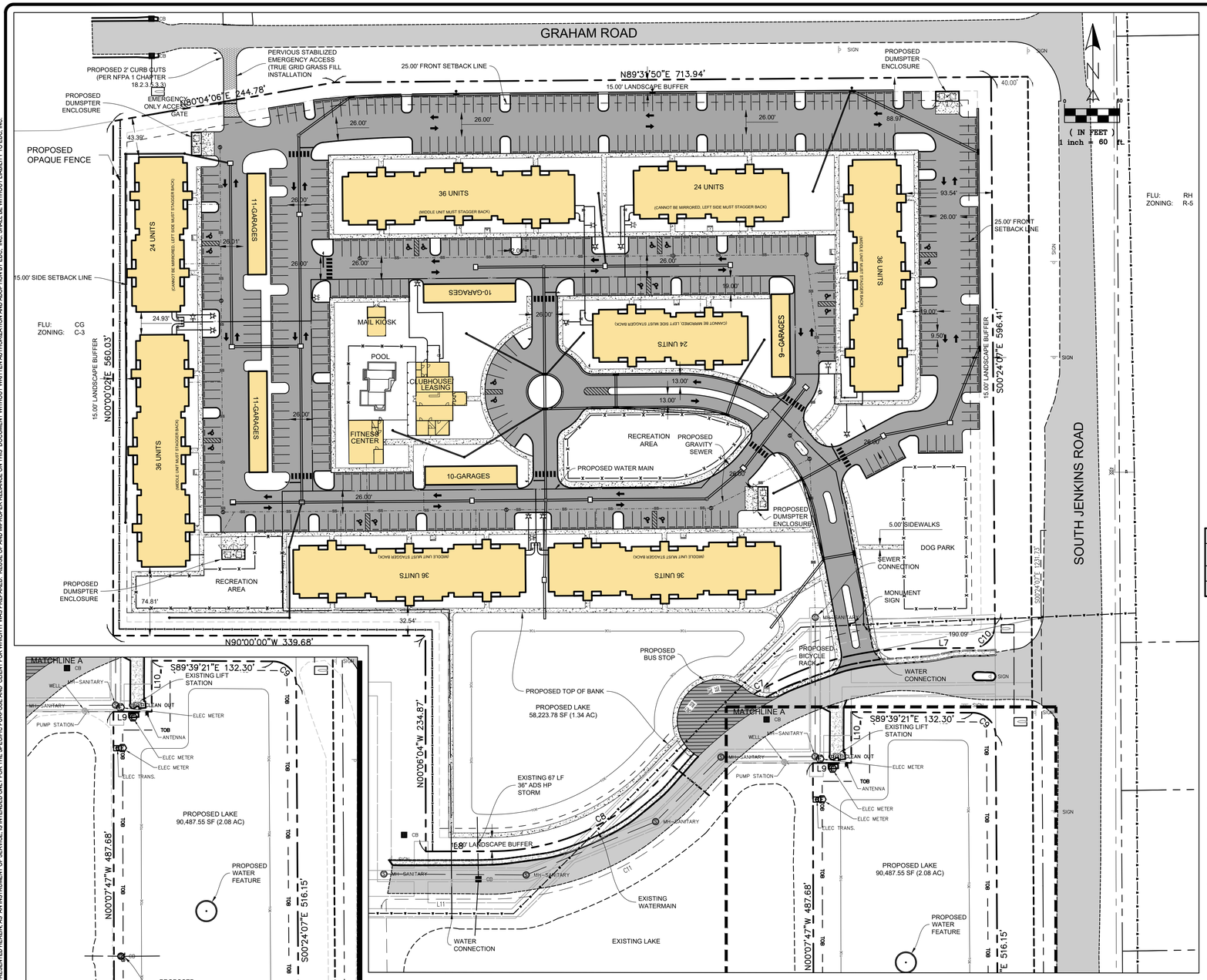
Freedomroads Property Company

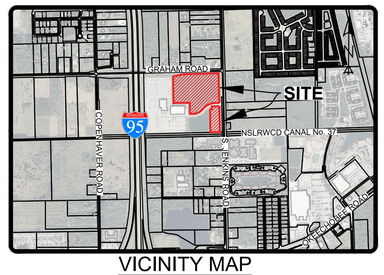
Fort Pierce, FL

Aerial Map

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL





VICINITY MAP

SCALE: 1:1500

SITE DATA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 7 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID #: 2313-800-0002-000-7
2313-800-0004-000-1

PROJECT NAME: HILLPOINTE MULTI-FAMILY RESIDENTIAL
OWNER: FREEDOM ROADS PROPERTY COMPANY
250 PARKWAY DR STE 270
LINCOLNSHIRE, IL 66069

FUTURE LAND USE: HIGH DENSITY RESIDENTIAL (RH)
ZONING: HIGH DENSITY RESIDENTIAL ZONE (R-5)
LAND SIZE: 751,714.92 S.F. (17.30 AC)

BUILDING DATA

THREE STORY 36-UNIT BUILDINGS (5)	207,177.07 SF
THREE STORY 24- UNIT BUILDINGS (3)	82,870.83 SF
5 GARAGES:	10,200 SF
CLUBHOUSE:	3,036 SF
FITNESS CENTER:	1,824 SF
MAIL KIOSK:	800 SF
TOTAL:	305,187.90 SF

MAX DENSITY: 259 UNITS
PROPOSED DENSITY: 252 UNITS

ZONING CODE FOR: HIGH DENSITY RESIDENTIAL ZONE (R-5)								
	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)	DENSITY
PER CODE	25'	25'	10'	15'	50% MAX.	45' MAX.	20% MIN.	15DU/AC
PROPOSED	25'	25'	10'	15'	15.07%	40.58'	32.98%	14.6DU/AC

SITE AREA DATA

TOTAL AREA:	751,715 SF	17.26 AC	100%
IMPERVIOUS AREA:	350,145SF	8.04 AC	46.58%
PROPOSED BUILDINGS:	112,543 SF	2.58 AC	14.97%
PROPOSED ASPHALT:	196,517 SF	4.51 AC	26.14%
PROPOSED CONCRETE:	41,086 SF	0.94 AC	5.47%
PERVIOUS AREA:	401,570 SF	9.22 AC	53.42%
OPEN SPACE:	252,858 SF	5.80 AC	33.64%
LAKE:	148,711 SF	3.41 AC	19.78%

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: WELL
SOLID WASTE: WASTEPRO

PARKING DATA

PARKING REQUIRED MULTIFAMILY (1.5 SPACES PER EACH DWELLING UNIT PER SEC. 125-315)
TOTAL REQUIRED PARKING SPACES 378 SPACES (9 HC)

STANDARD PARKING PROVIDED 409 SPACES (18 HC)
PARKING GARAGE SPACES PROVIDED 51 SPACES
TOTAL PARKING PROVIDED: 460 SPACES

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 WITH AN ULTIMATE OUTFALL ONTO NSLRWCD CANAL NO.37

SOLID WASTE:

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A COMPACTOR 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.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

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

LEGEND

M	EXISTING METER		EXISTING UTILITY POLE
	PROPOSED SIGN		PROPOSED DRAINAGE INLET
	EXISTING 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	#	PARKING STALL COUNT
	PROPOSED HYDRANT		EXISTING DRAINAGE
S	SANITARY MANHOLE		PROPOSED DRAINAGE PIPE

TRAFFIC STATEMENT:
THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 11TH EDITION, LAND USE CODE 220 - MULTIFAMILY HOUSING (LOW-RISE) WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. A TOTAL OF 252 DWELLINGS UNITS WAS USED TO OBTAIN THE FOLLOWING RESULT:

AVERAGE TRIPS GENERATED: 220 - MULTIFAMILY HOUSING (LOW-RISE)				
TIME PERIOD	TRIP GENERATION RATE	TOTAL TRIPS	ENTRY	EXIT
WEEKDAY	6.74	1,698	849	849
WEEKDAY, A.M. PEAK HOUR	0.47	118	28	90
WEEKDAY, P.M. PEAK HOUR	0.57	144	89	55
SATURDAY	4.55	1,147	573	574
SATURDAY, PEAK HOUR	0.41	103	52	51
SUNDAY	3.86	973	486	487
SUNDAY, PEAK HOUR	0.36	91	45	46

F.I.R.M. PANEL:
12111C0167J
ST. LUCIE COUNTY
CITY OF FORT PIERCE
120285
ZONE X

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AT | DRAWN BY
22-154 - hillpointe_mf_site_plan_r4.dwg | FILENAME
SP | LAYOUT
AS SHOWN | SCALE
26/OCT/2022 | DATE

REVISION COMMENTS
X | X/XX/XXXX | DATE

HILLPOINTE
MULTI-FAMILY RESIDENTIAL
FORT PIERCE FLORIDA

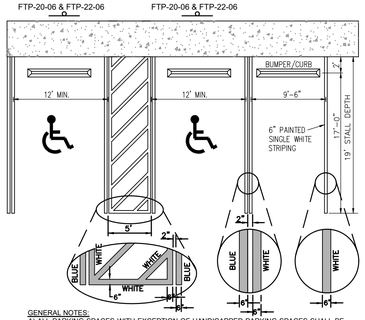
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1 OF 2

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Z:\EDC 2022\22-154 - Hillpointe LLC - Camping World Outparcel\ENGINEERING\AutoCAD\DWG\22-154 - Hillpointe_MF_Site_Plan_R4.dwg, SITE PLAN, 10/14/2022 11:27:56 AM, victo, EDC Inc., EDC, Inc.



GENERAL NOTES:
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2010 SECTION 710.

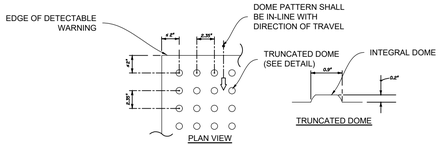
B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-001 FOR PAVEMENT MARKING DETQUK & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS

C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

HANDICAPPED SPACE DETAIL 19' PARKING STALL DETAIL



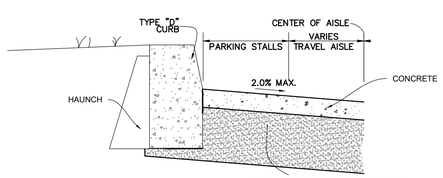
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. FTP 22-06 IS SUPPLEMENTAL PANEL FOR THE FTP 20-06 & FTP 21-06 SIGNS.
5. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.
6. REFER TO FDOT INDEX No. 711-001 FOR PAVEMENT MARKING DETAILS & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS.



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

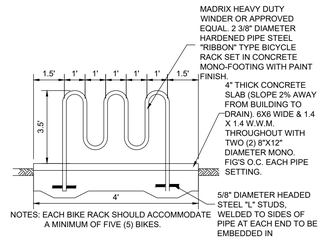
NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS
CAST IN PLACE

DETECTABLE WARNING



NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLARITY.

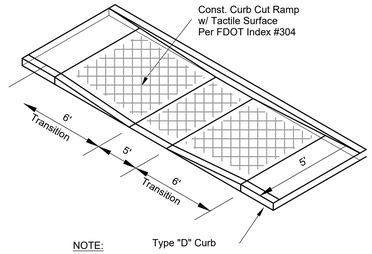
PARKING LOT SECTION W/ TYPE "D" CURB



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

TYPICAL BIKE RACK DETAIL

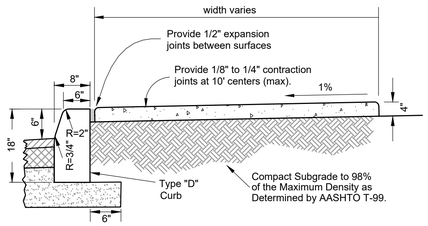
N.T.S.



NOTE:

1. SIDEWALK IS PARALLEL TO CURB.

HANDICAP CURB CUT RAMP

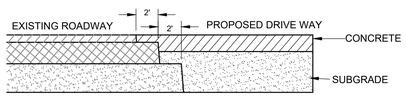


NOTES:

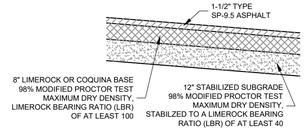
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.

TYPE "D" CURB & SIDEWALK COMBINATION

NOT TO SCALE

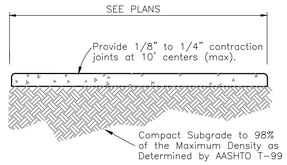


MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)



TYPICAL PAVEMENT SECTION

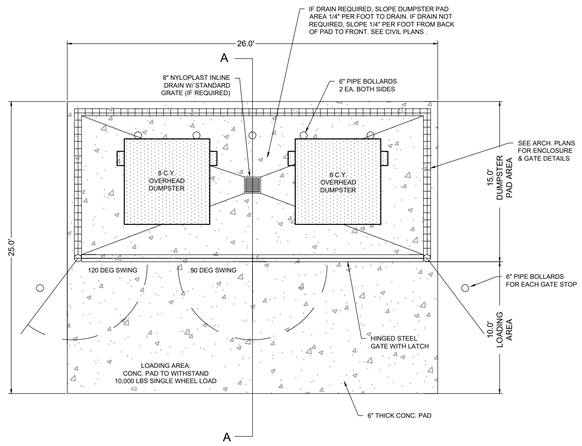
N.T.S.



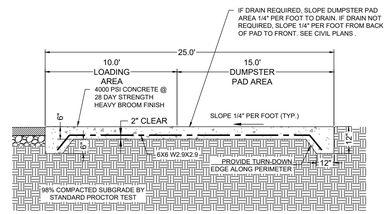
NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED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

4" THICK SIDEWALK DETAIL

NOT TO SCALE



PLAN VIEW



SECTION VIEW A - A

CXXX CONCRETE DUMPSTER PAD

NOT TO SCALE

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DRAWN BY	AT
FILENAME	22-154 - hillpointe_mf_site_plan_r4.dwg
LAYOUT	DETAILS
SCALE	AS SHOWN
DATE	2/28/2023

REVISION COMMENTS

DATE

HILLPOINTE

FORT PIERCE FLORIDA

SITE PLAN DETAIL

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW of Graham Rd. Followed by Residential	N-NW: (SLC) RU NE: (FP) RL	N-NW:(SLC) AR-1 and R-2 NE: (FP): C-1
South	Private Access followed by Storm water Retention Lake; followed by Vacant Residential (SW) & Outdoor Storage (SE)	RL	PD & AR1
East	ROW of S. Jenkins Road Followed by Vacant Residential	RH	R-5
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	High Density Residential (RH)	High Density Residential Zone (R-5)	18 du/acre	17.25	x
****Proposed**	High Density Residential (RH)	High Density Residential Zone (R-5)	14.6 du/acre	17.25	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 310d/u x 2.6 = 806 persons x 100 gdp = 80,600 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gdp = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 15,080 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 310d/u x 2.6 = 806 persons x 100 gdp = 80,600 gpd
**Proposed Zoning/FLU	Total gallons per day 252 d/u x 2.6 = 655 persons x 100 gpd = 65,520 gpd
**Change in Demand	Total gallons per day 65,520 gpd (Decrease 15,080 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	0	2,244	2,244
Urban District	5 acres per 1,000 people	0	8,976	8,976
Community	2.5 acres per 1,000 people	0	17,953	17,953
Neighborhood	1.36 acres per 1,000 people	0	33,002	33,002

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 S. Gaines Academy	Fort Pierce Westwood High School
City	Fort Pierce	Fort Pierce
Distance	0.23 Miles	2.03 miles
Current Zoning/FLU Enrollment Demand	91.67	213.9
****Proposed Zoning/FLU Enrollment Demand**	74.52	173.88
****Change in Demand**	Decrease 17.15	Decrease 40.02

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	38 yards
****Proposed Zoning/FLU**	32 yards
***Change in Demand**	Decrease: 6 yards

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	The outparcels will only be required to provide removal of nitrogen and phosphorus utilizing a wet retention system. Further, the project will be limited to a discharge rate of 2-inches of rain fall depth over the entire developed project area designed for the 10-year – 3-day design storm event for any given 24-hour time period. The allowable discharge rate was calculated to be 2.47 ac – ft. the exact amount of nutrient removal and water quality required for the project will be determined when construction plans are developed

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	LU Code 222 - 2089	146/177
****Proposed Zoning/FLU**	LU Code 222 - 1698	118/144
***Change in Demand**	Trips -391	Trips 28/33
Impact to Capacity	Decrease in Capacity	

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: 252		Single Family: N/A		Multifamily: 252	
Non-residential (square footage): N/A					
Mixed-use (describe use): N/A					
(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	I	252	17.25	01/2023	01/2025
Other (specify)					

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

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

April 25, 2022

Hillpointe LLC
Attn: Nicholas Everly

VIA Email: klee@hillpointe.com and neverly@hillpointe.com

Reference: **Environmental Assessment**
2151 & 2101 S Jenkins Road
Fort Pierce, Florida
Parcel ID # 2313-800-0002-000-7 and 2313-800-0004-000-1

Dear Mr. Everly,

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 land developmental review regulations.

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

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2313-800-0002-000-7 and 2313-800-0004-000-1
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Date: April 25, 2022
Project # 22-154

Prepared For:
Hillpointe LLC
Attn: Nicholas Everly
Email: klee@hillpointe.com and neverly@hillpointe.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 two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 13, Township 35 South, and Range 39 East.

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 April 20, 2022 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 subject property consisted of mowed grass (southern tax parcel) and a fallow grove (northern tax parcel) comprised predominantly of exotic vegetation. The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following CLC codes were identified onsite; 214 – fallow grove and 1810 – mowed grass. Please refer to the attached Florida CLC Map for the approximate location of the habitat(s) delineated onsite.

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*
Laurel Oak	*Quercus laurifolia*
Dwarf Palmetto	*Sabal minor*
Flatsedge	*Cyperus spp.*
Saltbush	*Baccharis halimifolia*
Grassleaf Rush	*Juncus marginatus*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar's Weed**	*Urena lobata*
Cogon Grass**	*Imperata cylindrica*
Giant Reed**	*Arundo donax*
Torpedo Grass**	*Panicum repens*

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

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

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are no 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. None of these components were found during the field reconnaissance on the property.

An agricultural ditch is located on the northern tax parcel. According to State rules, this area is classified as "other surface waters" (OSW). OSWs are surface waters that are not identified as wetlands. Please refer to the attached Florida CLC Map for the approximate location of the OSW.

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 identified onsite. No other state or federally listed plant/animal species or their habitat(s) were observed on site.

Due to there being no native upland habitat or wetlands located on site, historical and continued anthropogenic disturbance (agricultural, clearing, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any listed animal/plant species is located onsite.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Hilolo loamy sand, 0-2% slopes – Hilolo sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

Wabasso sand, 0-2% slopes – 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 – This is a 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:

According to the earliest available Google Earth aerial photographs, the subject property has been used as a grove from 1994 until around 2006 when the grove appeared to be out of production. At this time the grove appeared to have been cleared and was left to be claimed by exotic vegetation overtime. The southern tax parcel was cleared in 2019.

CITY OF FORT PIERCE REGULATIONS:

The following lists the City of Fort Pierce Code of Ordinances that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

Section 123-64: *No person shall remove a protected tree situated within the city, without first obtaining a tree removal permit. Protected trees include any native tree with at least 14 inches in diameter (DBH), except for palms which have a minimum clear trunk of ten feet (**Sec. 123-66**).*

It is the opinion of EDC that trees meeting the protected trees criteria were observed onsite. Therefore, a tree survey is required prior to the submittal of a tree removal permit and land clearing permit.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida.

It is the professional opinion of EDC that no native upland habitat or wetlands are located onsite. In addition, no listed animal or plant species or their habitat(s) were located onsite. Lastly, trees meeting the protected tree criteria were observed onsite. A tree survey will be required prior to the submittal of a tree removal permit and land clearing permit.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

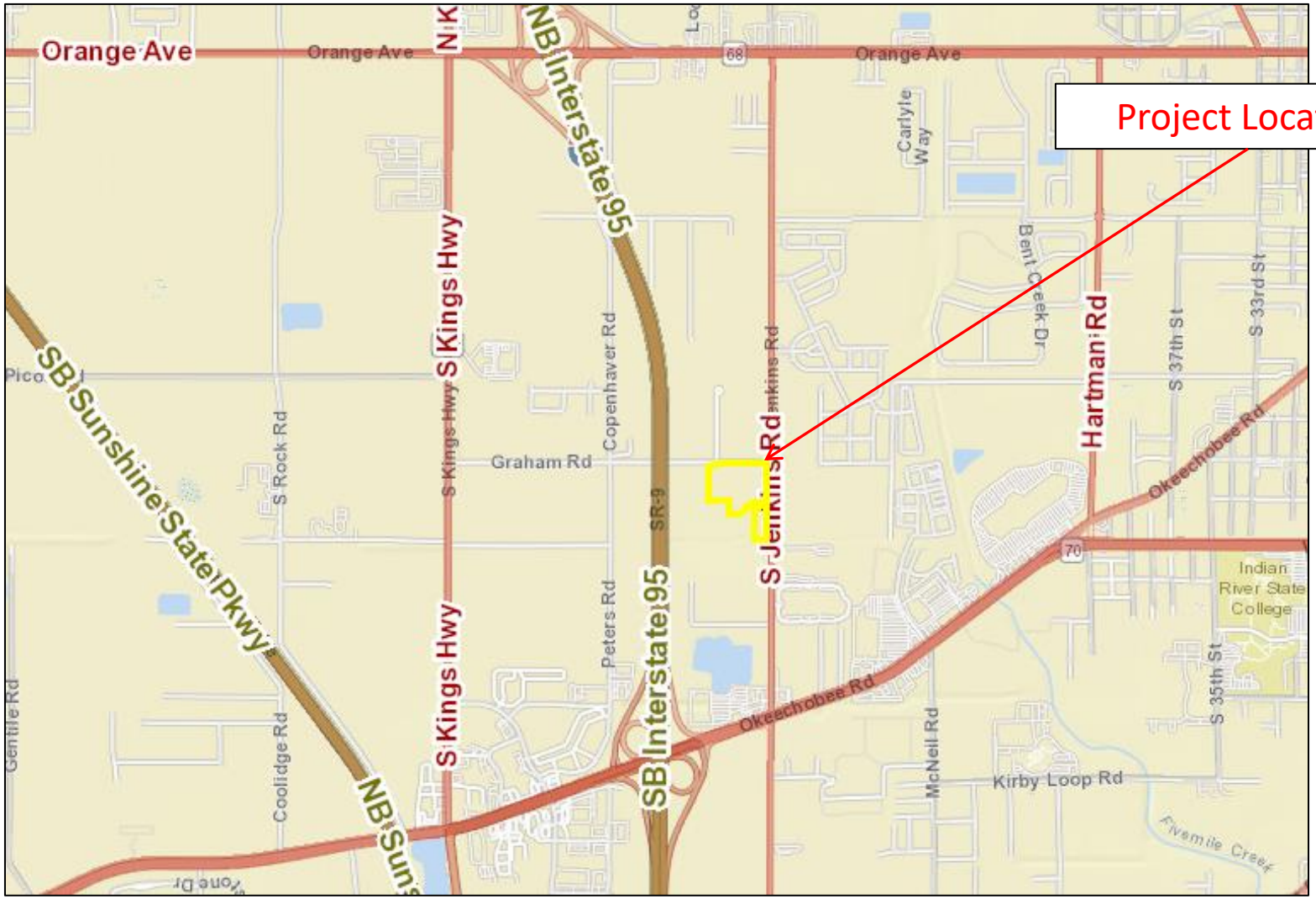
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Location Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

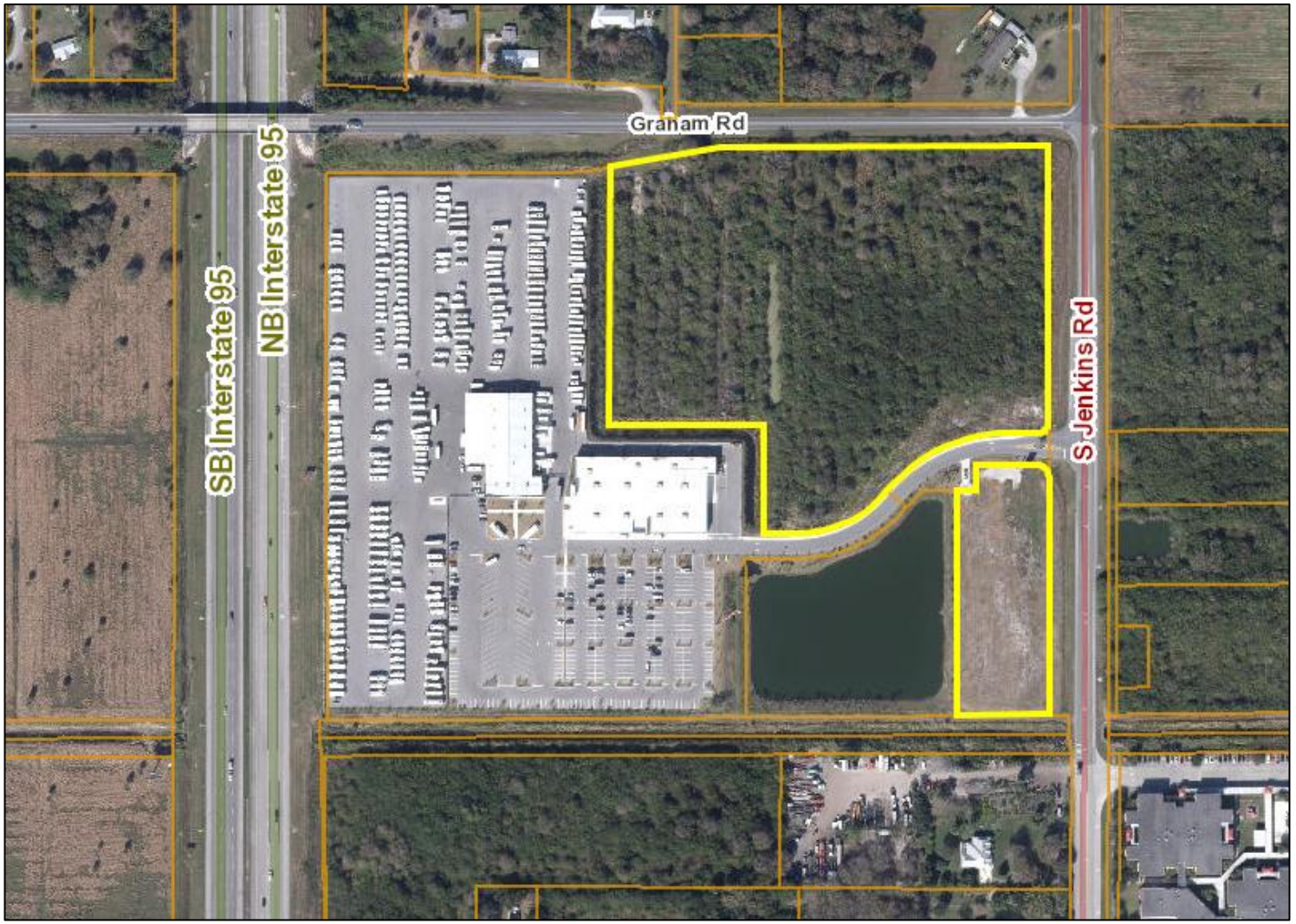
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Property Appraiser Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

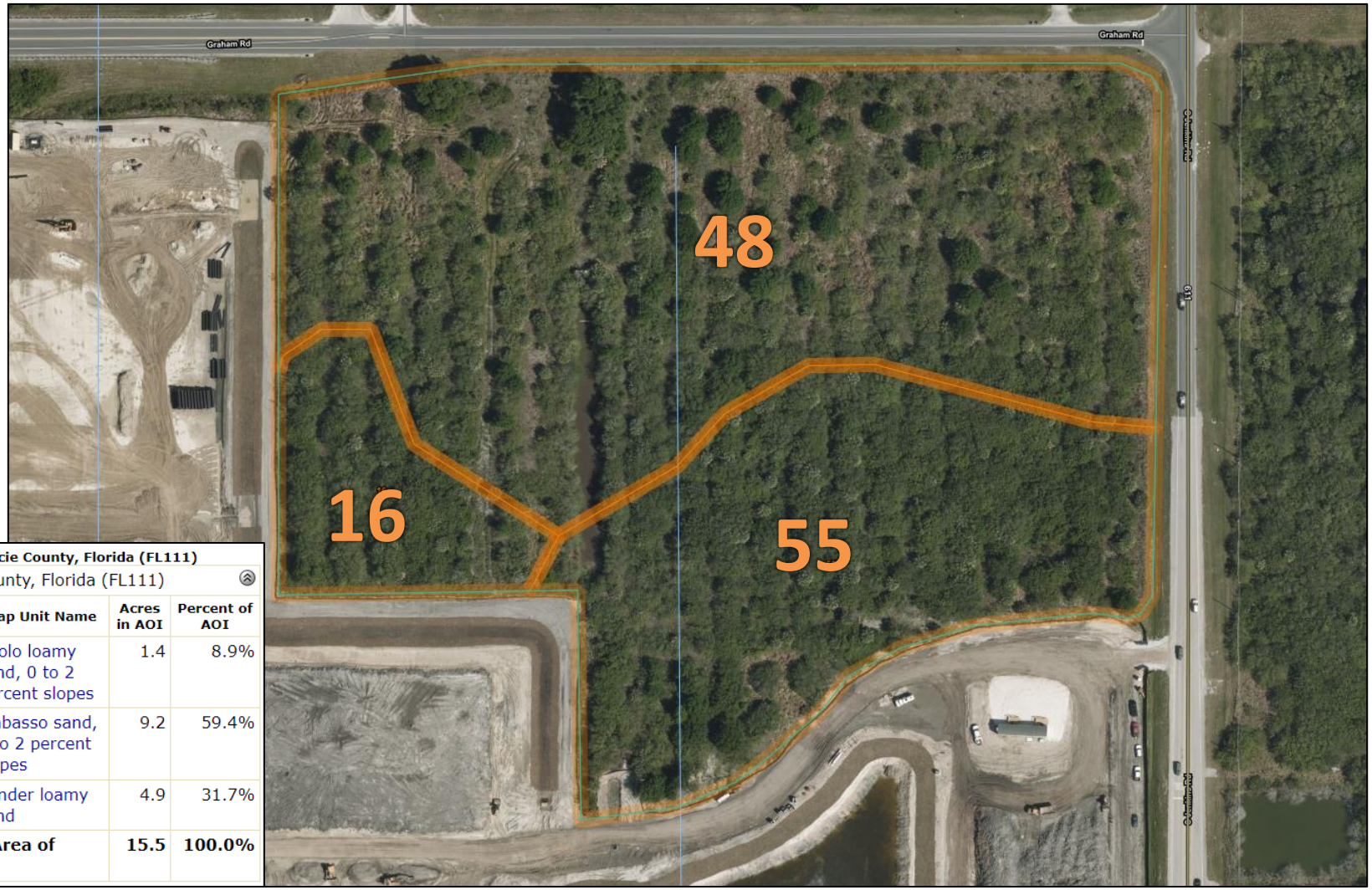
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey North Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

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 to 2 percent slopes	1.4	8.9%
48	Wabasso sand, 0 to 2 percent slopes	9.2	59.4%
55	Winder loamy sand	4.9	31.7%
Totals for Area of Interest		**15.5**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey South Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
55	Winder loamy sand	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

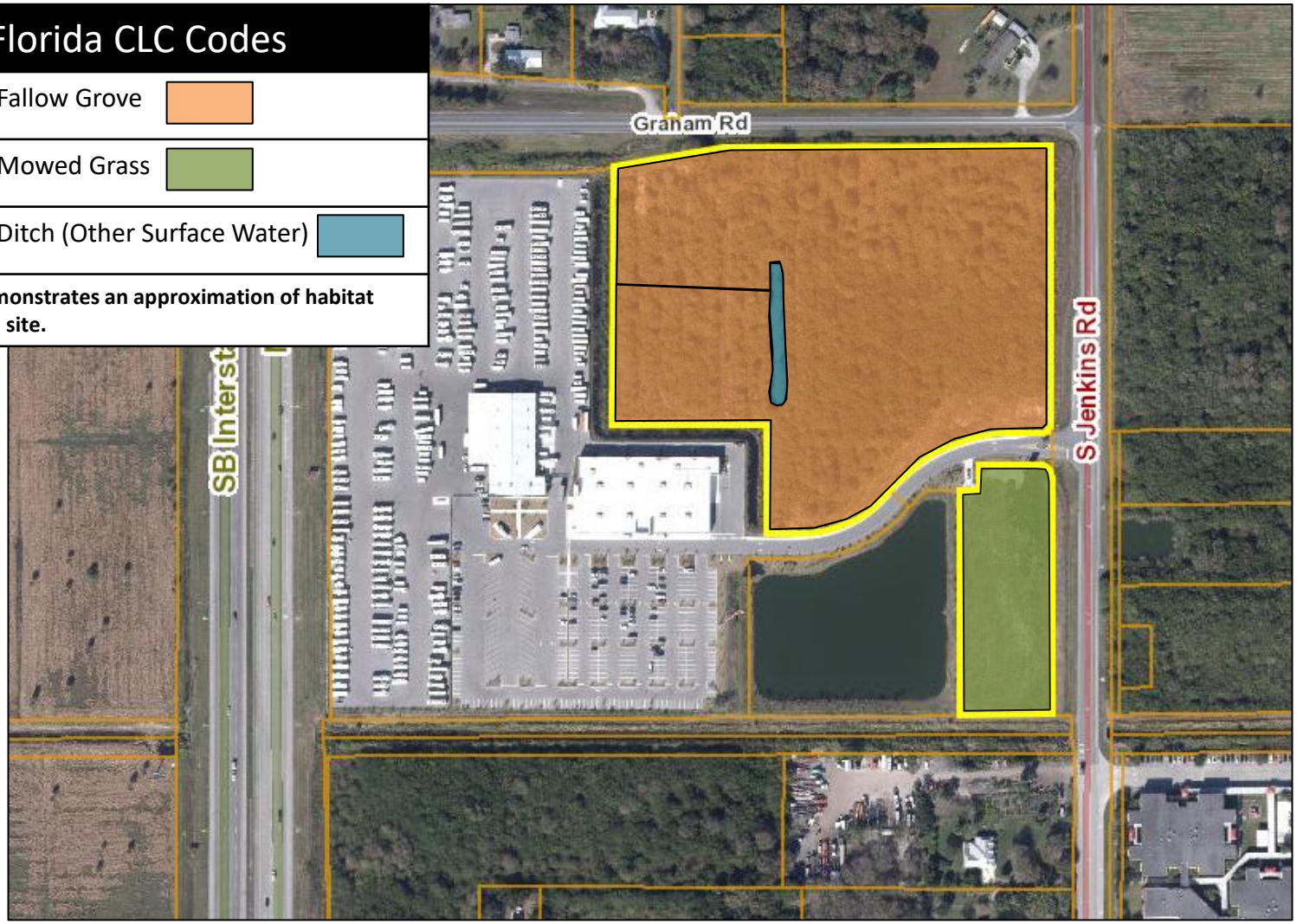
Florida Cooperative Land Cover (CLC) Map

Project: 22-154	Hillpointe LLC	04/25/2022

N

Florida CLC Codes	
214	Fallow Grove
1810	Mowed Grass
4220	Ditch (Other Surface Water)

***This map demonstrates an approximation of habitat boundaries on site.**



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

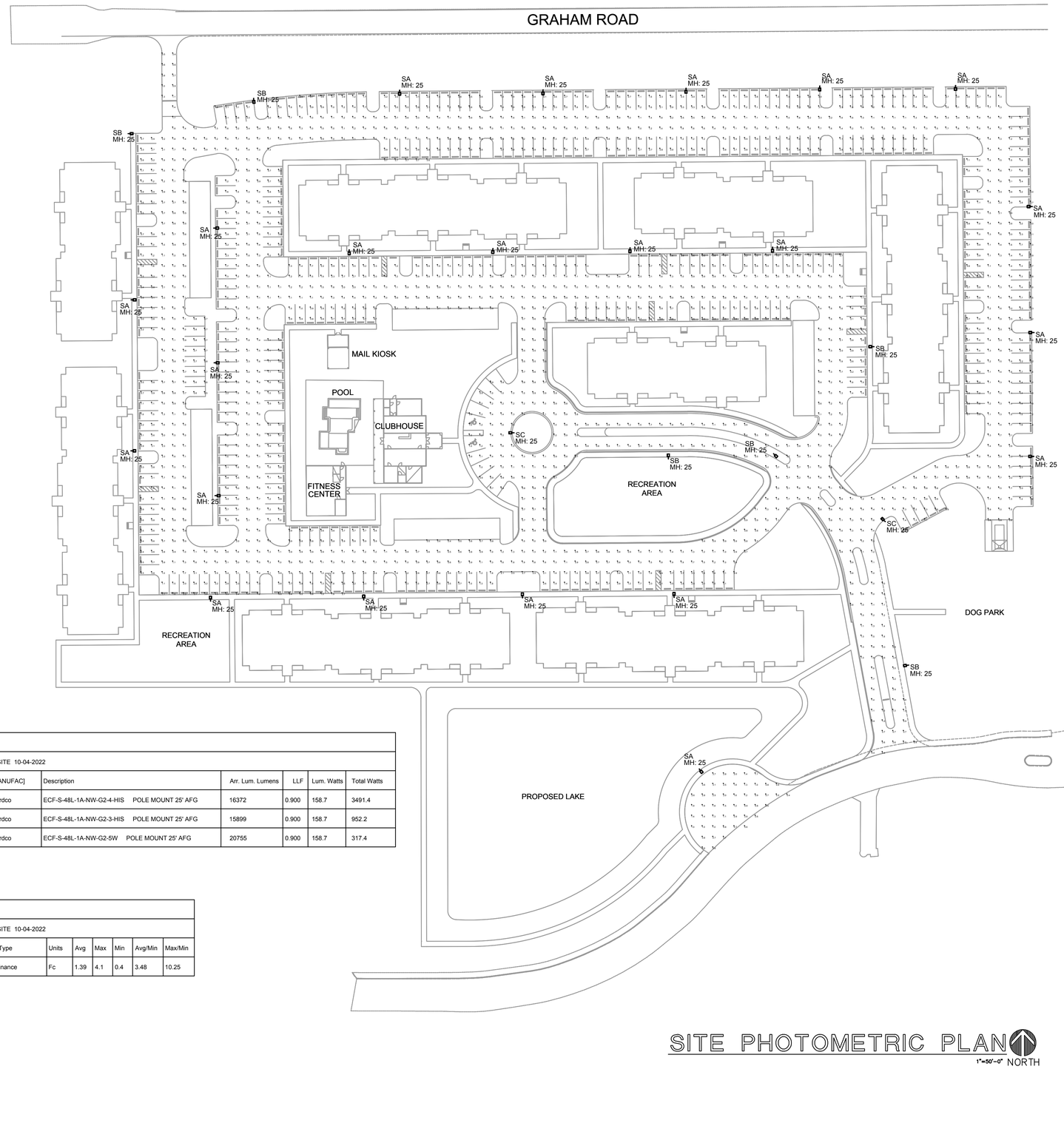
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Google Earth 1994 Aerial Image

Project: 22-154	Hillpointe LLC	04/25/2022

N



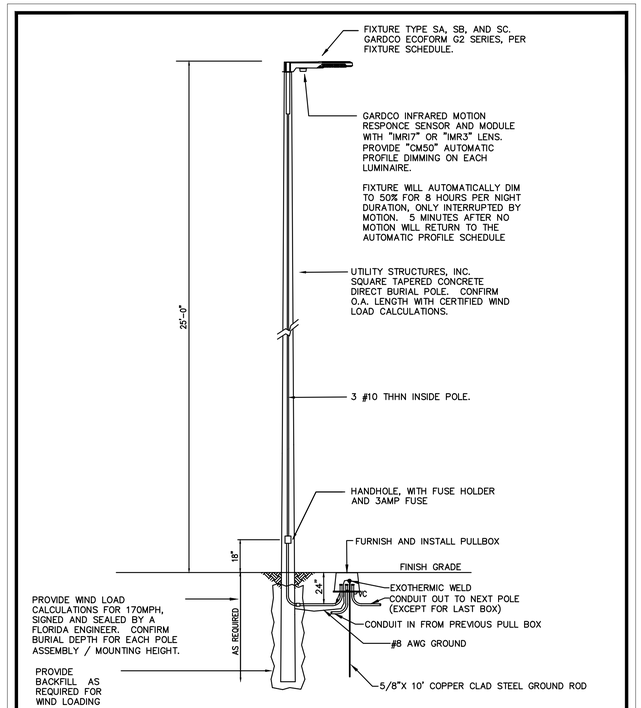


Luminaire Schedule								
Project: HILLPOINT FT PIERCE SITE 10-04-2022								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	22	SA	Gardco	ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	16372	0.900	158.7	3491.4
	6	SB	Gardco	ECF-S-48L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	15899	0.900	158.7	952.2
	2	SC	Gardco	ECF-S-48L-1A-NW-G2-5W POLE MOUNT 25' AFG	20755	0.900	158.7	317.4

Calculation Summary							
Project: HILLPOINT FT PIERCE SITE 10-04-2022							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE & PARKING_Planar	Illuminance	Fc	1.39	4.1	0.4	3.48	10.25

SITE PHOTOMETRIC PLAN

1"=50'-0" NORTH



LIGHT POLE DETAIL

N.T.S.

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

DESIGNED BY | DRAWN BY | FILENAME | LAYOUT AS SHOWN | SCALE | DATE

REVISION COMMENTS | DATE

HILLPOINTE
MULTI-FAMILY RESISDENTIAL
FORT PIERCE FLORIDA

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

SITE PHOTOMETRIC PLAN

E1.1

KAMM CONSULTING PROJECT #:
PROJECT MANAGER:
KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
JMAYR@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Bradly I. Brown Florida License #58232
date
signed

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Hillpointe Residential

Prepared for:

Alejandro Toro
EDC, Inc.
10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987

Prepared by

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

May 26, 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: 5/26/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

May 26, 2022

Mr. Alejandro Toro
EDC, Inc.
10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987

Re: Hillpointe Residential

Dear Mr. Lott:

O'Rourke Engineering & Planning has completed the traffic analysis for 252 multifamily dwelling units to be located west of 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

Hillpointe Residential Traffic Analysis 5.26.2022

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
ROADWAY CONDITIONS	3
PROJECT TRAFFIC	5
PROJECT DISTRIBUTION / ASSIGNMENT	5
LINK ANALYSIS	8
INTERSECTION ANALYSIS	8
CONCLUSION	8

TABLES

TABLE 1: Project Trip Generation	6
TABLE 2: Project Percent Impact	9
TABLE 3: Link Analysis	10
TABLE 4: Intersection Results	11

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Lane Geometrics	4
FIGURE 3: Percent Assignment	7

APPENDICES

APPENDIX A: Site Location
APPENDIX B: Roadway Details
APPENDIX C: St. Lucie County 2019/2020 Level of Service Report, Model Data, FDOT 2012 Quality Level of Service,
APPENDIX D: Other Project Data and Growth Rate Data
APPENDIX E: Intersection Analysis

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 252 multifamily units to be located west of 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:

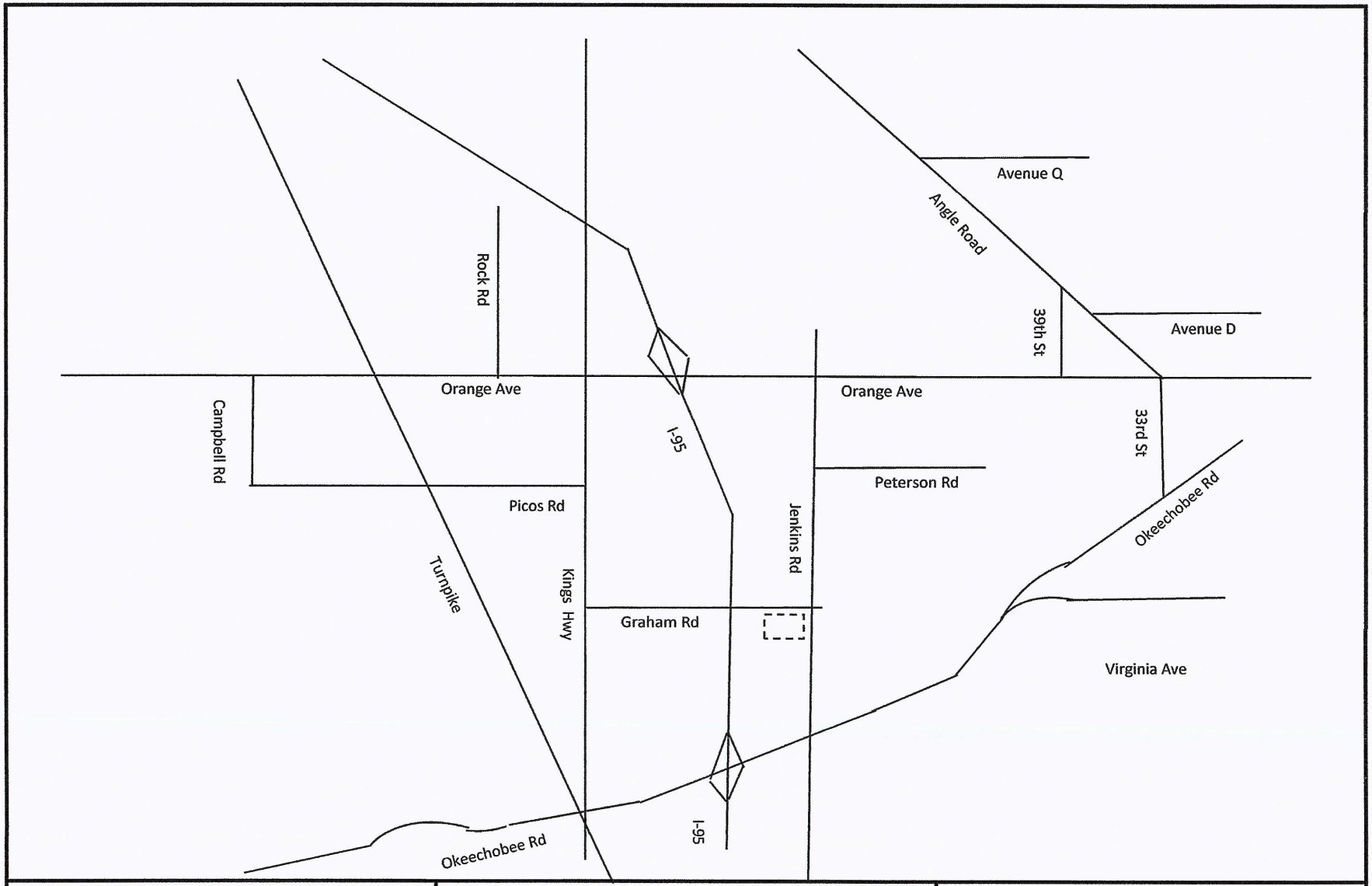
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 252 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: SR22051.0
Date: 5/26/2022
Legend
= Project Location
Figure 1
Project Location
Hillpointe Residential

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

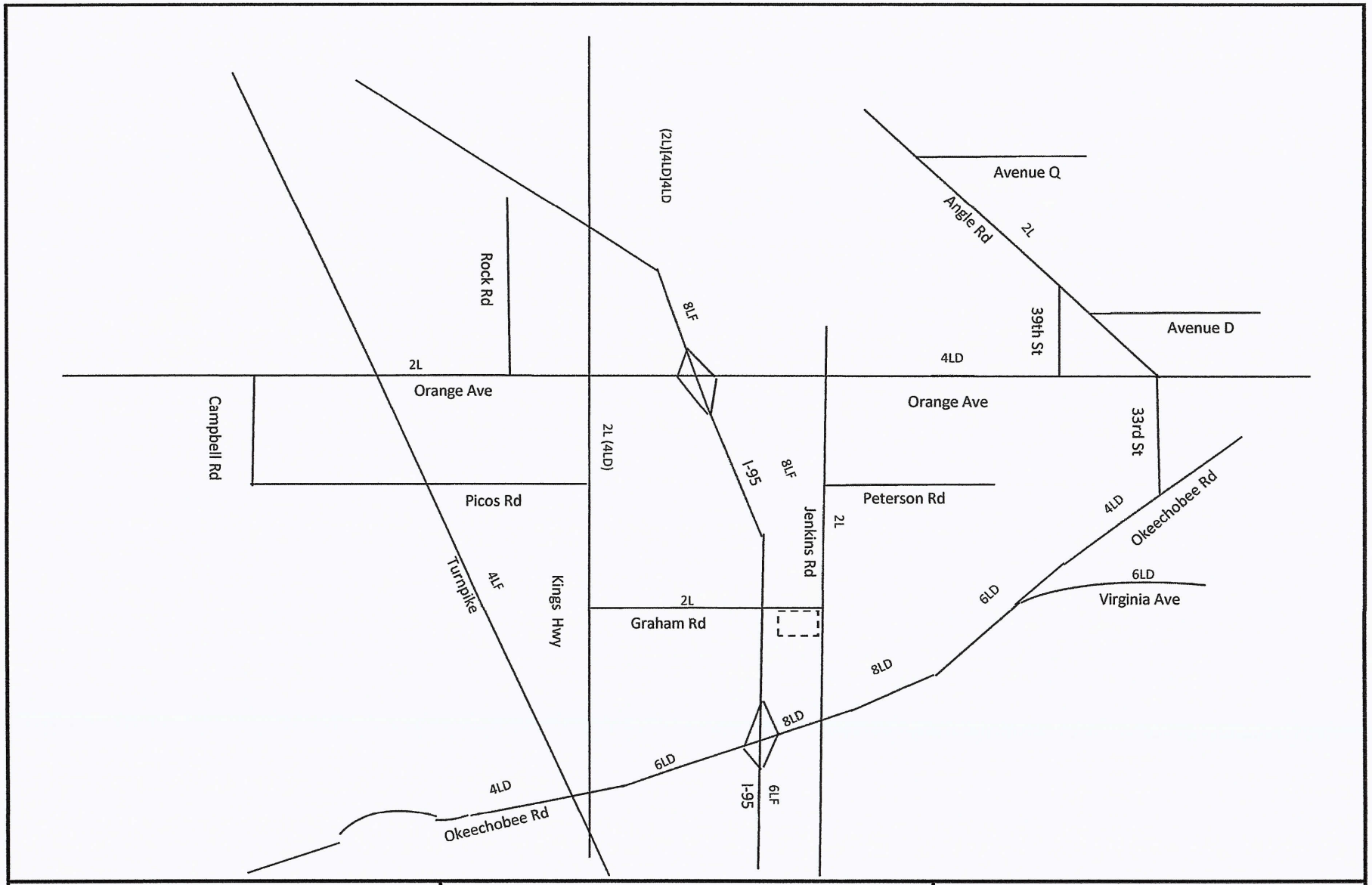
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- 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: SR22051.0 | Date: 5/26/2022

Legend

= Project Location

(XX) = Existing Conditions if different then 2040 Network

[XX] = Commited 5-Year TIP

Figure 2

Lane Geometrics

Hillpointe Residential

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 252 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		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	T = 6.41(X) + 75.31	50%	50%	846	845	1,691
TOTALS							**846**	**845**	**1,691**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

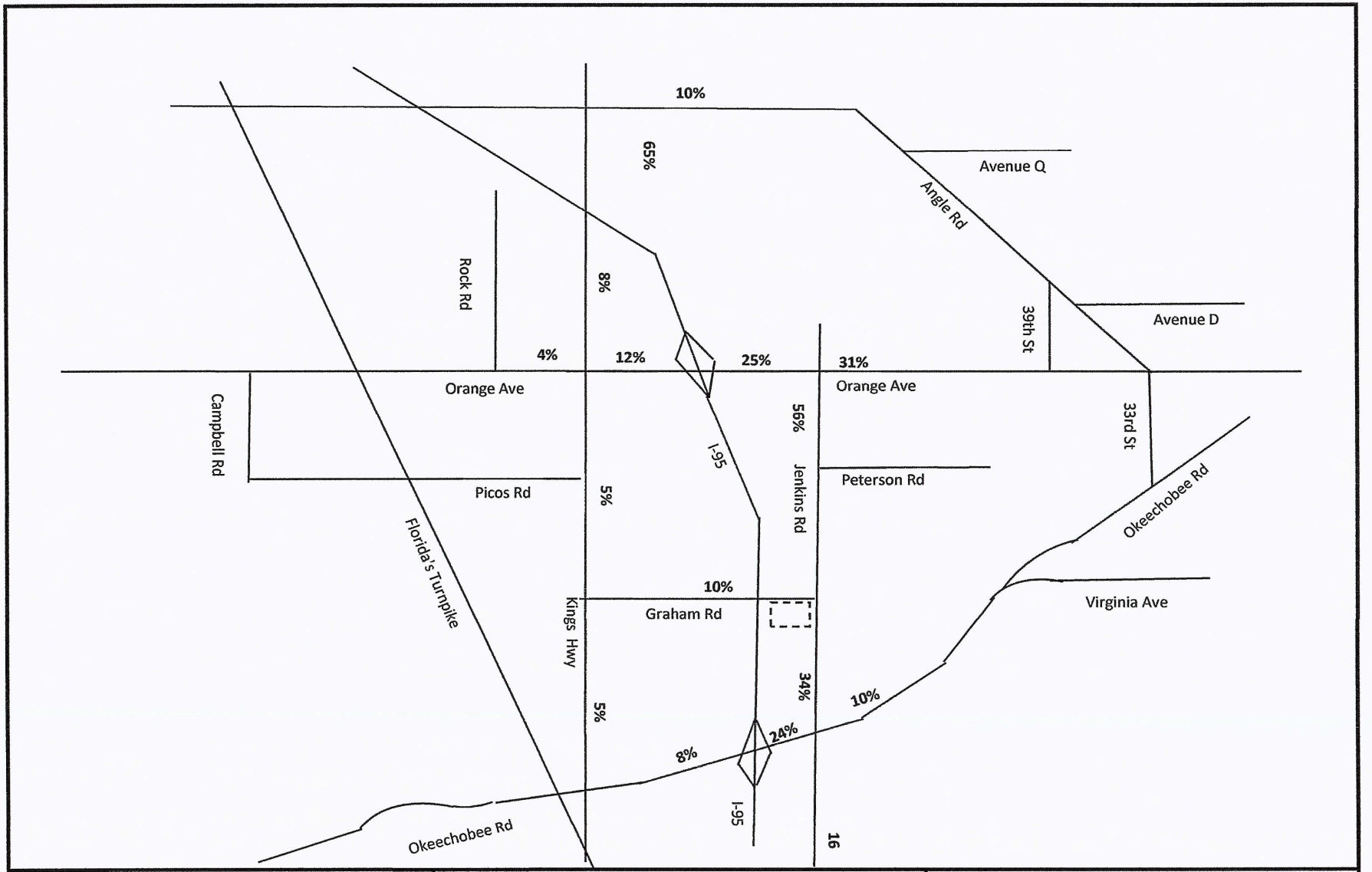
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	(T) = 0.31(X) + 22.85	24%	76%	24	77	101
TOTALS							**24**	**77**	**101**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	(T) = 0.43(X) + 20.55	63%	37%	81	48	129
TOTALS							**81**	**48**	**129**

Source: ITE 11th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR22051.0 | Date: 5/26/2022

Legend

= Project Location

Figure 3

Percent Assignment

Hillpointe Residential

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. The intersection of Graham and Jenkins will have delay to the westbound approach. There will be an addition of a left-turn lane at both eastbound and westbound approaches when the east leg is added by Waypoint.

DRIVEWAY ANALYSIS

There is one driveway located on Jenkins Road. A southbound right turn lane and a northbound left turn lane will be provided.

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	43	4.67%	56%
	Orange Ave	Peterson Rd	SB	2L	IN	NO	920	13	1.41%	56%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	43	6.83%	56%
	Peterson Rd	Graham Rd	SB	2L	IN	NO	630	13	2.06%	56%
	Graham Rd	Okeechobee Rd	NB	2L	IN	NO	920	8	0.87%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	26	2.83%	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	3	0.28%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	3	0.15%	12%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	9	0.45%	12%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	6	0.30%	25%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	19	0.95%	25%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	24	1.20%	31%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	7	0.35%	31%
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	4	0.20%	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	4	0.20%	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	4	0.20%	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	4	0.20%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	6	0.30%	8%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	2	0.10%	8%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	6	0.14%	24%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	18	0.42%	24%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	8	0.20%	10%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	2	0.05%	10%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	8	0.25%	10%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	2	0.06%	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: 24
Net Out: 77

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	NO	920	27	2.93%	56%
	Orange Ave	Peterson Rd	SB	2L	IN	YES	920	45	4.89%	56%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	27	4.29%	56%
	Peterson Rd	Graham Rd	SB	2L	IN	YES	630	45	7.14%	56%
	Graham Rd	Okeechobee Rd	NB	2L	IN	YES	920	28	3.04%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	16	1.74%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	3	0.28%	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	10	0.50%	12%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	6	0.30%	12%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	20	1.00%	25%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	12	0.60%	25%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	15	0.75%	31%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	25	1.25%	31%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	4	0.20%	8%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	6	0.30%	8%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	19	0.45%	24%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	12	0.28%	24%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	5	0.12%	10%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	8	0.20%	10%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	5	0.16%	10%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	8	0.25%	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: 81
Net Out: 48

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	43	777	4.67%	YES	56%
	Peterson Rd	Graham Rd	NB	OUT	YES	517	2.13%	587	93	680	630	43	723	6.83%	YES(4)	56%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	497	2.13%	564	100	664	920	26	690	2.83%	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: 24
Net Out: 77
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	45	838	4.89%	YES	56%
	Peterson Rd	Graham Rd	NB	OUT	YES	502	2.13%	570	95	665	630	27	692	4.29%	YES(4)	56%
	Peterson Rd	Graham Rd	SB	IN	YES	523	2.13%	594	141	735	630	45	780	7.14%	YES(4)	56%
	Graham Rd	Okeechobee Rd	NB	IN	YES	502	2.13%	570	95	665	920	28	693	3.04%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	523	2.13%	594	141	735	920	16	751	1.74%	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 [3]	15.7/12.1	E/B	41.2/14.4
Jenkins/Orange	B	16.7	B	17.1	C	25.1	C	24.2	C	26.2	C	25.0
Jenkins/Okeechobee	C	34.6	C	30.8	D	44.5	D	46.9	D	43.5	D	47.4

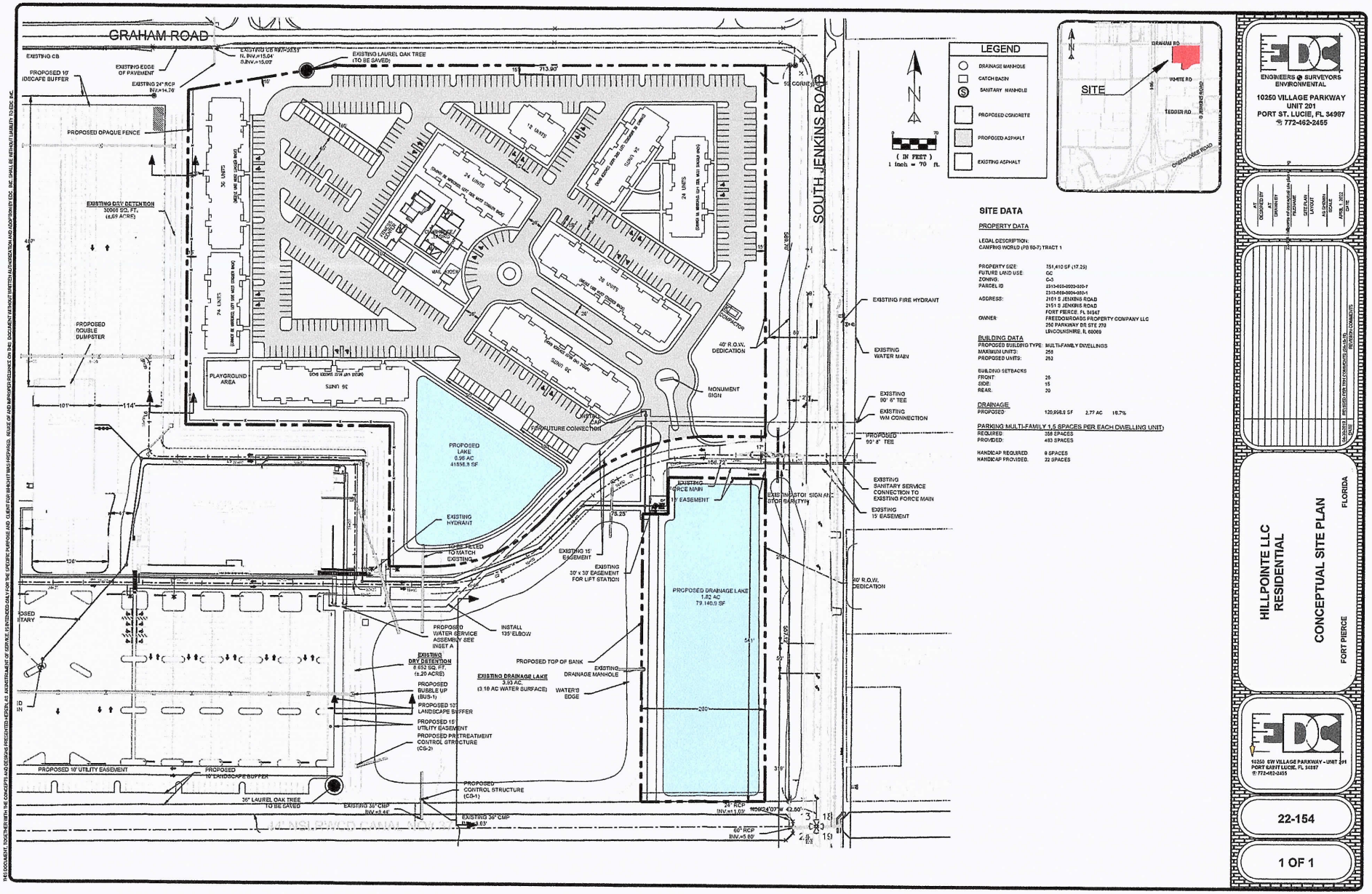
[1] EB Approach / NB Approach for existing and 2026 w/o Project

[2] EB Approach / WB Approach for 2026 with Project

[3] 13.7 B AM, 22.6 C PM w/ left turn lanes on both plus EB/WB approach

APPENDIX A

SITE DATA



ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
AT	AT	AT	APRIL 1, 2022

NO.	REVISIONS	DATE
1	REVISED PER COMMENTS (08-05-22)	08-05-22

HILLPOINTE LLC RESIDENTIAL

CONCEPTUAL SITE PLAN

FORT PIERCE FLORIDA

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

22-154

1 OF 1

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

Z:\EDC-10\22-154 - Hillpointe LLC - Camping World Outparcel\ENGINEERING\AutoCAD\DWGS\22-154 - Hillpointe Intl Conceptual Site Plan R2.dwg, SITE PLAN, 8/1/2022 2:25:11 PM, vetto, EDC, Inc., EDC, Inc

APPENDIX B

Roadway Details

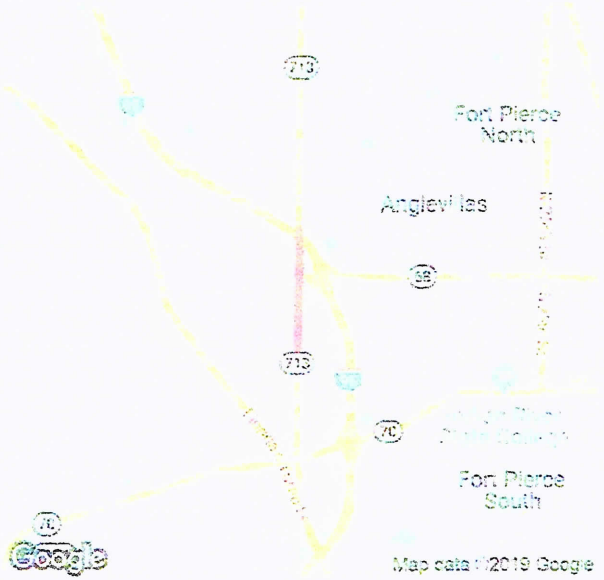
5 Year Plan

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**

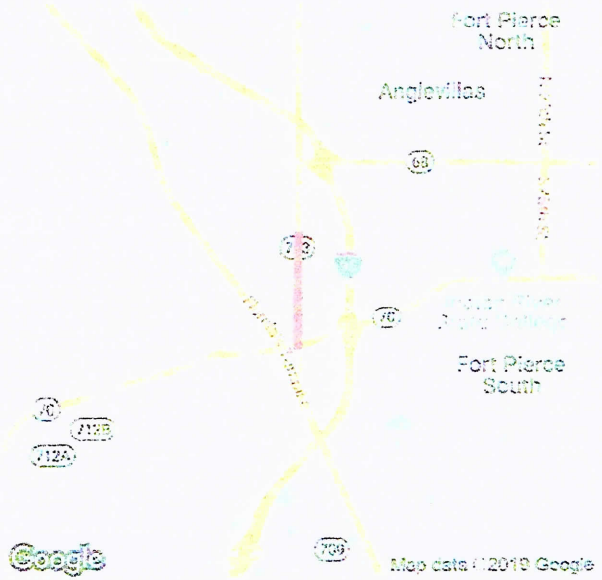
Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-2

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 PHS202=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

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

4383791 Non-SIS



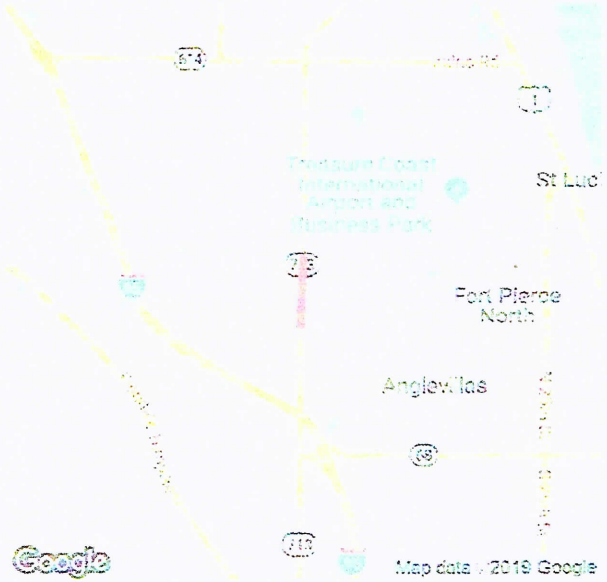
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF I-95 OVERPASS
Length: 1.4 **To:** N OF COMMERCIAL CIR
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

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



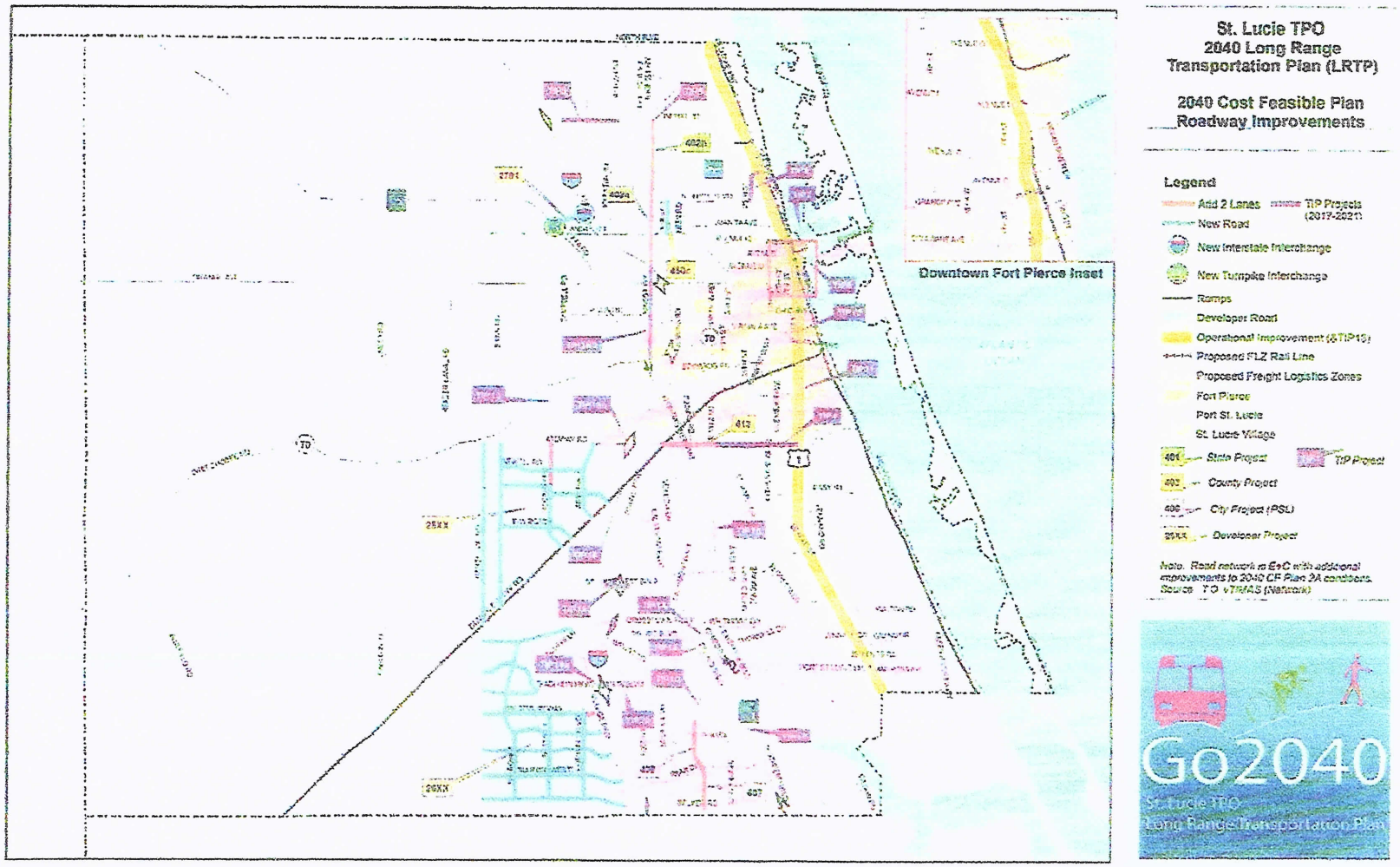
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** NORTH OF COMMERCIAL CIRCLE
Length: 1.21 **To:** NORTH OF ST LUCIE BLVD
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION,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



APPENDIX C

2040 Model Data Volumes

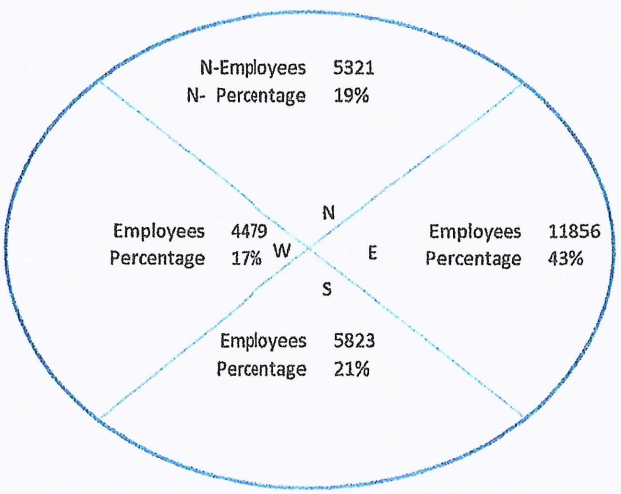
2040 Employment Data/Distribution

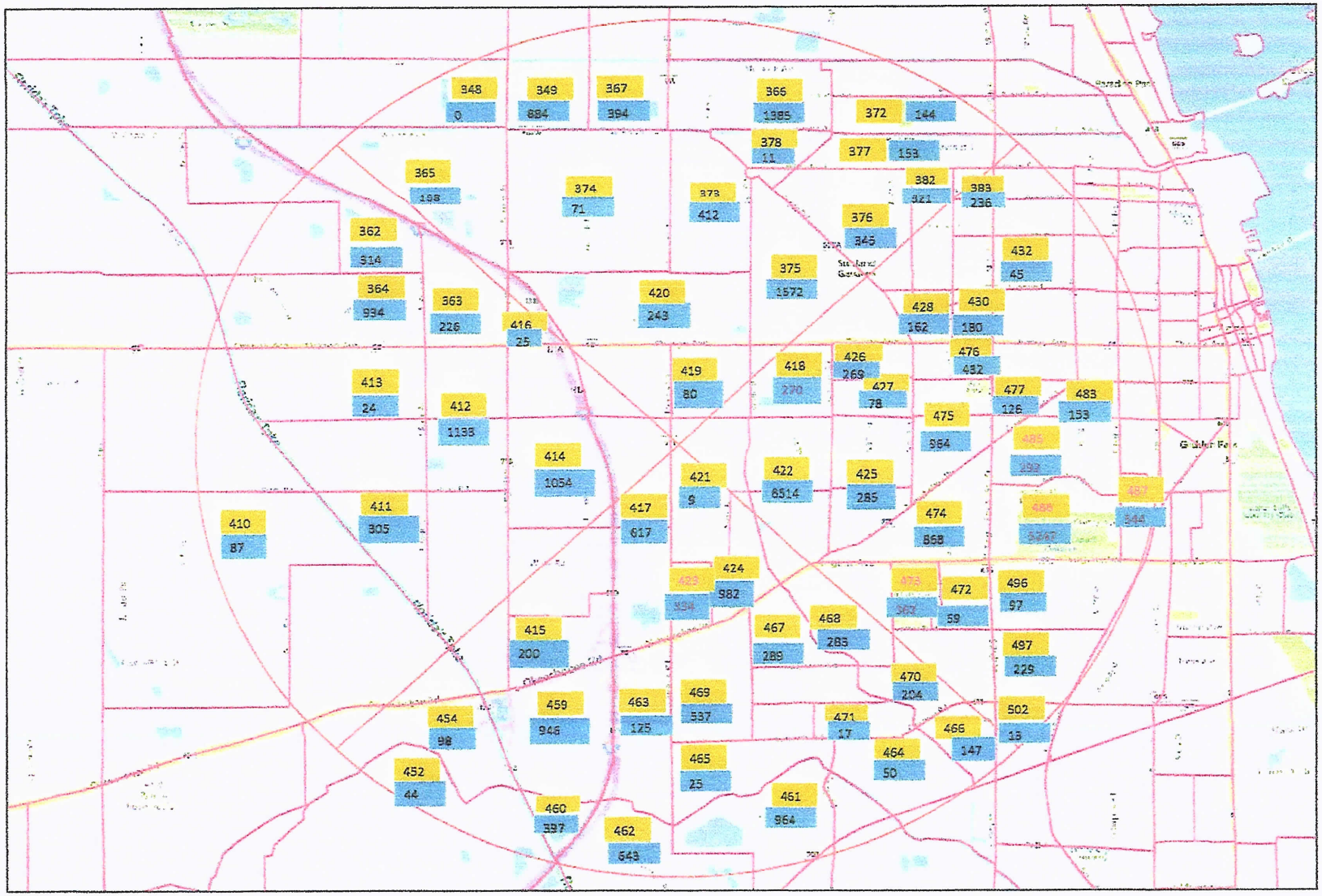
ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

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	15,691	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	10,336	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	33,328	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

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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
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

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						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

C-5

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2021

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						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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2021

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						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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2021

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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 | |
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| 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%

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Fall 2017

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						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

D4

* 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)
*** 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

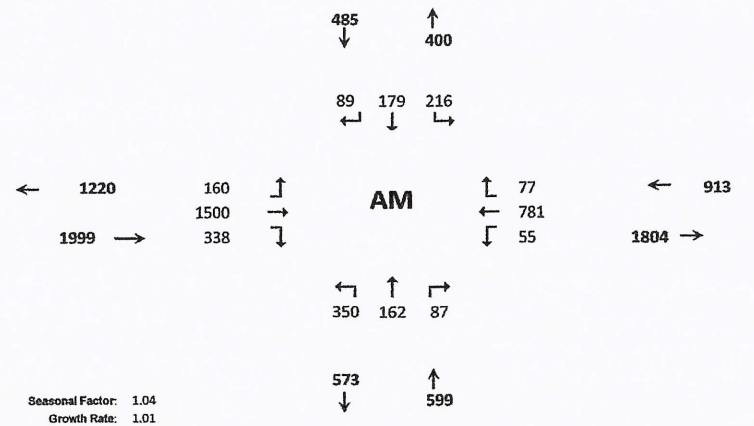
N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

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			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	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

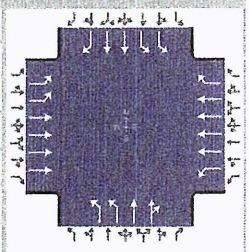
Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 2

	Trips In	Trips Out

E-1

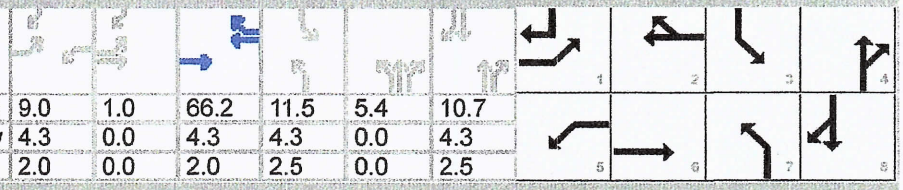
HCS7 Signalized Intersection Results Summary

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		
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					
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					

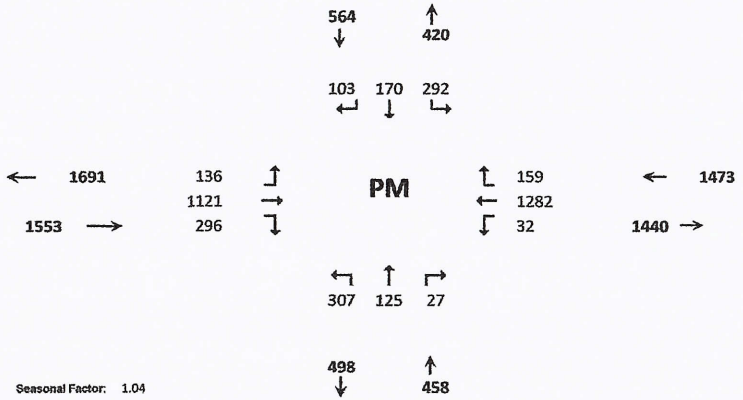
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.42	B	2.56	C	2.98	C	2.98	C
Bicycle LOS Score / LOS	1.28	A	0.93	A	1.06	A	0.95	A

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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

	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	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														
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	

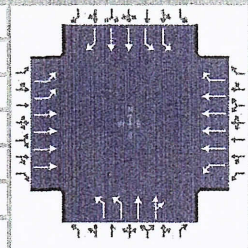


Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 2

Trips In **Trips Out**

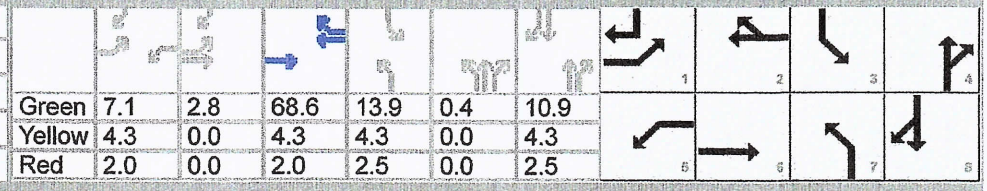
HCS 2010 Signalized Intersection Results Summary

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



	EB		WB			NB				SB			
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

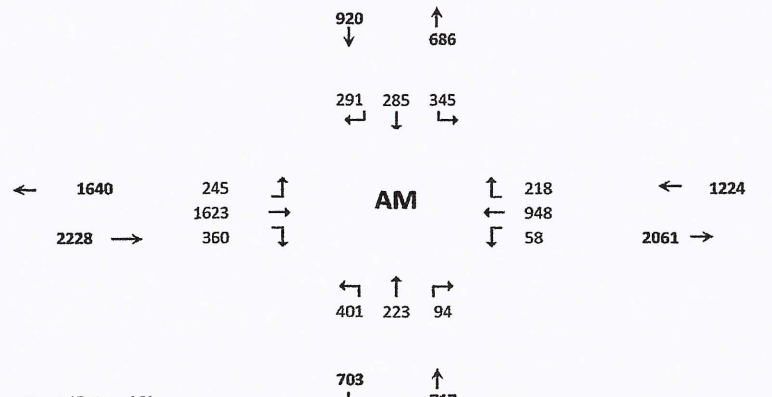
N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

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	



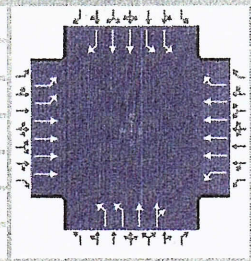
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM														
Volumes	330	153	82	204	169	84	151	1414	319	52	736	73	3767		
Season Factor	343	159	85	212	176	87	157	1471	332	54	765	76	3918		
Growth	364	169	91	225	187	93	167	1561	352	57	813	81	4159		
In/Out															
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%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

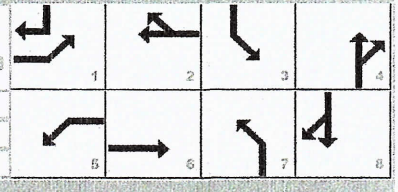
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.86
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins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





	EB			WB			NB			SB		
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					

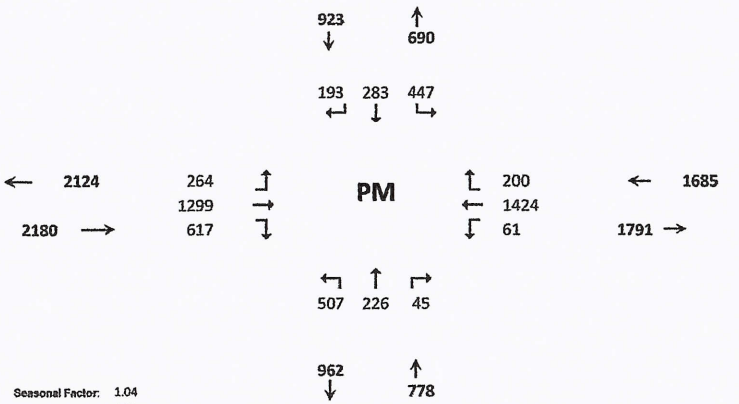
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.58	C	2.97	C	2.97	C
Bicycle LOS Score / LOS	1.38	A	1.07	A	1.18	A	1.37	A

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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

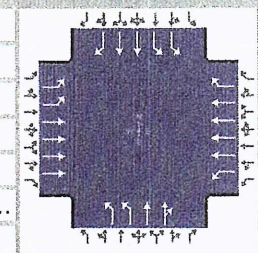
	Trips In	Trips Out
Jenkins Pointe - Waypoint	0	0

SUBPROJECTS

%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	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

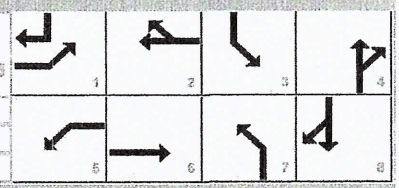
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.93
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins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

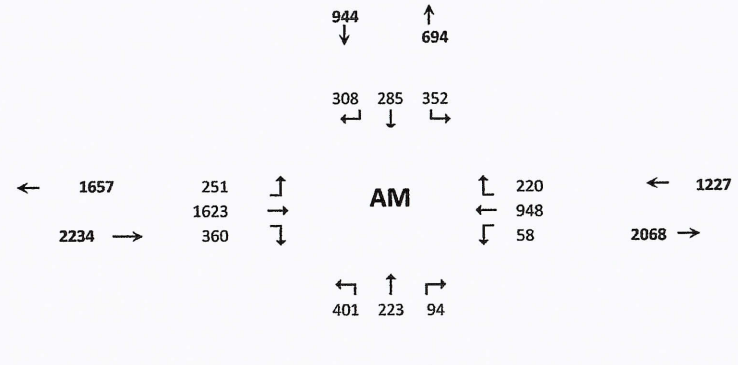
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.57	C	2.98	C	2.98	C
Bicycle LOS Score / LOS	1.18	A	1.23	A	1.18	A	1.31	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME: Hillpointe Residential
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	



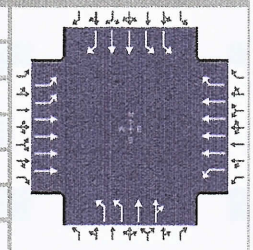
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	330	153	82	204	169	84	151	1414	319	52	736	73	3767	
Season Factor	343	159	85	212	176	87	157	1471	332	54	765	76	3918	
Growth	364	169	91	225	187	93	167	1561	352	57	813	81	4159	
In/Out				OUT		OUT	IN					IN		
Percentage	0%	0%	0%	10%	0%	24%	24%	0%	0%	0%	0%	10%	0%	
PROJECT	0	0	0	7	0	17	6	0	0	0	0	2	32	

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	352	285	308	251	1623	360	58	948	220	4191			

HCS Signalized Intersection Results Summary

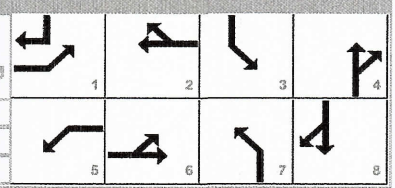
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	MM	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.86
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	Okeechobee and Jenkins - AM With Project Hillpo...		
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	0.9		45.5	17.5	0.7	30.1					
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	1.1	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.3	52.7	15.4	51.8	25.0	37.6	24.3	36.9
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	3.1	3.0	3.1
Queue Clearance Time (*g s*), s	8.8		6.7		19.1	13.5	16.9	28.3
Green Extension Time (*g e*), s	0.5	0.0	0.1	0.0	0.0	2.2	0.6	1.8
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	0.09

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	6.8	31.5		4.7	16.1	16.0	17.1	11.0	11.5	14.9	10.1	26.3
Cycle Queue Clearance Time (*g c*), s	6.8	31.5		4.7	16.1	16.0	17.1	11.0	11.5	14.9	10.1	26.3
Green Ratio (*g/C*)	0.43	0.36		0.07	0.35	0.35	0.14	0.24	0.24	0.13	0.23	0.31
Capacity (*c*), veh/h	616	2462		127	2415	564	492	450	406	473	838	497
Volume-to-Capacity Ratio (*X*)	0.477	0.767		0.531	0.456	0.456	0.948	0.423	0.440	0.871	0.396	0.733
Back of Queue (Q), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)	5.0	19.1		3.9	10.9	10.7	14.3	8.8	8.4	11.3	7.9	15.7
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	24.7	37.0		58.4	32.7	32.7	55.4	42.1	42.2	55.1	42.3	40.2
Incremental Delay (*d 2*), s/veh	0.2	2.3		1.3	0.6	2.6	27.6	0.2	0.3	8.3	0.1	2.7
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	24.9	39.4		59.7	33.3	35.3	83.0	42.3	42.5	63.4	42.4	42.9
Level of Service (LOS)	C	D		E	C	D	F	D	D	E	D	D
Approach Delay, s/veh / LOS	37.4	D		34.9	C		65.1	E		50.4	D	
Intersection Delay, s/veh / LOS	43.5						D					

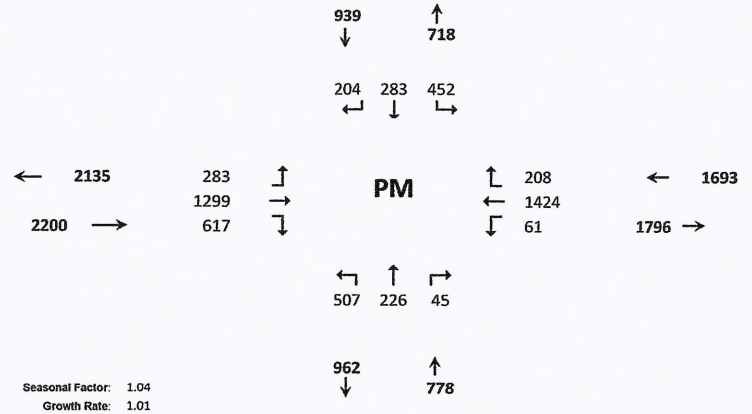
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.58	C	2.97	C	2.97	C
Bicycle LOS Score / LOS	1.39	A	1.08	A	1.18	A	1.40	A

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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	5	0	12	19	0	0	0	0	8	44

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

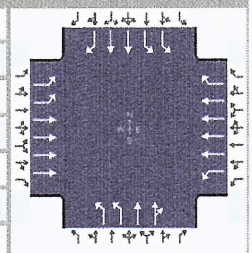
	Trips In	Trips Out
Hillpointe Residential	81	48

SUBPROJECTS

%	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	452	283	204	283	1299	617	61	1424	208	4257			

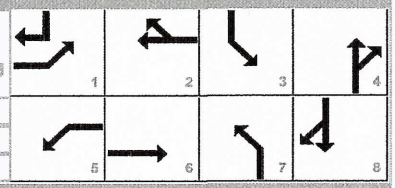
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	MM	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	Okeechobee and Jenkins - PM With Project Hillpo...		
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	283	1299		61	1424	208	507	226	45	452	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	4.6		52.8	18.2	1.9	17.3					
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	20.0	63.7	15.4	59.1	25.0	24.1	26.9	26.0
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	13.0		6.5		20.2	11.8	19.6	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	0.67	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	304	1397		66	1531	224	545	148	143	486	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	11.0	18.4		4.5	22.0	12.5	18.2	9.5	9.8	17.6	10.2	15.6
Cycle Queue Clearance Time (g_c), s	11.0	18.4		4.5	22.0	12.5	18.2	9.5	9.8	17.6	10.2	15.6
Green Ratio (*g/C*)	0.11	0.44		0.07	0.41	0.41	0.14	0.13	0.13	0.15	0.15	0.25
Capacity (*c*), veh/h	369	3046		126	2802	654	492	252	238	544	533	406
Volume-to-Capacity Ratio (*X*)	0.824	0.459		0.520	0.546	0.342	1.108	0.587	0.604	0.894	0.571	0.548
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	8.5	11.8		3.8	13.8	8.5	19.7	8.0	7.8	13.4	8.0	10.2
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	57.0	25.4		58.4	29.5	26.6	55.9	53.0	53.2	53.9	51.6	42.2
Incremental Delay (d_2), s/veh	1.8	0.5		1.2	0.8	1.4	73.5	0.8	0.9	12.9	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	58.8	25.9		59.6	30.2	28.1	129.4	53.8	54.1	66.8	52.0	42.6
Level of Service (LOS)	E	C		E	C	C	F	D	D	E	D	D
Approach Delay, s/veh / LOS	31.8	C		31.0	C		103.1	F		57.0	E	
Intersection Delay, s/veh / LOS	47.4						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

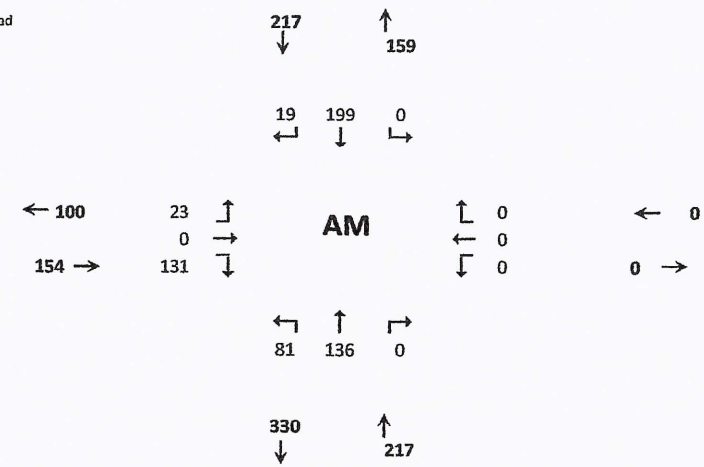
N/S STREET: Jenkins Road | E/W STREET: Graham Road | CONTROL: Unsignalized

FILENAME: Hillpointe

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

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	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

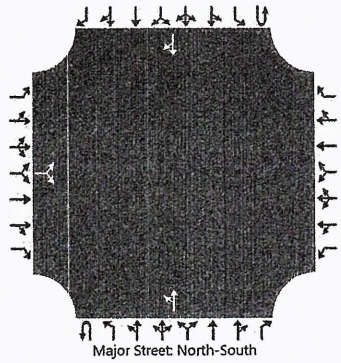
General Information

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

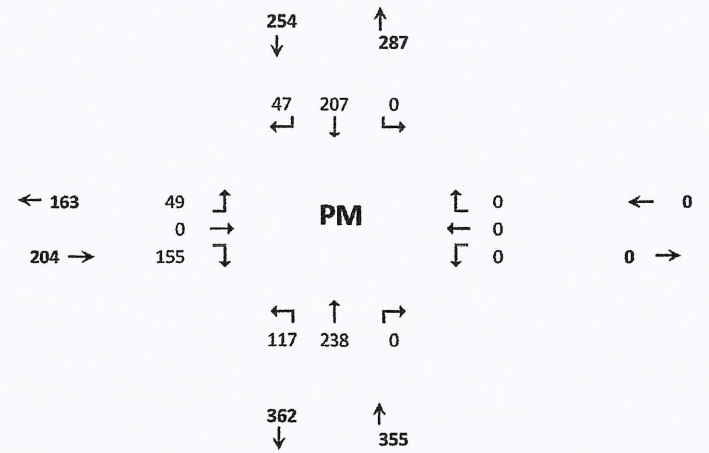
Flow Rate, v (veh/h)			162							85						
Capacity, c (veh/h)			736							1331						
v/c Ratio			0.22							0.06						
95% Queue Length, Q_{95} (veh)			0.8							0.2						
Control Delay (s/veh)			11.3							7.9						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.3								3.3			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

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road
FILENAME: Hillpointe **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

E-15

HCS7 Two-Way Stop-Control Report

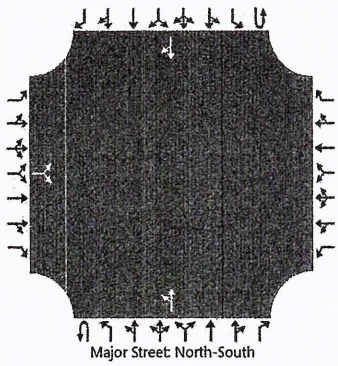
General Information

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

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

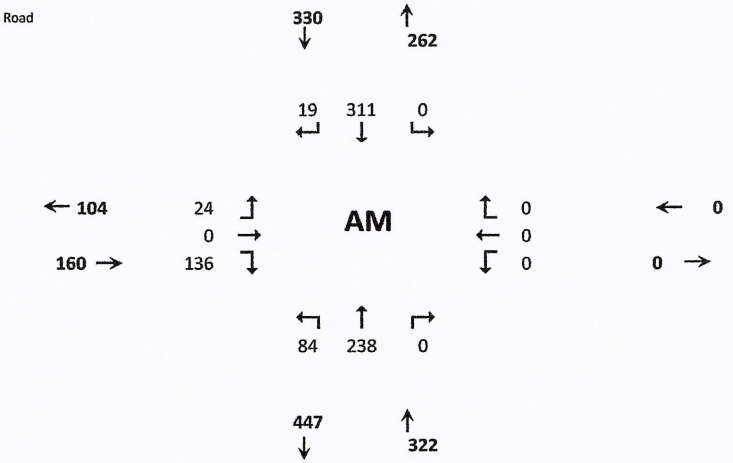
N/S STREET: Jenkins Road **E/W STREET:** Graham Road **CONTROL:** Unsignalized

FILENAME: Hillpointe Residential

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 Point	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

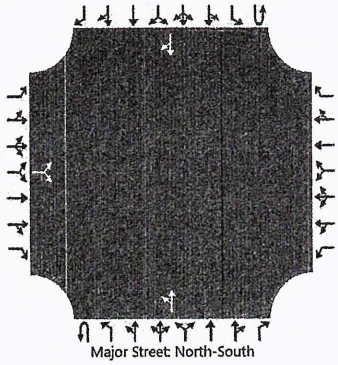
General Information

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	Hillpointe

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

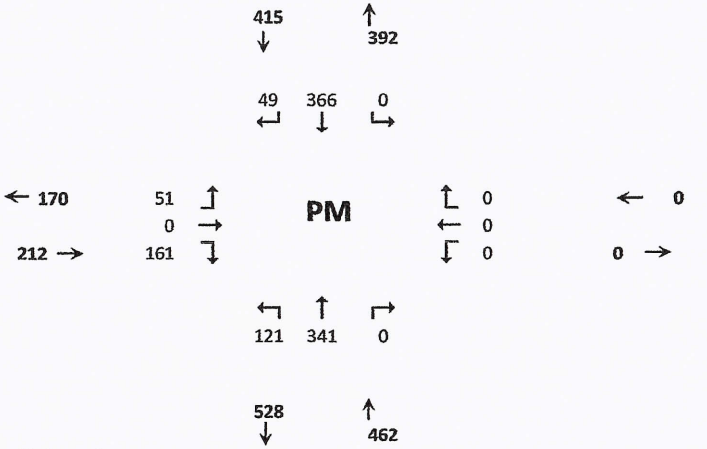
Flow Rate, v (veh/h)			168							88						
Capacity, c (veh/h)			604							1205						
v/c Ratio			0.28							0.07						
95% Queue Length, Q_{95} (veh)			1.1							0.2						
Control Delay (s/veh)			13.2							8.2						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	13.2								2.7				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

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TURNING MOVEMENT VOLUME COUNTS

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

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period Ianes	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

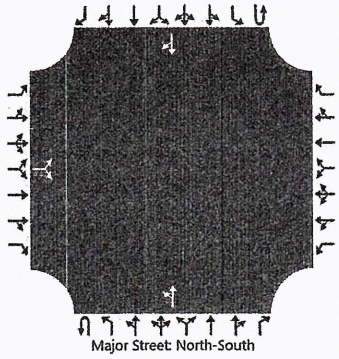
General Information

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	Hill pointe

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

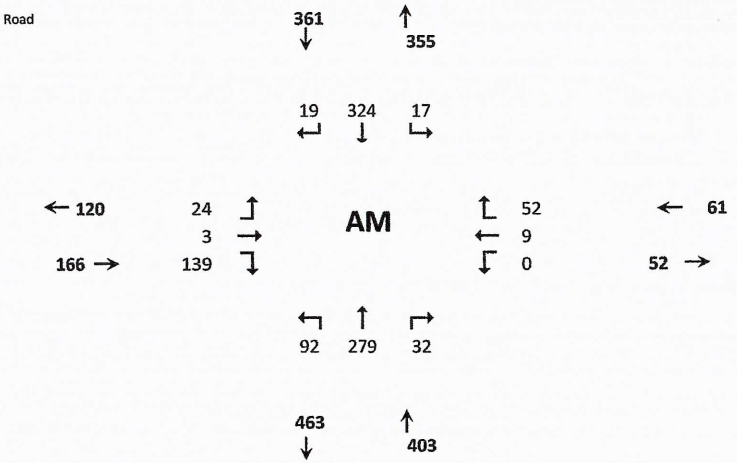
Flow Rate, v (veh/h)			223							127						
Capacity, c (veh/h)			440							1116						
v/c Ratio			0.51							0.11						
95% Queue Length, Q_{95} (veh)			2.8							0.4						
Control Delay (s/veh)			21.3							8.6						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)	21.3								3.2			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

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road **CONTROL:** Unsignalized
FILENAME: Hillpointe Residential
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	OUT			IN				IN					
Percentage	10%	56%	0%	0%	56%	0%	0%	0%	10%	0%	0%	0%	0%	
PROJECT	7	41	0	0	13	0	0	0	2	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 Point	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		
Waypoint	0	0	32	17	0	0	0	3	0	0	9	52		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
Total	92	279	32	17	324	19	24	3	139	0	9	52	991	



Seasonal Factor:	1
Trips In	24
Trips Out	74
Growth Rate:	1.01
Years Grown:	8

HCS Two-Way Stop-Control Report

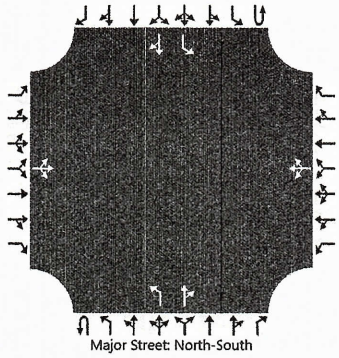
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	AM - With Project
Intersection Orientation	North-South
Project Description	Hillpointe Residential

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	139		0	9	52		92	279	32		17	324	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)			175				64			97				18		
Capacity, c (veh/h)			511				568			1191				1227		
v/c Ratio			0.34				0.11			0.08				0.01		
95% Queue Length, Q_{95} (veh)			1.5				0.4			0.3				0.0		
Control Delay (s/veh)			15.7				12.1			8.3				8.0		
Level of Service (LOS)			C				B			A				A		
Approach Delay (s/veh)	15.7				12.1				1.9				0.4			
Approach LOS	C				B				A				A			

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HCS Two-Way Stop-Control Report

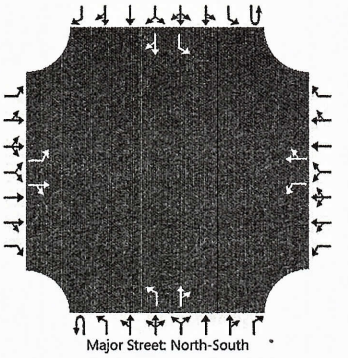
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	AM - With Project w/improvements
Intersection Orientation	North-South
Project Description	Hillpointe Residential

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		1	1	0		1	1	0	0	1	1	0	0	1	1	0
Configuration		L		TR		L		TR		L		TR		L		TR
Volume (veh/h)		24	3	139		0	9	52		92	279	32		17	324	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

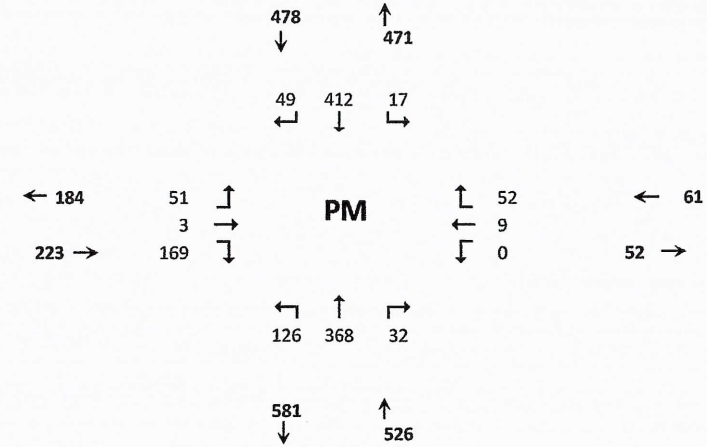
Flow Rate, v (veh/h)		25		149		0		64		97				18		
Capacity, c (veh/h)		216		665		187		568		1191				1227		
v/c Ratio		0.12		0.22		0.00		0.11		0.08				0.01		
95% Queue Length, Q_{95} (veh)		0.4		0.9		0.0		0.4		0.3				0.0		
Control Delay (s/veh)		23.9		12.0		24.2		12.1		8.3				8.0		
Level of Service (LOS)		C		B		C		B		A				A		
Approach Delay (s/veh)	13.7				12.1				1.9				0.4			
Approach LOS	B				B				A				A			

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road
FILENAME: Hillpointe Residential
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	OUT	0	0	IN	0	0	0	IN	Out	0	0	0	
Percentage	10%	56%	0%	0%	56%	0%	0%	0%	10%	0%	0%	0%	0%	
Project	5	27	0	0	45	0	0	0	8	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		
Waypoint	0	0	32	17	0	0	0	3	0	0	9	52		
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	126	368	32	17	412	49	51	3	169	0	9	52	1288	



Seasonal Factor: 1
Growth Rate: 1.01
Trips In: 81
Trips Out: 48
Years Grown: 8

HCS Two-Way Stop-Control Report

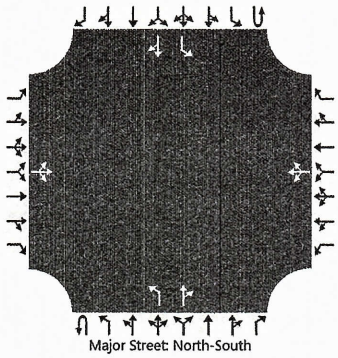
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	PM - With Project
Intersection Orientation	North-South
Project Description	Hillpointe Residential

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	3	169		0	9	52		126	368	32		17	412	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)			235				64			133				18		
Capacity, c (veh/h)			322				446			1071				1133		
v/c Ratio			0.73				0.14			0.12				0.02		
95% Queue Length, Q_{95} (veh)			5.4				0.5			0.4				0.0		
Control Delay (s/veh)			41.2				14.4			8.8				8.2		
Level of Service (LOS)			E				B			A				A		
Approach Delay (s/veh)	41.2				14.4				2.1				0.3			
Approach LOS	E				B				A				A			

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HCS Two-Way Stop-Control Report

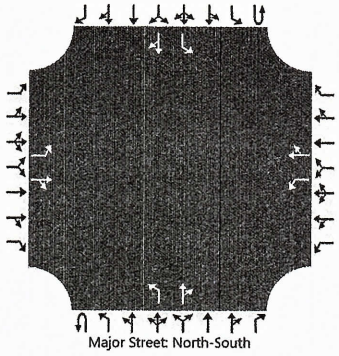
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	PM - With Project
Intersection Orientation	North-South
Project Description	Hillpointe Residential

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		1	1	0		1	1	0	0	1	1	0	0	1	1	0
Configuration		L		TR		L		TR		L		TR		L		TR
Volume (veh/h)		51	3	169		0	9	52		126	368	32		17	412	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)		54		181		0		64		133				18		
Capacity, c (veh/h)		130		572		106		446		1071				1133		
v/c Ratio		0.41		0.32		0.00		0.14		0.12				0.02		
95% Queue Length, Q_{95} (veh)		1.8		1.4		0.0		0.5		0.4				0.0		
Control Delay (s/veh)		50.9		14.2		39.1		14.4		8.8				8.2		
Level of Service (LOS)		F		B		E		B		A				A		
Approach Delay (s/veh)	22.6				14.4				2.1				0.3			
Approach LOS	C				B				A				A			

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TURNING MOVEMENT VOLUME COUNTS

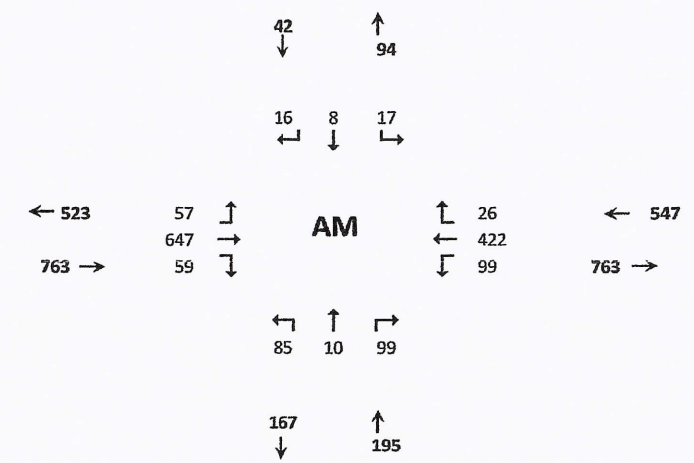
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Milpomrde~1

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

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

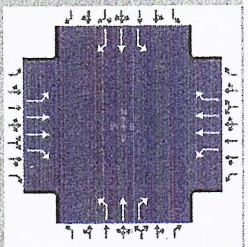
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	21	6	15	1	2	4	6	101	13	17	99	4	289	1313
7:15-7:30	18	3	18	0	3	3	8	121	13	25	71	1	284	1327
7:30-7:45	17	2	18	2	1	1	16	143	15	22	101	4	342	1298
7:45-8:00	21	1	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

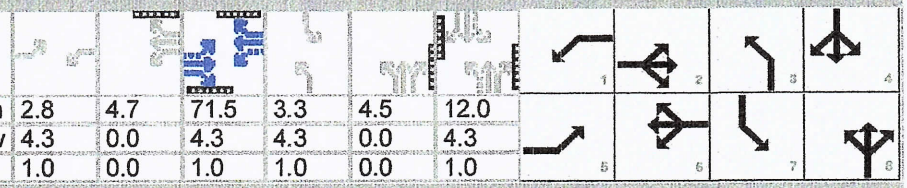
HCS7 Signalized Intersection Results Summary

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



	EB			WB			NB			SB		
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					

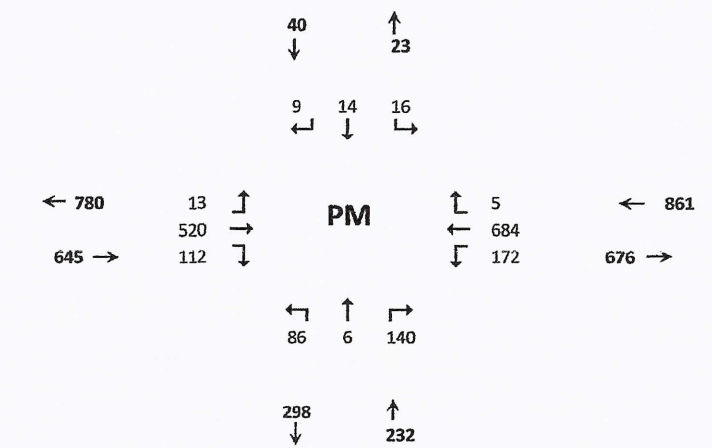
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.08	B	2.07	B	2.46	B	2.47	B
Bicycle LOS Score / LOS	1.12	A	1.33	A	0.94	A	0.56	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave.
FILENAME: . Hi Uppoint
ANALYSIS YEAR: 2022

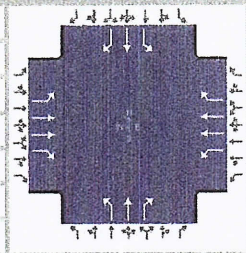
15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	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				

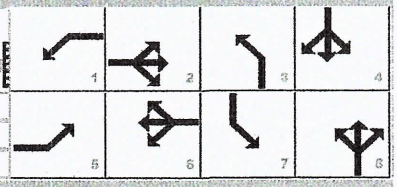


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	59	673	62	103	439	27	89	11	103	18	8	17

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	
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	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

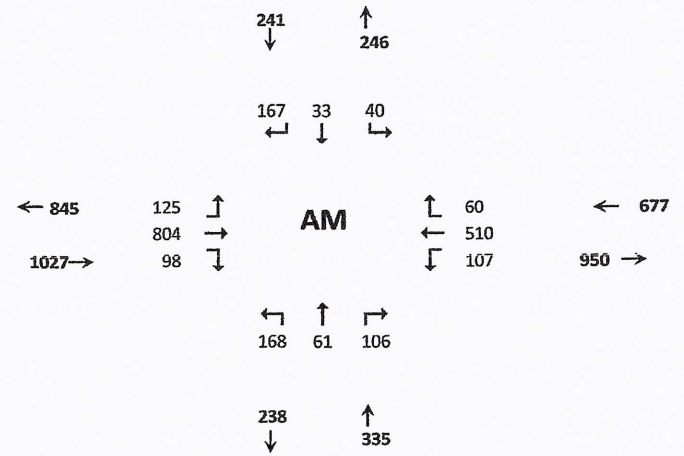
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Jenkins Pointe - Waypoint

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

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

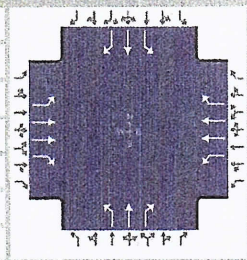


Seasonal Factor: 1.12
Trips In
Trips Out
Growth Rate: 1.010
Years Grown: 8
PHF: 0.834

E-29

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				

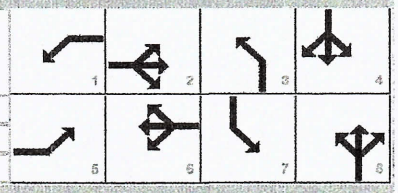


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	125	804	98	107	510	60	168	61	106	40	33	167

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					

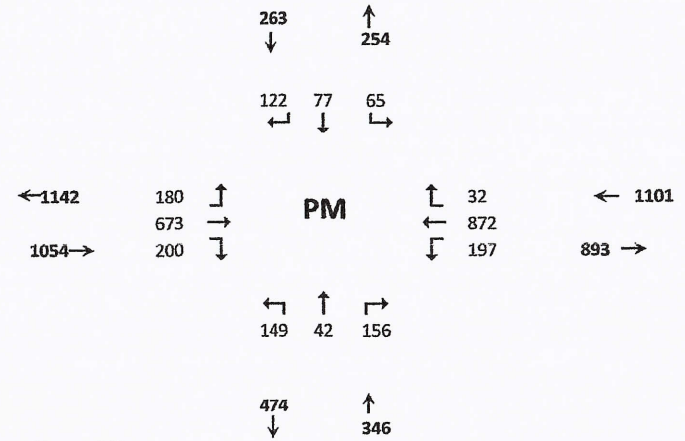
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.10	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.50	A	1.15	A	1.15	A	0.96	A

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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 - Without Project

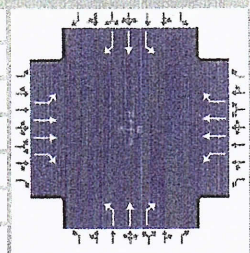
15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	1	22	4	1	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	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

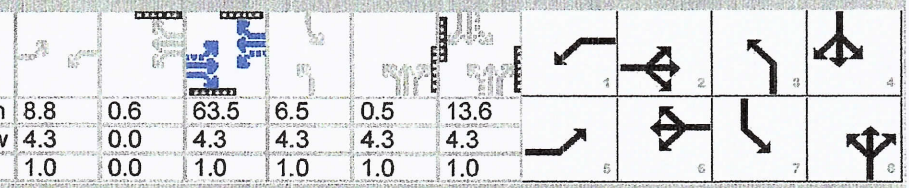
HCS7 Signalized Intersection Results Summary

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



	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
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					

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

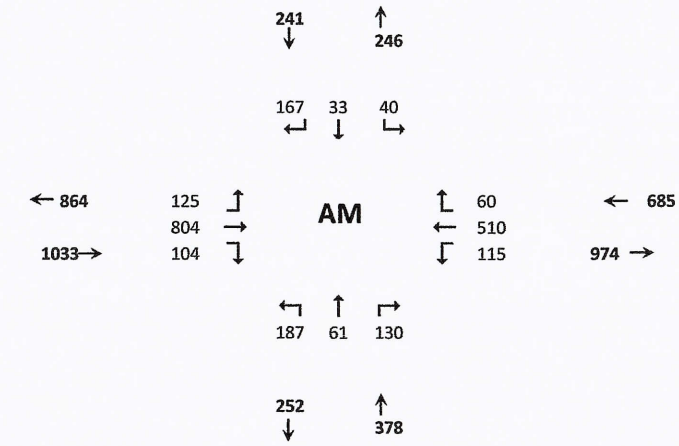
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Hillpointe Residential

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	19	0	24	0	0	0	0	0	6	7	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	187	61	130	40	33	167	125	804	104	115	510	60	2336	

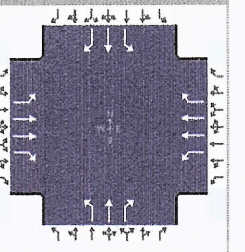


Seasonal Factor: 1.12
Trips In 24
Trips Out 77
Growth Rate: 1.010
Years Grown: 8
PHF: 0.83354

E-33

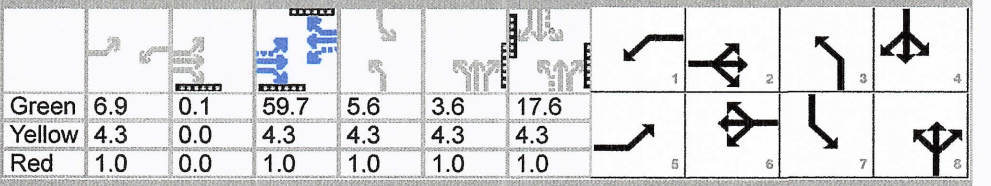
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	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	Orange & Jenkins - AM - With Project Hillpointe 5....		
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	104	115	510	60	187	61	130	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	0.1	59.7	5.6	3.6	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	65.2	12.2	65.0	19.8	31.7	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		6.5		14.5	12.3	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	0.05

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	125	139	614	72	225	73	157	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	22.5	5.2	4.5	12.6	2.9	12.5	3.8	10.3	2.7	2.2	14.9
Cycle Queue Clearance Time (g_c), s	4.9	22.5	5.2	4.5	12.6	2.9	12.5	3.8	10.3	2.7	2.2	14.9
Green Ratio (*g/C*)	0.56	0.50	0.50	0.56	0.50	0.50	0.28	0.22	0.22	0.19	0.15	0.15
Capacity (*c*), veh/h	482	1776	791	334	1772	789	449	412	349	337	274	232
Volume-to-Capacity Ratio (*X*)	0.312	0.545	0.158	0.415	0.347	0.092	0.501	0.178	0.449	0.143	0.145	0.867
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	14.0	3.4	3.1	8.7	1.9	9.0	3.1	7.1	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	13.7	20.7	16.4	16.1	18.3	15.9	35.4	38.0	40.5	40.2	44.7	50.1
Incremental Delay (d_2), s/veh	0.1	1.2	0.4	0.3	0.5	0.2	0.3	0.1	0.3	0.1	0.1	12.0
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	13.8	21.9	16.8	16.4	18.8	16.1	35.7	38.1	40.8	40.2	44.8	62.1
Level of Service (LOS)	B	C	B	B	B	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	20.4	C		18.2	B		37.8	D		56.1	E	
Intersection Delay, s/veh / LOS	26.2						C					

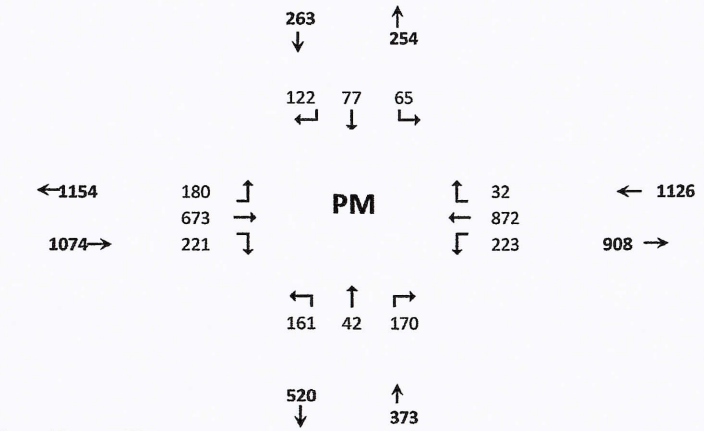
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.10	B	2.45	B	2.46	B
Bicycle LOS Score / LOS	1.51	B	1.17	A	1.24	A	0.96	A

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TURNING MOVEMENT VOLUME COUNTS

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

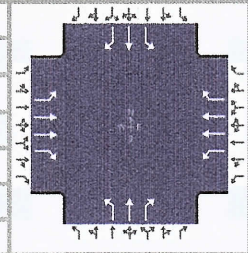
	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	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	12	0	15	0	0	0	0	0	20	25	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	161	42	170	65	77	122	180	673	221	223	872	32	2837	



Seasonal Factor: 1.12
Growth Rate: 1.010
Trips In: 81
Trips Out: 48
Years Grown: 8
PHF: 0.843

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	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	Orange & Jenkins- PM - With Project Hillpointe 5....		
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	221	223	872	32	161	42	170	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



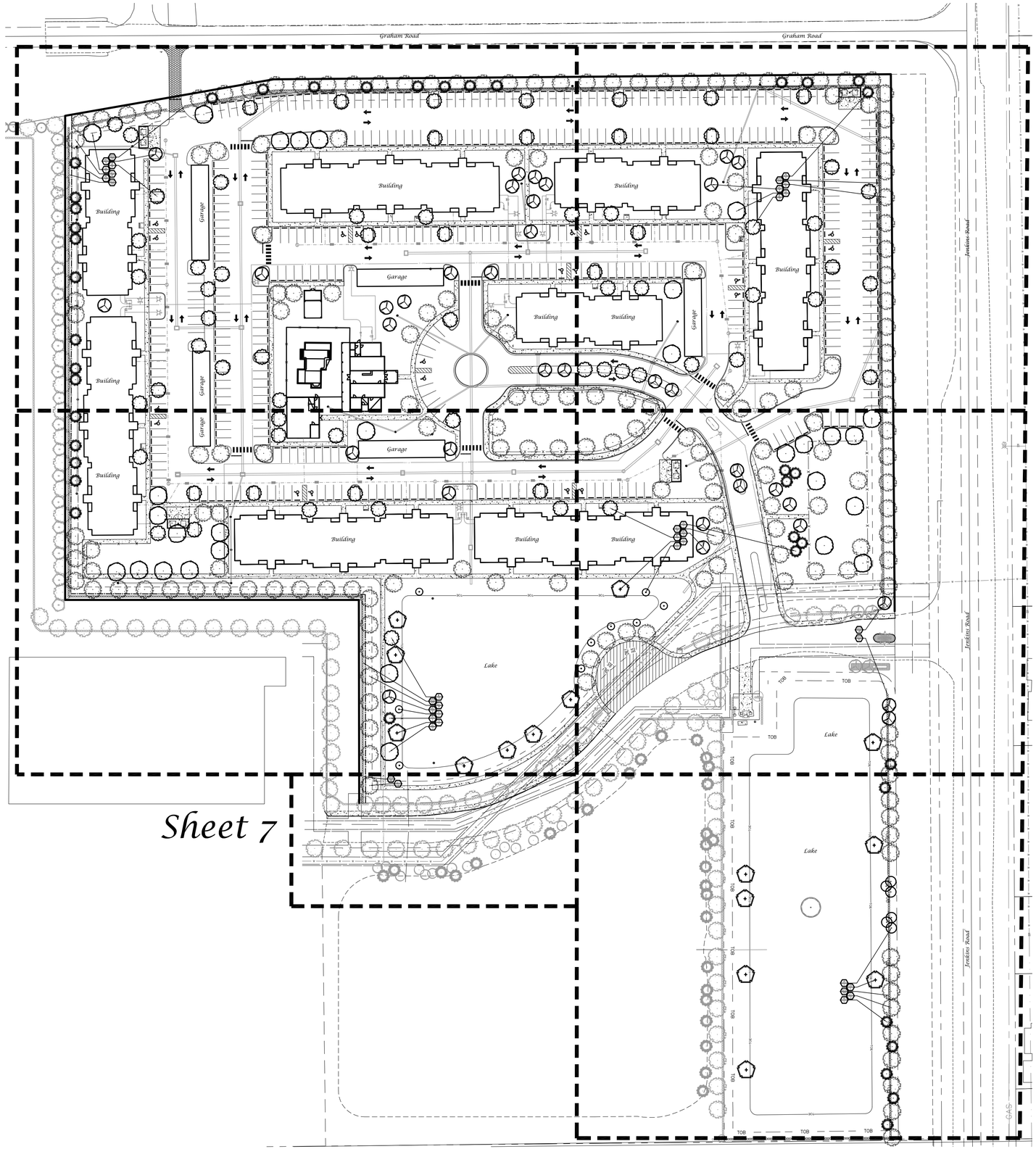
	EB			WB			NB			SB		
Green	9.1	1.7		61.4	6.5		1.3	13.6				
Yellow	4.3	0.0		4.3	4.3		4.3	4.3				
Red	1.0	0.0		1.0	1.0		1.0	1.0				

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	66.7	16.1	68.4	18.4	25.5	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		10.4		13.0	16.6	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	263	265	1038	38	192	50	202	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	17.0	11.7	8.4	23.4	1.4	11.0	2.7	14.6	4.5	5.5	10.7
Cycle Queue Clearance Time (g_c), s	6.8	17.0	11.7	8.4	23.4	1.4	11.0	2.7	14.6	4.5	5.5	10.7
Green Ratio (*g/C*)	0.59	0.51	0.51	0.60	0.53	0.53	0.24	0.17	0.17	0.17	0.11	0.11
Capacity (*c*), veh/h	365	1822	811	471	1872	833	342	314	266	309	212	179
Volume-to-Capacity Ratio (*X*)	0.586	0.440	0.324	0.563	0.555	0.046	0.561	0.159	0.760	0.250	0.433	0.810
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	4.6	11.0	7.6	5.5	14.3	0.9	8.3	2.2	9.7	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	15.5	18.5	17.2	13.2	19.1	13.8	39.3	42.7	47.6	43.5	49.6	52.0
Incremental Delay (d_2), s/veh	0.6	0.8	1.1	0.4	1.2	0.1	0.8	0.1	1.7	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	16.0	19.2	18.2	13.6	20.2	13.9	40.1	42.8	49.3	43.7	50.1	55.3
Level of Service (LOS)	B	B	B	B	C	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	18.5	B		18.7	B		44.6	D		50.9	D	
Intersection Delay, s/veh / LOS	25.0						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	1.54	B	1.59	B	1.22	A	1.01	A

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Sheet 2

Sheet 4

Sheet 3

Sheet 5

Sheet 7

Sheet 6

Sheet Legend

Sheet L-1	Cover 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 Data, Plant List, Details & Specifications

Landscape Plan

North
Scale: 1" = 60'
0 30' 60' 120'

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

HILLPOINTE
South Jenkins Road
City of Fort Pierce, Florida

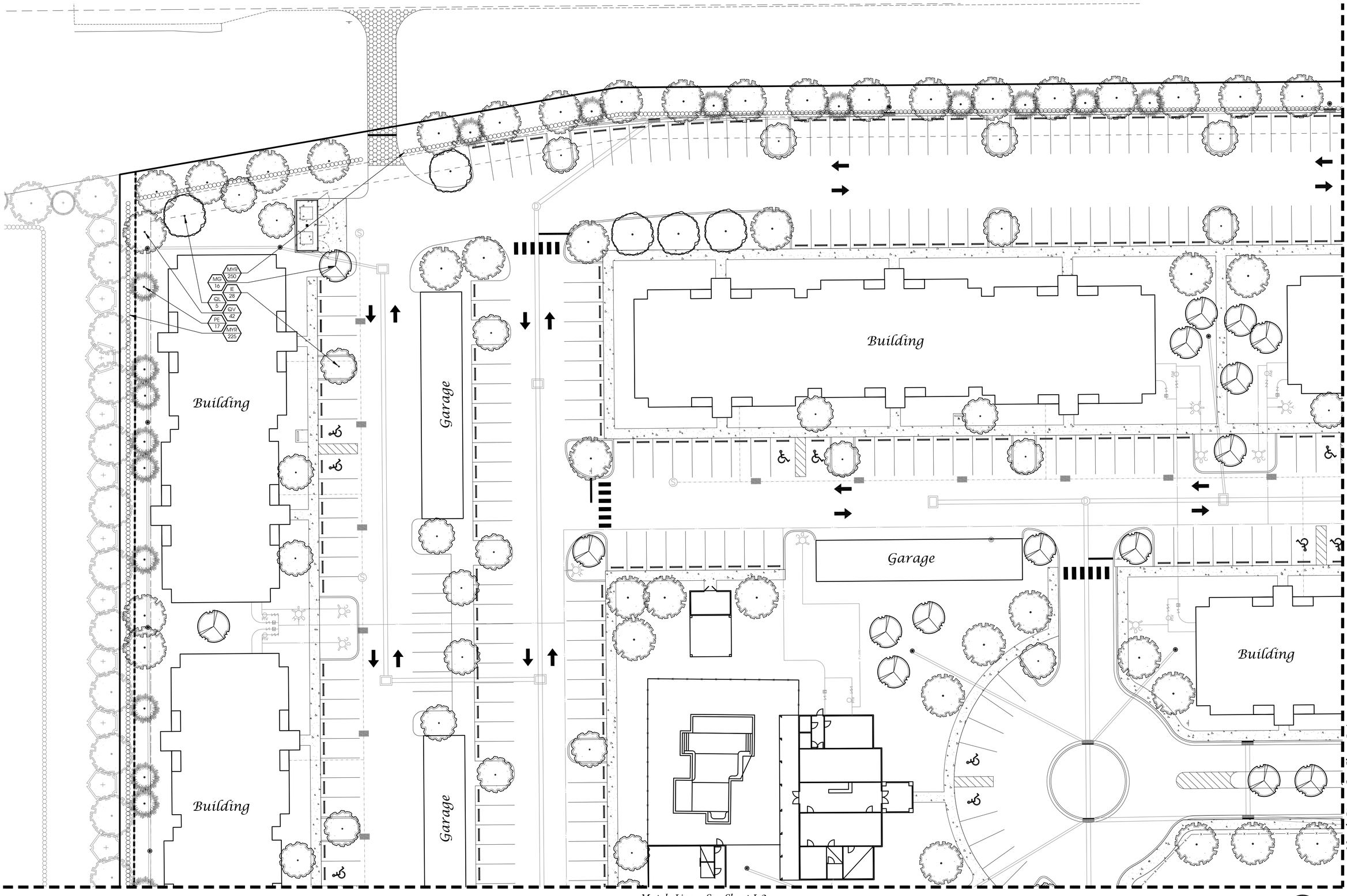
City Project Number:

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

Job No.	22-1001
Drawn By	JWS
Submittal Dates	10-12-2022
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-1 of 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
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(772) 344-2340
LC: 26000198

HILLPOINTE
South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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

Job No.	22-1001
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Revision Dates	

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Sheet L-2 of 8

Match Line - See Sheet L-2

Garage

Garage

Building

Building

Building

Lake

IE 15
MYR 400
QV 38
MG 4
TD 3
PE 6
AR 7
QL 12

Match Line - See Sheet L-5

Match Line - See Sheet L-6

Landscape Plan

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

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HILLPOINTE

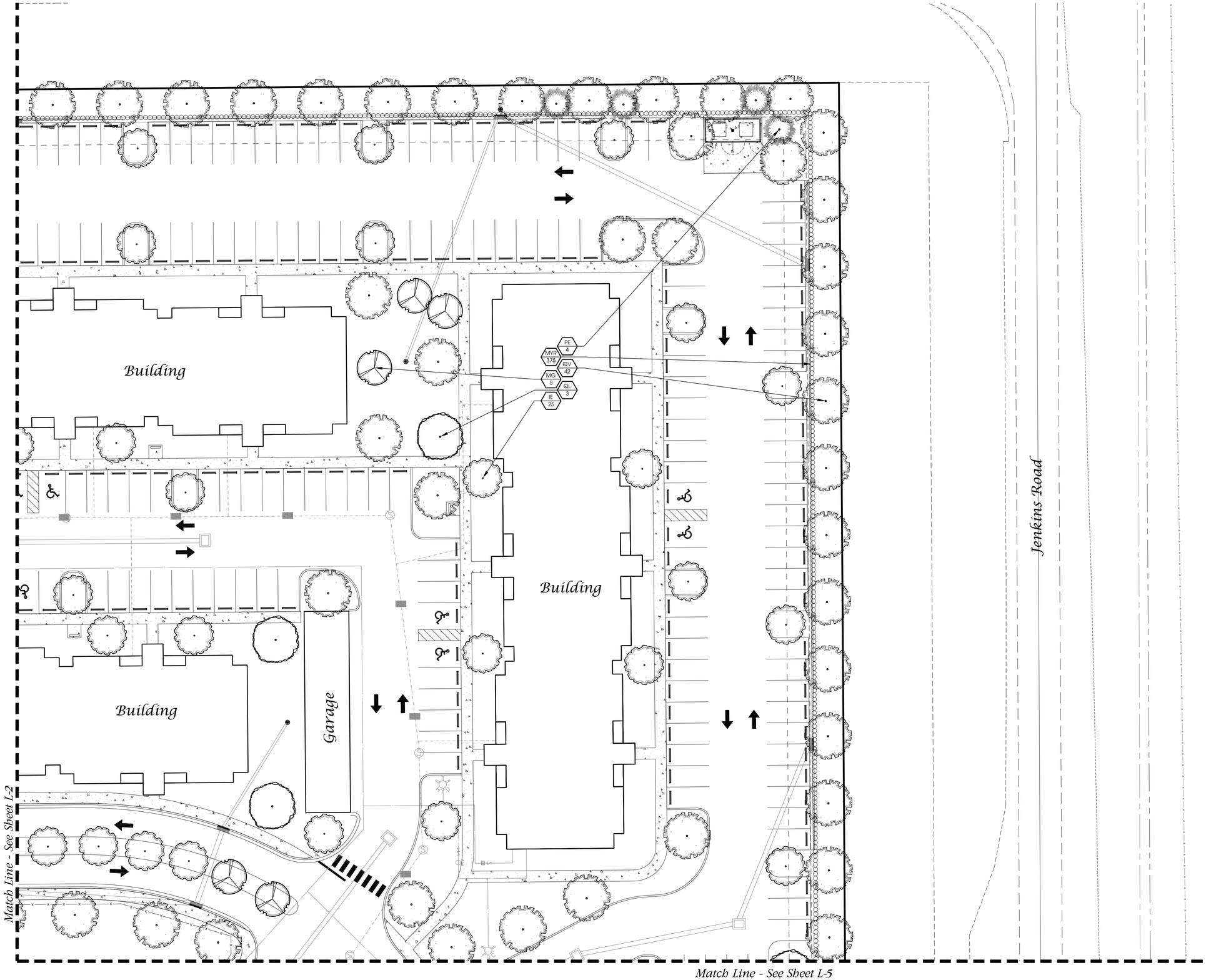
South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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

Job No.	22-1001
Drawn By	JWS
Submittal Dates	10-12-2022
Revision Dates	

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Landscape Plan

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

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Stuart, Florida 34994
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HILLPOINTE

South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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

Job No. 22-1001
Drawn By JWS
Submittal Dates 10-12-2022

Revision Dates

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Match Line - See Sheet L-4

Building

Lake

Jenkins Road

Match Line - See Sheet L-3

Match Line - See Sheet L-6

PE 7
ID 39
MG 10
IE 1
AR 2
ID 6
MYR 140
MYR 50

ONLY BUS

TOB

Landscape Plan

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

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HILLPOINTE

South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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

Job No. 22-1001
Drawn By JWS
Submittal Dates 10-12-2022

Revision Dates

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Match Line - See Sheet L-5

Lake

Jenkins Road

SP 6
AR 6
MYR 300
QV 14
PE 6

TOB

GAS

Match Line - See Sheet L-3

Landscape Plan

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

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HILLPOINTE
South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

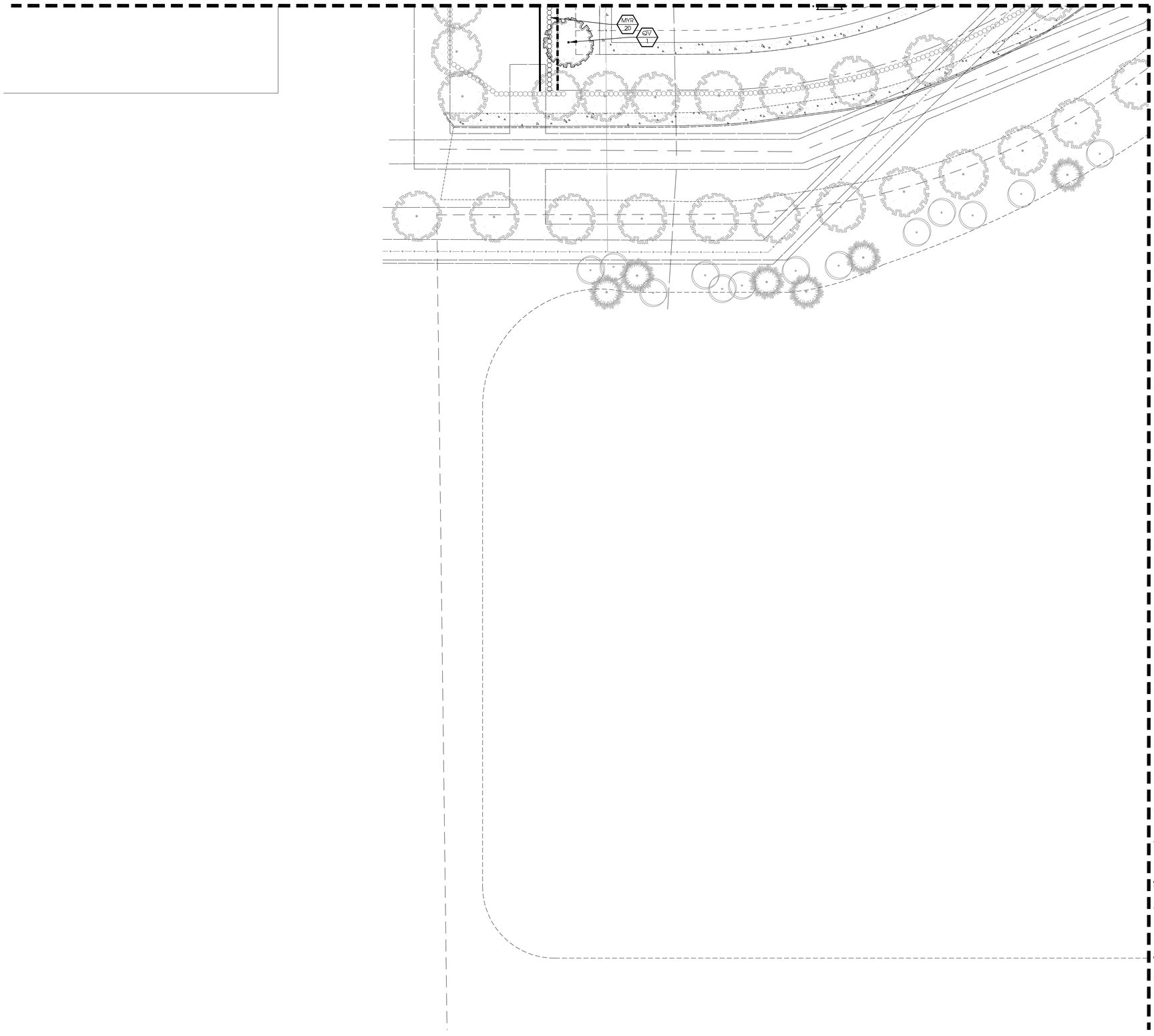
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Florida Registration Number:
LA 0001635

Job No.	22-1001
Drawn By	JWS
Submittal Dates	10-12-2022
Revision Dates	

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Sheet L-6 of 8

Match Line - See Sheet L-3



Match Line - See Sheet L-6

Landscape Plan

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

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HILLPOINTE

South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
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LA 0001635

Job No. 22-1001
Drawn By JWS
Submittal Dates 10-12-2022

Revision Dates

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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" caliper

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						
15	AR*	ACER RUBRUM	RED MAPLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
69	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
35	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
40	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
20	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
162	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
9	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
6	SP*	SABAL PALMETTO	SABAL PALM	12' C.T.	A.S.	SLICK TRUNKS
SHRUBS / GROUNDCOVERS						
1,760	MYR*	USE 440 OF EACH PLANT BELOW FOR MYR AS SHOWN ON THE PLAN. PLANT IN A MINIMUM 200' LENGTH WITH 100 SHRUBS IN EACH 200' LENGTH				
	440	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
	440	ILLICIUM PARVIFLORUM	FLORIDA ANISE	#3, 2' x 2'	2' O.C.	FULL & THICK
	440	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	440	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			FULL & THICK
		* = Florida Native				SEE SPECS
		NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE				

Landscape Data

Landscaping Adjacent to R.O.W. (East Buffer) 1,232'

Trees Required = 15' Wide Landscape Strip with 1 Tree/300 s.f.
1,232 l.f. x 15' = 18,480 s.f. / 300 = 62 Trees
Provided = 62 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,232 l.f. / 2' o.c. = 616 Shrubs
Provided = 616 Shrubs

Landscaping to Adjacent Property (West Buffer) 1,135'

Trees Required = 15' Wide Landscape Strip with 1 Tree/200 s.f.
1,135 l.f. x 15' = 17,025 s.f. / 200 = 85 Trees
Provided = 85 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,135 l.f. / 2' o.c. = 568 Shrubs
Provided = 568 Shrubs

Landscaping to Adjacent Property (North Buffer) 959'

Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
959' l.f. x 15' = 14,385 s.f. / 200 = 72 Trees
Provided = 72 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
959 l.f. / 2' o.c. = 480 Shrubs
Provided = 480 Shrubs

Interior Vehicular Use Area

Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (196,517 s.f./15 = 13,101 s.f.)
Landscape Area Provided = 32,611 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
196,517 s.f./15 = 13,101 s.f. / 100 = 131 Trees
Trees Provided = 131

Maximum Use of Palm Trees
Sec. 22-187(1)(c)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 350 Trees
Maximum Palms Allowed = 175 (350 / 2 = 175)
Total Palms Provided = 0 (0%)

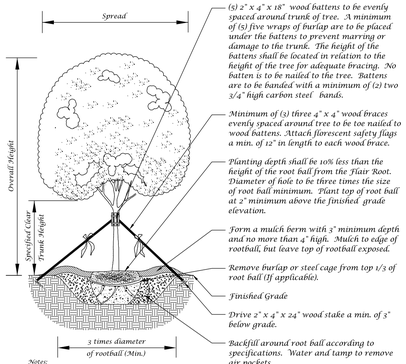
Total Trees Required = 350 Trees
Total Trees Provided = 350 Trees

Total Trees Required = 350 Trees
Total Native Trees Provided = 350 (100%)

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

Total Shrubs Required = 1,664
Total Native Shrubs Provided = 1,664 (100%)

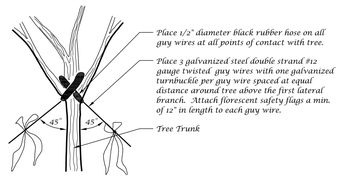
Landscape Details



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

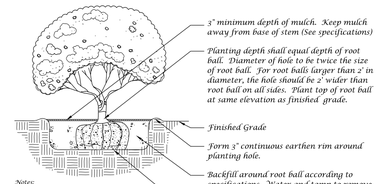
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



Guy Wire Attachment Detail

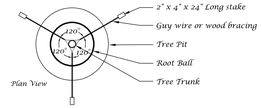
Not to Scale



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.

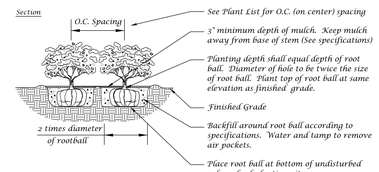
Shrub Detail

Not to Scale



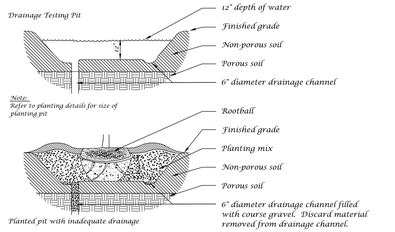
Staking Detail

Not to Scale



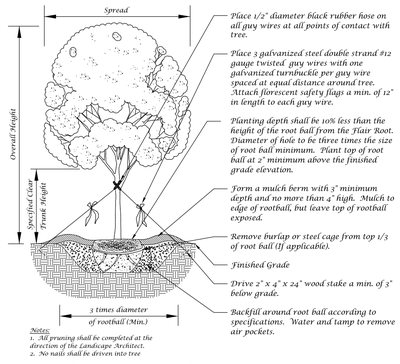
Ground Cover Detail

Not to Scale



Drainage Testing Detail

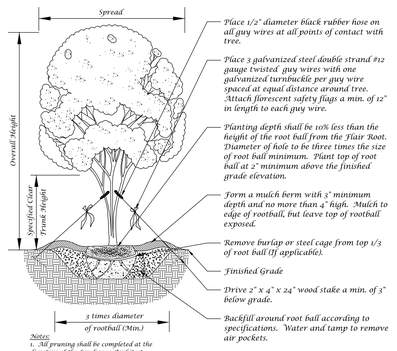
Not to Scale



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

Tree Planting Detail

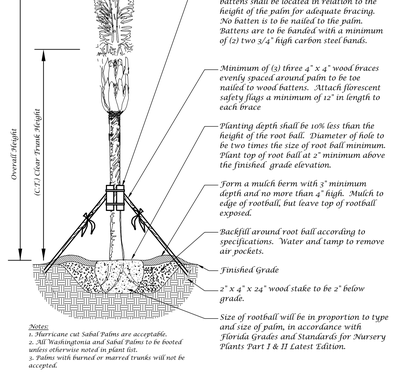
Not to Scale



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

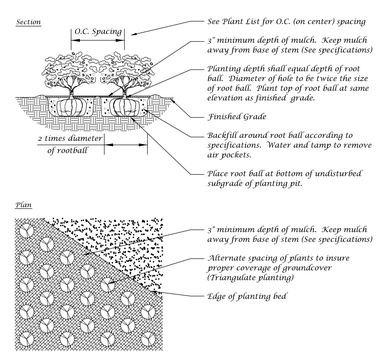
Not to Scale



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

Palm Planting 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

HILLPOINTE
South Jenkins Road
City of Fort Pierce, Florida

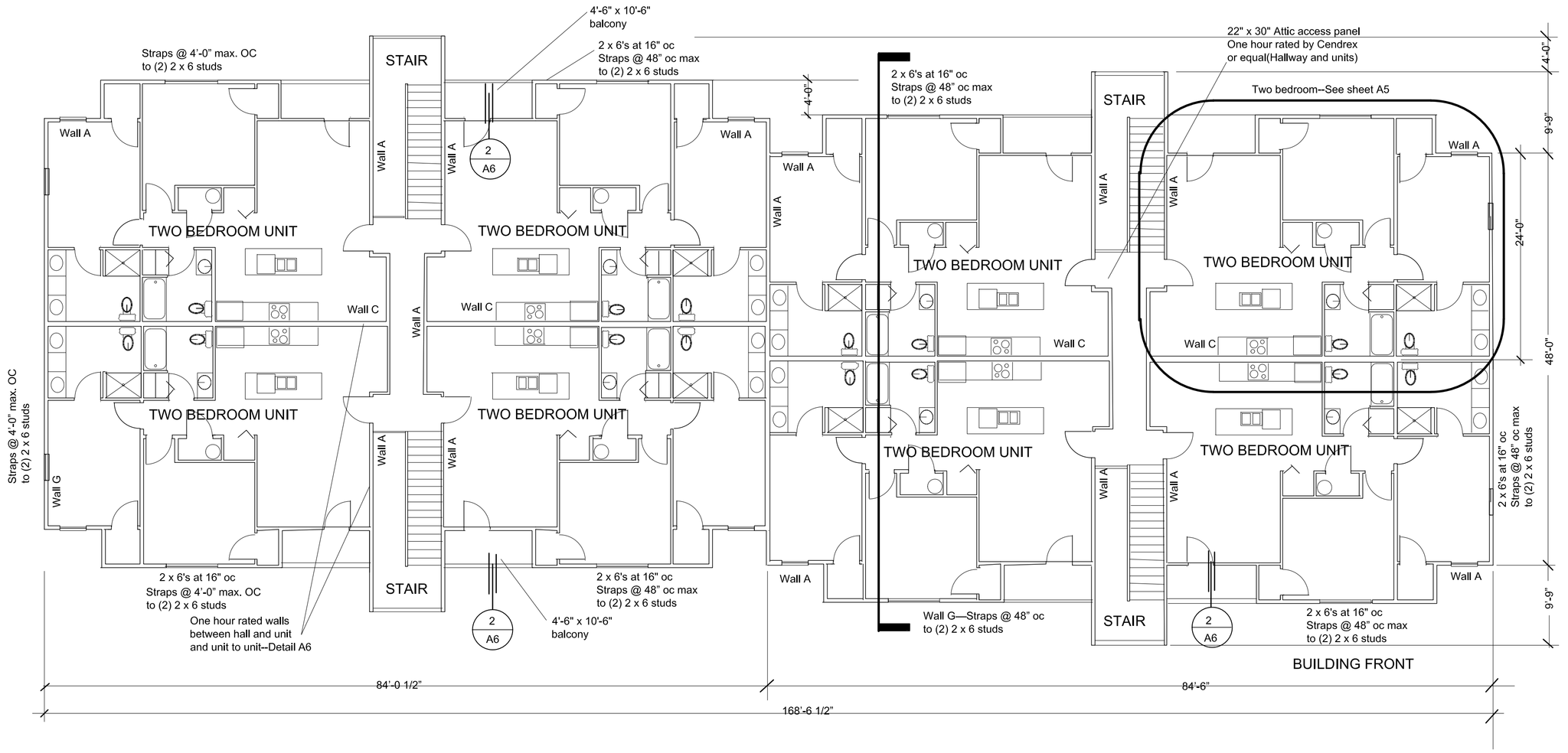
City Project Number:

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

Job No. 22-1001
Drawn By JWS
Submittal Dates 10-12-2022

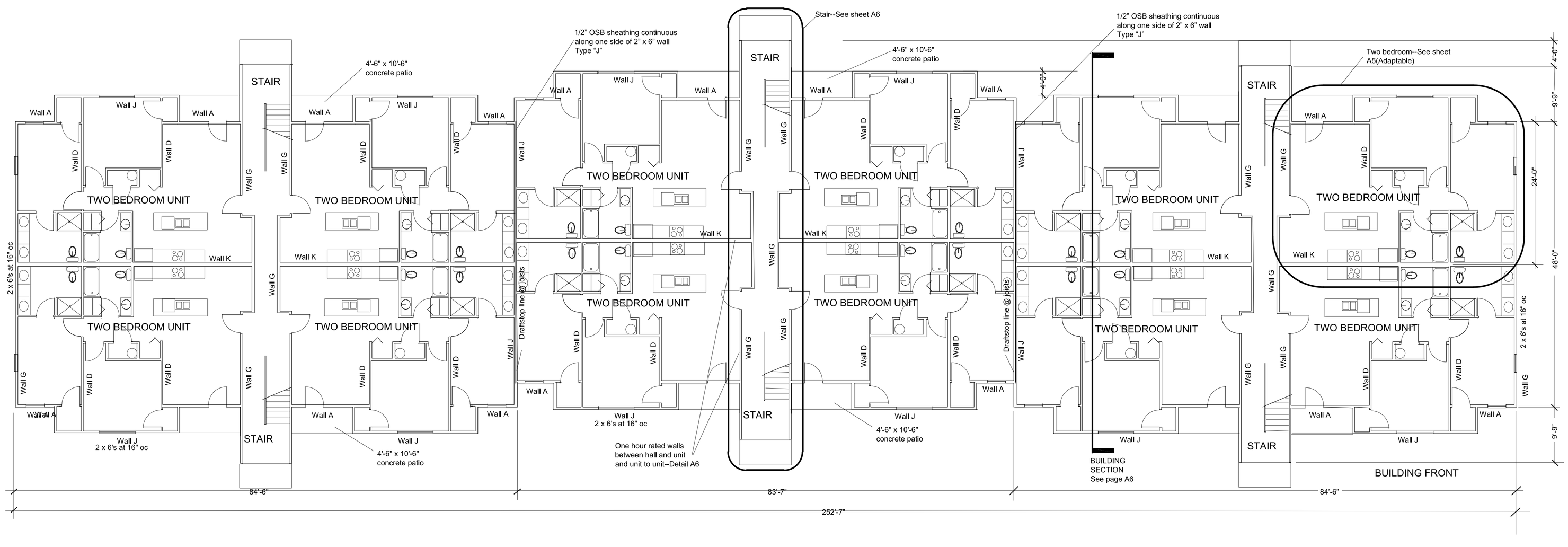
Revision Dates

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24 BUILDING PLAN

Scale: 1"=10'-0" Area: 9207.87 sf/floor/Group R2/Type VA/NfPA 13R fire suppression
NOTE: See wall design cart on sheet A3(Wall referenced to PEC Structural work)



36 BUILDING PLAN

Scale: 1"=10'-0" Area: 13799 sf/floor/Group R2/Type VA/NfPA 13R fire suppression

Architect's Seal

Date: _____

REVISON:

POINTE GRAND SOUTH JENKINS

PROJECT:

Hillpointe, LLC
8830 Macon Highway
Building 300
Athens, GA 30606

OWNER:

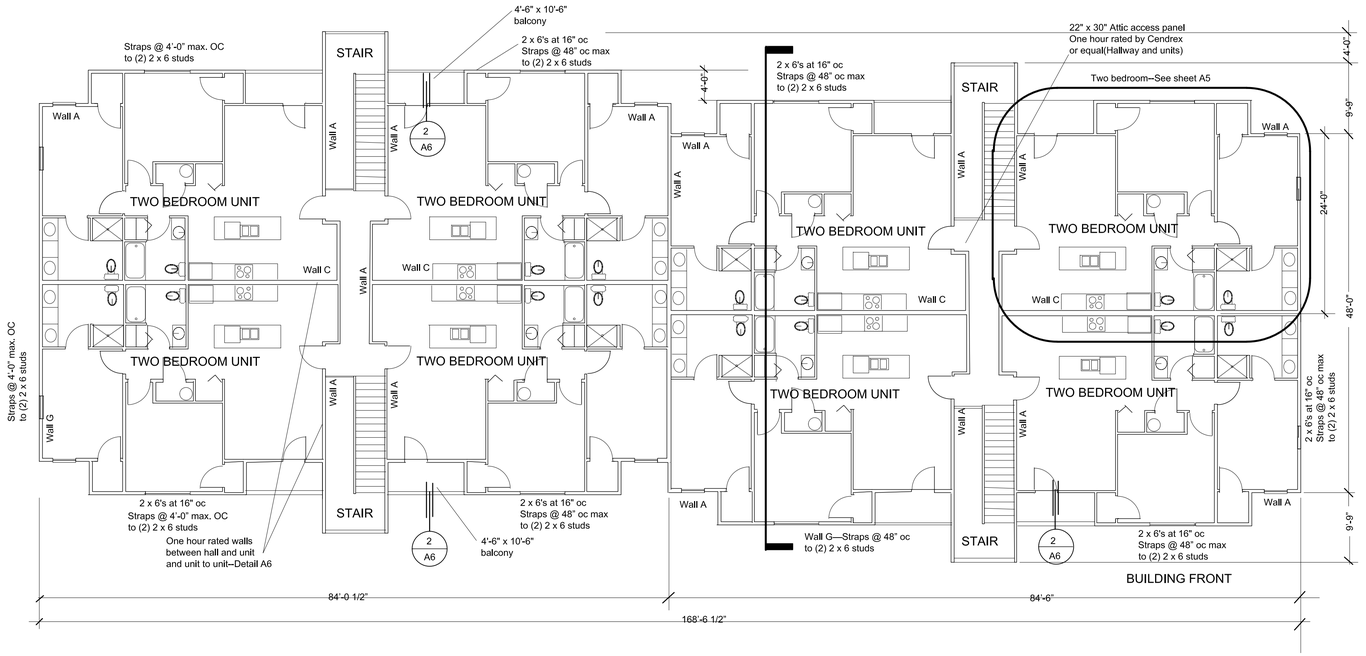
Georgia RA11984
Architect
Frederick W. Mahoney

Architectural Resources of Georgia, LLC
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Phone: 517-974-0882
AROGALLC@gmail.com

ARCHITECT:

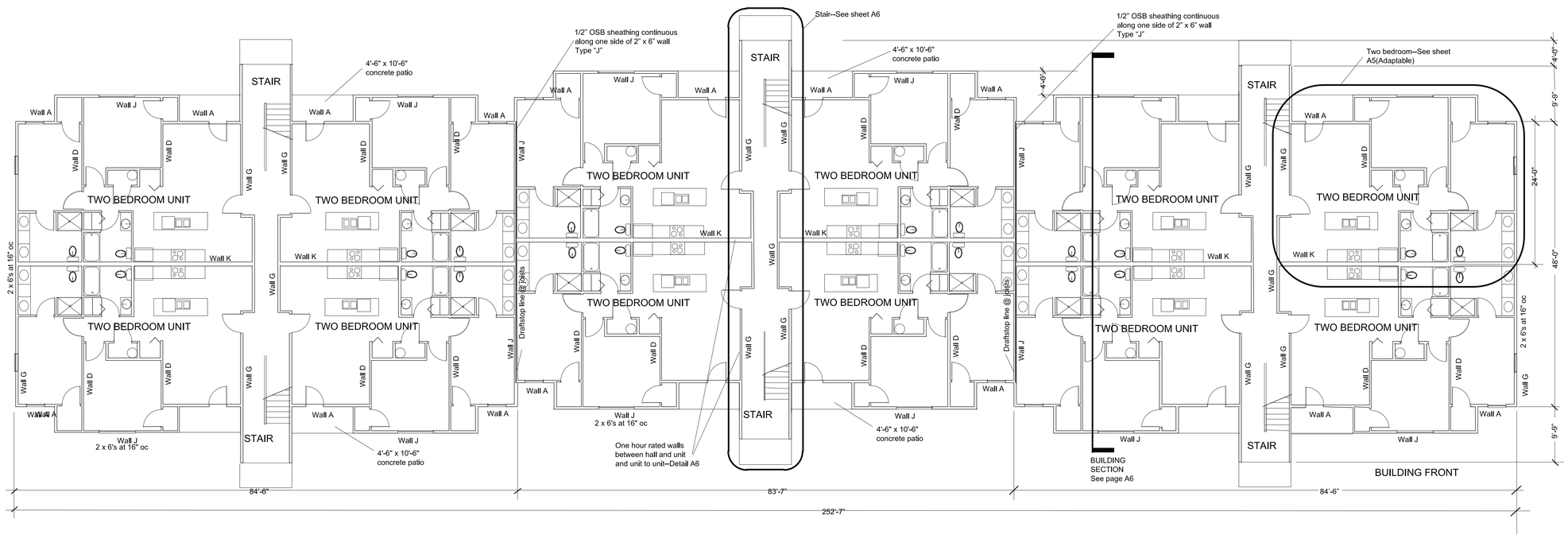
DATE:
10/13/2022

PAGE:
A-4



24 BUILDING PLAN

Scale: 1"=10'-0" Area: 9207.87 sf/floor/Group R2/Type VA/NfPA 13R fire suppression
NOTE: See wall design cart on sheet A3(Wall referenced to PEC Structural work)



36 BUILDING PLAN

Scale: 1"=10'-0" Area: 9207.87 sf/floor/Group R2/Type VA/NfPA 13R fire suppression

Architect's Seal

Date: _____

REVISON:

POINTE GRAND SOUTH JENKINS

PROJECT:

Hillpointe, LLC
8830 Macon Highway
Building 300
Athens, GA 30606

OWNER:

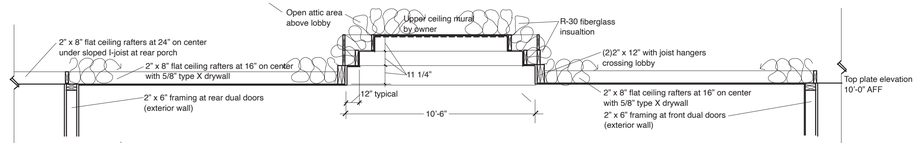
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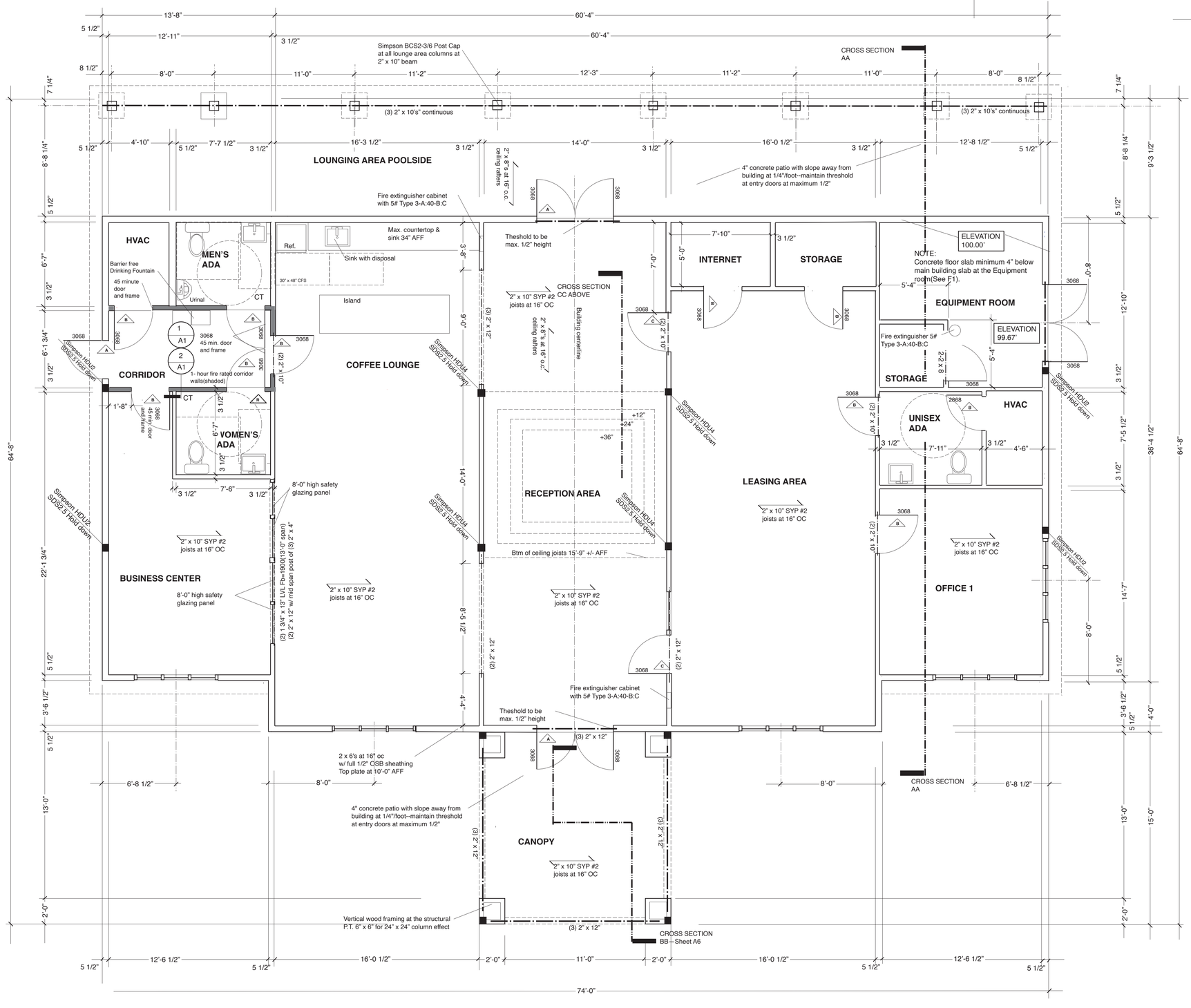
DATE:
10/13/2022

PAGE:
A-4



CROSS SECTION CC

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



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Copyright shall be in place for these architectural plans for this named project and these documents are not to be reused or copied for any other property locations as required by the state law(s).

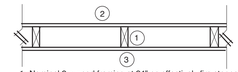
GA FILE NO. RC 2601 | **GENERIC** | **1 HOUR FIRE**

GYPSUM WALLBOARD, WOOD JOISTS, ROOF COVERING

Base layer ⅝" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1¼" Type W or S drywall screws 24" o.c. **Face** layer ⅝" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1⅞" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1⅛" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting ½" plywood with exterior glue applied at right angles to joists with 8d nails. Appropriate roof covering. **Ceiling provides one hour fire resistance protection for framing, including trusses.**

Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98

2 / A1 **ONE HOUR RATED CEILING AT CORRIDOR**



1--Nominal 2 x wood framing at 24" oc effectively fire stopped
2--Wallboard gypsum 5/8" nailed to studs and brg plates @ 7" on center w/ 1 7/8" long x .015 shank and 1/4" dia. head nails--USG Type X.
3--Joints and heads covered with paper tape and compound

1 / A1 **ONE HOUR RATED WALL UL 309 (UL 314 SIM)**

MANGEMENT BUILDING PLAN

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

3036 square foot
Occupants: 150 SF/person Group B=20.2 occupants

PROJECT SCOPE:

POINTE GRAND FORT PEIRCE

SOUTH JENKINS
COMMONS AREA
BUILDING OCCUPANCY GROUP B
TYPE VB(Allowed area: 9000 sf/Actual 3036 sf and 1824 sf=4860 square foot HEIGHT: Allowed 2 story/Actual 1 story

2018 INTERNATIONAL BUILDING CODE WITH 2020 GA AMMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH 2020 GA AMMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH 2020 GA AMMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ 2020 GA AMMENDMENTS
2018 INTERNATION FIRE CODE & NFPA 101 2018
2020 NATIONAL ELECTRIC CODE (NEC)/2020 NFPA 70

Architect's Seal

Date: 8/15/2022

REVISON:

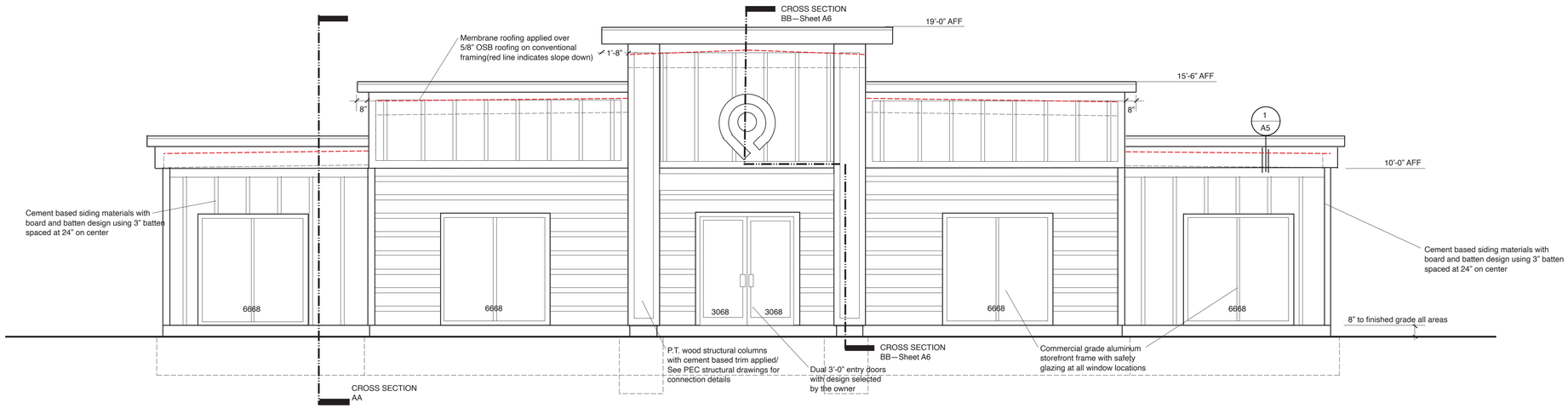
PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hilpointe, LLC
8830 Macon Highway
Building 300
Athens, GA 30606

ARCHITECT:
Architectural Resources of Georgia, LLC
147 Steepleview Drive
Athens, GA 30606
Phone: 517-974-0882
AROGALLC@gmail.com
Frederick W. Mahoney
Architect
Georgia RA011984

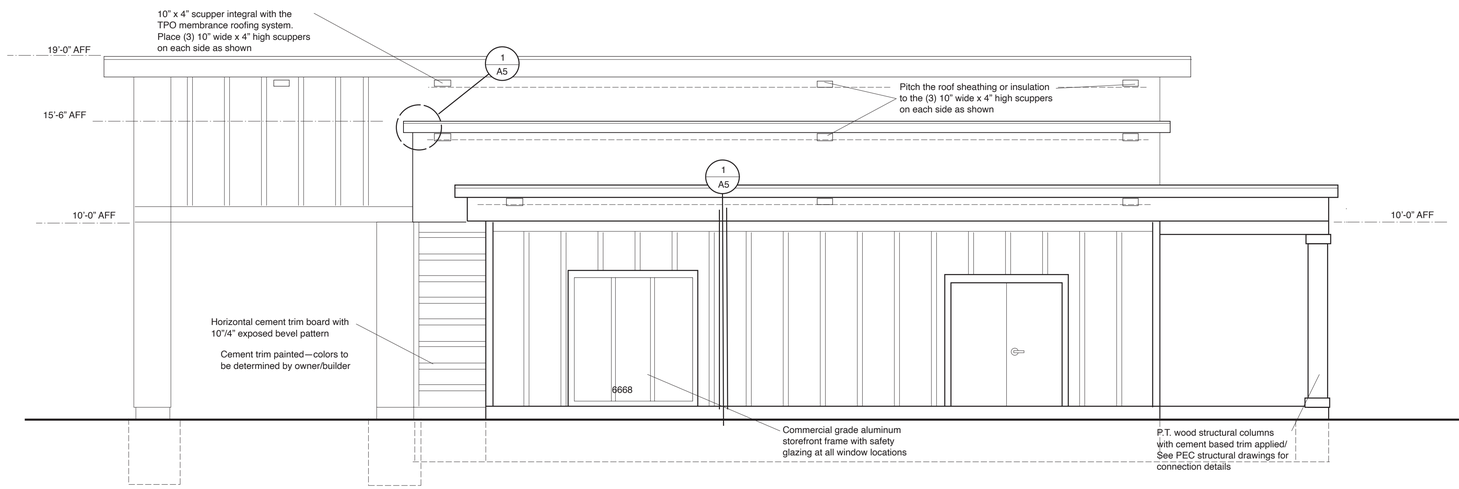
DATE: 8/15/22

PAGE: **A-1**



FRONT ELEVATION

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



SIDE ELEVATION

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

REVISON:

PROJECT:

POINTE GRAND FORT PEIRCE

OWNER:

Hilpoint, LLC
8830 Macon Highway
Building 300
Athens, GA 30606

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AROGALLC@gmail.com

DATE:
8/15/22

PAGE:
A-2

Architect's Seal

Date: _____

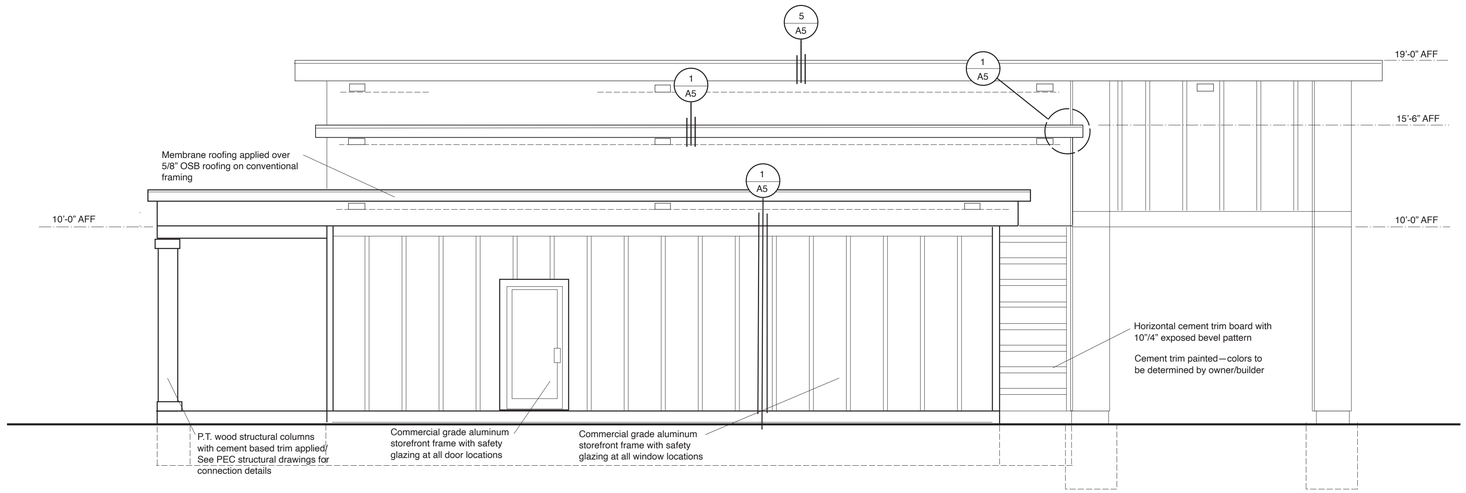
TYPICAL EXTERIOR LOADBEARING WALL FRAMING, UNO:
2x6 SPRUCE-PINE-FIR (SPF) No. 2 STUDS @ 16" O.C. TYPICAL AND 12" O.C. WITHIN 6'-0" OF WALL CORNERS. INSTALL 1 ROW OF SOLID BLOCKING AT MIDHEIGHT OF WALL. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES.

TYPICAL INTERIOR LOADBEARING WALL FRAMING, UNO:
2x4 SPRUCE-PINE-FIR (SPF) No. 2 STUDS @ 16" O.C. INSTALL 1 ROW OF SOLID BLOCKING AT MIDHEIGHT OF WALL. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES.

TYPICAL INTERIOR NON-LOADBEARING WALL FRAMING, UNO:
2x4 SPRUCE-PINE-FIR (SPF) No. 2 STUDS @ 16" O.C. INSTALL 1 ROW OF SOLID BLOCKING AT MIDHEIGHT OF WALL. SEE ARCHITECTURAL DRAWINGS FOR STUD SIZES.

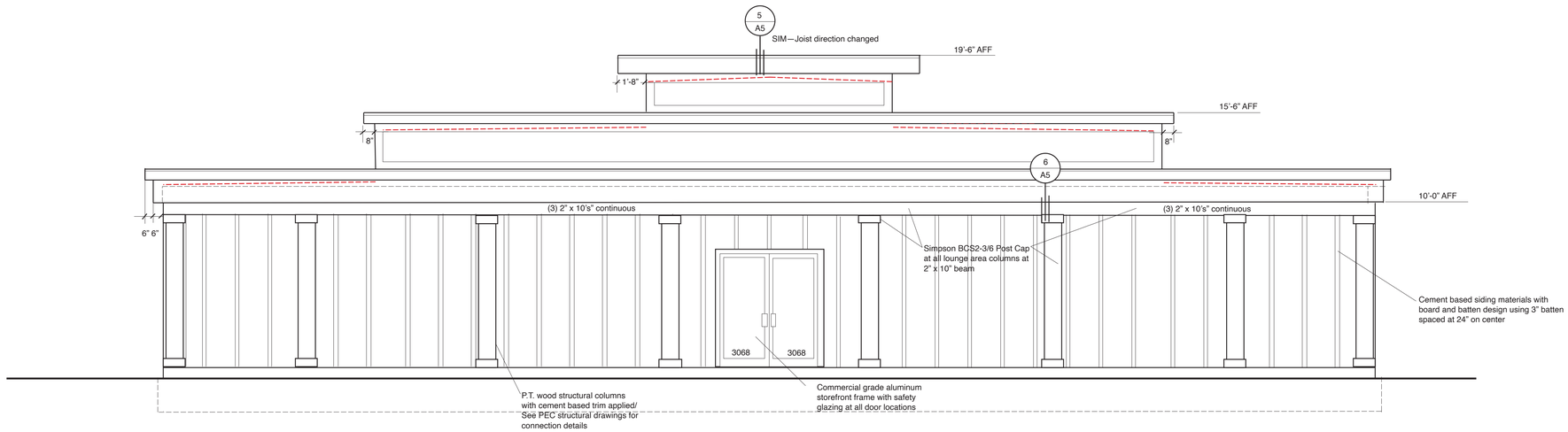
EXTERIOR SHEAR WALL FRAMING
2x6 SPRUCE-PINE-FIR (SPF) No. 2 STUDS @ 16" O.C. WITH 1/2" OSB NAIL SHEATHING TO WALL FRAMING WITH 10d NAILS @ 6" O.C. ALONG PANEL EDGES (BLOCK ALL PANEL JOINTS). PROVIDE 12" NAIL SPACING AT ALL FRAMING MEMBERS IN "FIELD" OF PANEL.

INTERIOR SHEAR WALL FRAMING
2x4 SPRUCE-PINE-FIR (SPF) No. 2 STUDS @ 16" O.C. WITH GYPSUM BOARD USED AS STRUCTURAL SHEATHING. SCREW GYP. BOARD TO WALL FRAMING @ 6" O.C. ALONG PANEL EDGES (BLOCK HORIZONTAL PANEL JOINTS). PROVIDE 12" SCREW SPACING AT ALL FRAMING MEMBERS IN "FIELD" OF PANEL. SCREWS SHALL BE 1-1/4" LONG No. 6 TYPE S OR W DRYWALL SCREWS. INSTALL STRUCTURAL GYP. BOARD ON ONE SIDES OF WALL.



SIDE ELEVATION

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



REAR ELEVATION

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

Architect's Seal

Date:

REVISON:

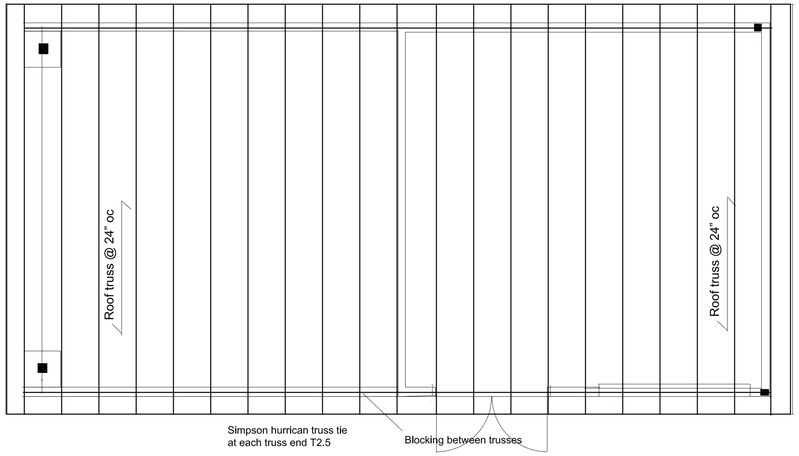
PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hilpointe, LLC
8230 Macon Highway
Building 300
Athens, GA 30606

ARCHITECT:
Architectural Resources of Georgia, LLC
147 Steepleview Drive
Athens, GA 30606
Phone: 517-974-0882
AROGALLC@gmail.com
Frederick W. Mahoney
Architect
Georgia RA011984

DATE:
8/15/22

PAGE:
A-3



ROOF FRAMING PLAN

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

TYPICAL NOTES:
All contractors required by the state licensing agency shall have
a current license and carry insurance as required by the owner.

Soils are based on 1500 psf minimum capacity.

1-Do not conceal any part of the building without inspection and approval
2-Remove all contractor waste from the building daily.
3-The general contractor shall provide a construction dumpster.
4-No smoking will be allowed inside the building.
5-All workmanship on is project must exceed professional standards.
6-The architect/engineer will determine workmanship standards.
7-Colors are to be decided by the owner.
8-Drywall shall be 5/8" thick at all locations. Finish shall be smooth.
9-Wall insulation in maintenance storage R19 prior to drywall or OSB panels

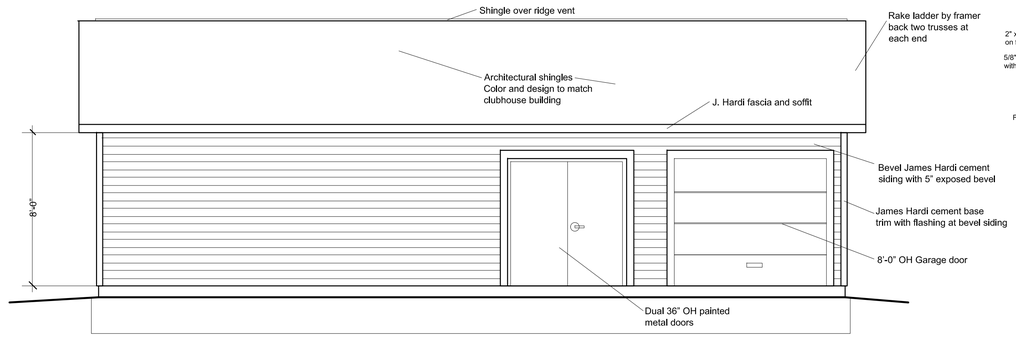
CONTRACTOR GENERAL NOTES:
Provide a workers toilet under the general contractor contract.
Maintain safety guidelines during construction.
Power equipment shall be provided by each contractor.
Fuel storage is the direct responsibility of the contractor providing same.
The security of materials is the sub contractors task.
No additional fees for work will be authorized by the owner unless in writting.

BUILDING INFORMATION

Pump Room and Mailbox Building

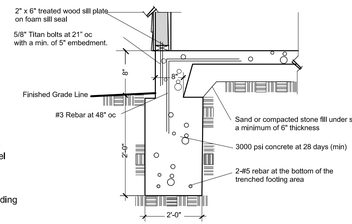
BUILDING OCCUPANCY U TYPE VB UNPROTECTED ONE STORY
AREA OF BUILDING: 800 SF

2018 INTERNATIONAL BUILDING CODE WITH 2020 GA AMMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH 2020 GA AMMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH 2020 GA AMMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE W/ 2020 GA AMMENDMENTS
2018 INTERNATION FIRE CODE & NFPA 101 2018
2020 NATIONAL ELECTRIC CODE (NEC)/2020 NFPA 70

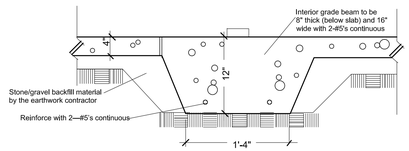


SOUTH ELEVATION

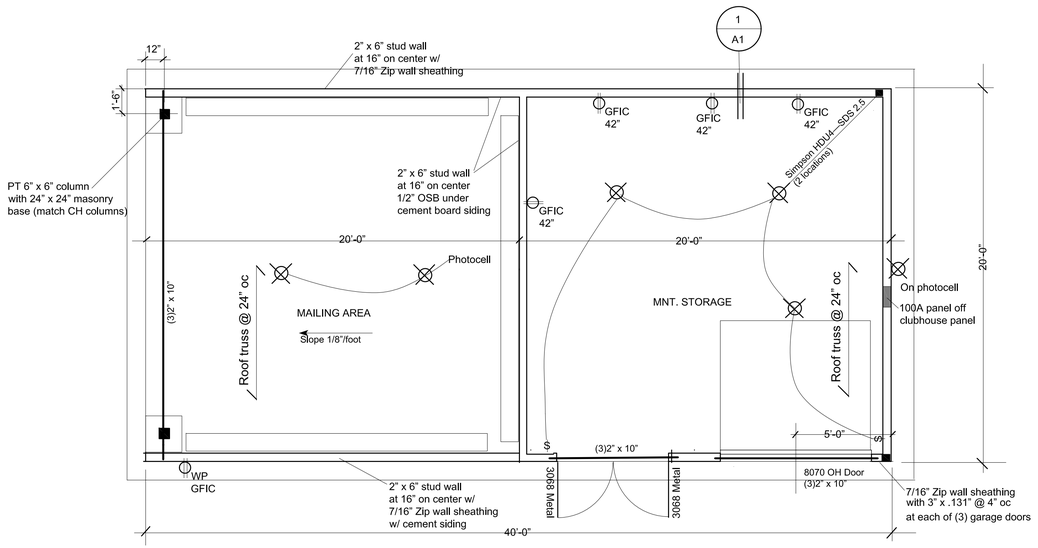
Scale: 1/4"=1'-0"



FOOTING DETAIL
NTS
1
A1

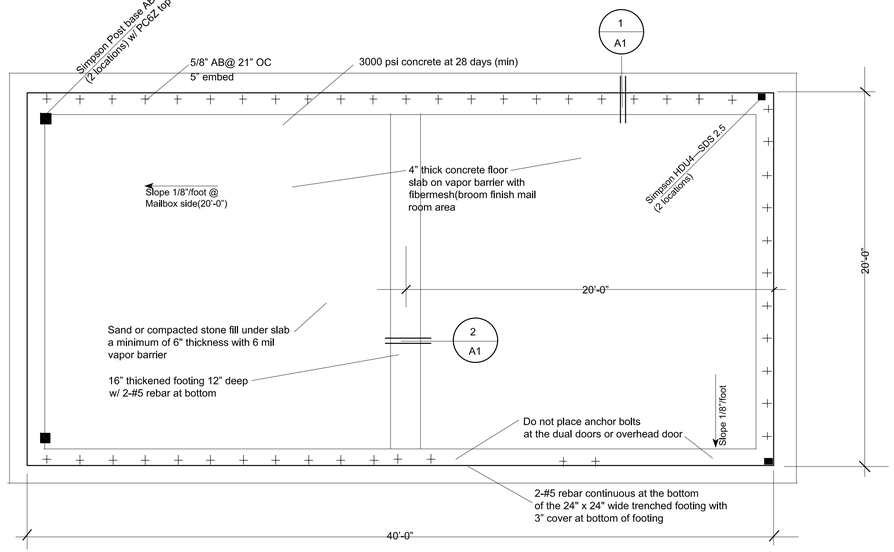


FOOTING DETAIL
NTS
2
A1



BUILDING PLAN

Scale: 1/4"=1'-0" 800 Square foot
Broom finish the mailbox area of the building(4) 20A GFIC circuits/1-20A lighting circuit



FOUNDATION PLAN

Scale: 1/4"=1'-0" 800 Square foot
Broom finish the mailbox area of the building

Architect's Seal

Date: _____

REV:

POINTE GRAND SOUTH JENKINS

PROJECT:

Hillpointe
8830 Macon Highway
Building 300
Athens, Georgia 30606

OWNER:

Architectural Resources of Georgia, LLC
124 Tiffany Lane
Saint Simons Island, GA, 31522
Phone: 517--974-0882/706-410-5412
underparchitect@gmail.com

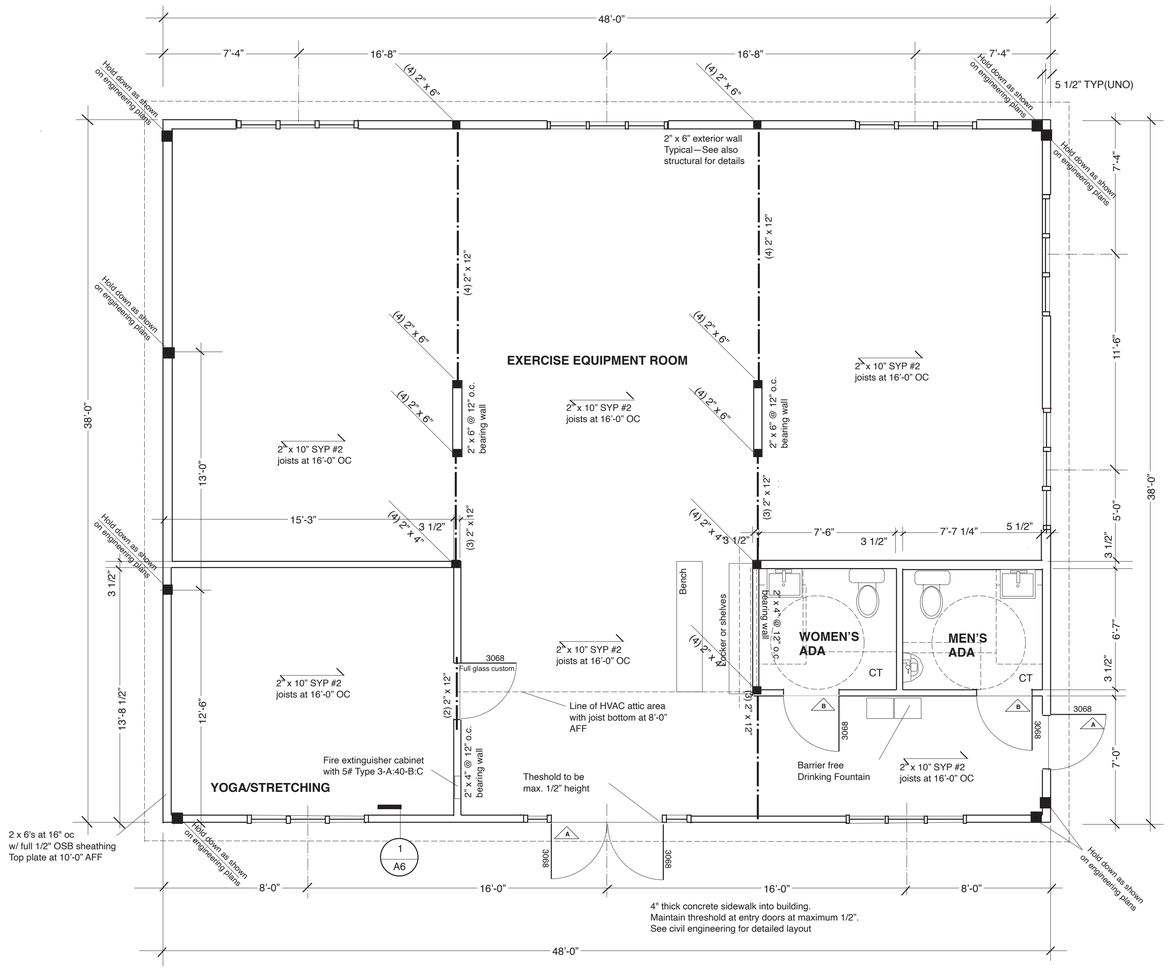
ARCHITECT:

Georgia Registered Architect
Frederick W. Mahoney
GA#RA010184

DATE:
10/7/2022

PAGE:
A-1

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EXERCISE BUILDING PLAN

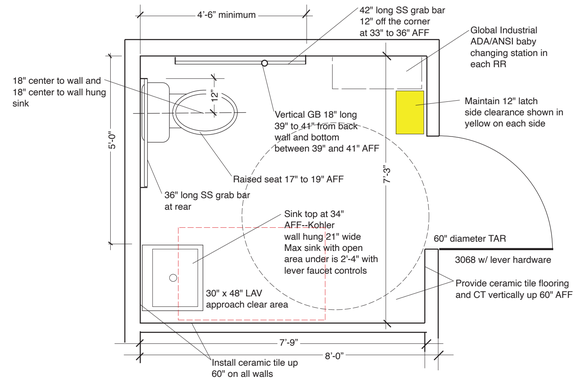
SCALE: 1/4"=1'-0"

1824 square foot
Occupants: 50 SF/person. Group B=36 occupants

EXERCISE PLAN VIEW

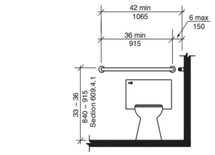
LIFE SAFETY CHART:

LOCATION	ITEM	REQUIREMENT	DETERMINATION/PROPOSED
Occupant Group	Group B	Building Code	Group B—<50 occupants/303.1.1
Occupant Load	150/50 SF/Gross/person	150/50SF/Gross/person	Office and Exercise 1004.5
Construction Type	Type VB	Code allows 9000 sf Table 506.2	Type VB complies at 4860 sf
Allowed Height	One story building	Code allows two story	Code section 504.4 NFPA 2018 Table 7.3.1.2
Occupant Protection	Fire Resistance Rating corridor of Management	Fire rated corridor walls (1 hour) Ceiling ratings (1 hour) Door/Frame rated at 45 min.	Compliance along corridor from Management area to the outdoors. 1028.4.2
Travel distance	Less than 49 occupants	Travel w/o FS=maximum 75 feet	Code section 1006.2.1
Dead end corridor	20'-0" max. allowed	Building code	None--Compliance
Number of exits	Minimum of 1<49 people	Building code	3 & 1 provided--Compliance
Exit width requirement	36" width minimum	Building code	Provided--Compliance
Buildings on same lot	Considered as one building	Building code 10'>X<30'-0" NA Section 706.5.3 Exemption 1 Type VB is 4860sf < 9000 allowed	Area allowed for Group B=9000 sf Compliance One building combined
Emergency Lighting	Coverage manditory	Building code	Provided at exits/MEP drawings
Fire extinguisher	Provide	Building code	Provided/IFC 906.1
Area/Height increase	None taken	Code provided formula	Compliance
Attic draftstopping	Minimum separation	3000 sf/max	Cathedral ceilings/firestopped
Electrical disconnect	Main service switch	Circuit breaker/fuse disconnect	Provided--Compliance



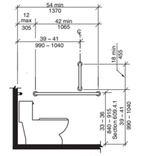
HC BATH PLAN

Scale: 1"=2'-0"
Room sizes may varies—review each bathroom in Management and Exercise spaces



Note: For children's dimensions see Fig. 609.4.2

FIGURE 604.5.2
REAR-WALL GRAB BAR FOR WATER CLOSET



Note: For children's dimensions see Fig. 609.4.2

FIGURE 604.5.1
SIDE-WALL GRAB BAR FOR WATER CLOSET

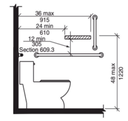


FIGURE 604.7.1(B)
DISPENSER OUTLET LOCATION PROTRUDING DISPENSER ABOVE GRAB BAR

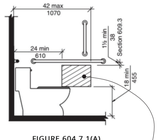


FIGURE 604.7.1(A)

Dispenser location: 7" to 9" max. in front of the watercloset measured from the centerline of the dispenser. Vertical location between 15" and 48" AFF(not behind grab bar). Dispenser to allow continuous paper flow.

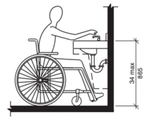


FIGURE 606.3
HEIGHT OF LAVATORIES AND SINKS

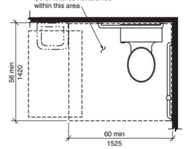


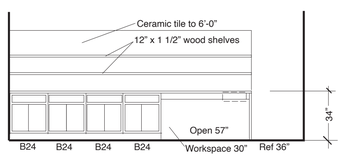
FIGURE 604.3
SIZE OF CLEARANCE FOR WATER CLOSET

ROOM FINISH SCHEDULE:

NAME	WALLS	BASE	FLR	CEILING	NOTES
Office 1	Painted Drywall	Wood	Vinyl	Painted Drywall	Glued direct vinyl plank
Office 2	Painted Drywall	Wood	Vinyl	Painted Drywall	Glued direct vinyl plank
Marketing	Painted Drywall	Ptd wood	Vinyl	Painted Drywall	Glued direct vinyl plank
Kitchen	Painted Drywall	Vinyl	Vinyl	Painted Drywall	Ceramic tile backsplash
HVAC	Painted Drywall	Ptd wood	Concrete	Painted Drywall	All paint semi gloss in color selected by the owner
Bath	Painted Drywall Ceramic Tile	Ceramic tile	C.T.	Painted Drywall	Code required hard surface at all fixtures
Hallway	Painted Drywall	Vinyl	Vinyl	Painted Drywall	Glued direct vinyl plank
Vending	Painted Siding!		Concrete	Painted Drywall	Epoxy paint applied directly to the concrete floor

DOOR AND FRAME SCHEDULE:

MARK	SIZE	TYPE:	FRAME:	LOCATION:	LOCKSET:	HARDWARE SPECIAL TYPE:		NOTES:
A	3068 1 3/4"	Aluminum Storefront	Aluminum	Entry Door	Lock and Deadbolt	Closer	Gasket frame Alum. threshold	Anodized finish as selected by owner
B	VARIES 1 3/8"	Wood Solid Core	Wood	Swing Interior	Passage w/ Knob/Lever	Lever BF doors	Wood frame Wood casing	Three hinges--size varies
C	3068	Glass	No frame	Marketing	None			Tempered glass door with full fixed temered glass sidelite



COFFEE BAR ELEVATION

SCALE: 1/4"=1'-0"
Maximum sink and countertop at 34" AFF

GENERAL HANDICAP NOTES:
Grab bars 1 1/4"-1 1/2" diameter 1 1/2" from the wall
Protect all exposed pipes and drains under sinks
Toilet openings must be 36" wide and 18" from a wall
Grab bar behind the toilet shall be 36 inches long
GB along the side of the toilet shall be 42" long
Locate sink top between 29" and 34" max AFF
Lav clearance 29" under sink top
Clear floor area under the sink shall be 30" x 48"
Clear floor area at the toilet shall be 48" x 66"
A 36" clear open route is required
All sinks are to have lever controls
Mirrors to be located at 40" max AFF behind lav sink
Paper towel dispenser to be set at max 48" AFF
Comply with all provisions of the 2017 ANSI A117.1 guidelines
Comply with ADA 2010 and FBC Accessibility
See figure 604.7.1 above for dispenser location

COMMON AREAS:
Install lever handles at all common area doors
Max pull on the door is 5#
Clear opening shall be 32" wide
Thresholds on common area doors shall be 1/2" max
All entry areas must be accessible from parking lot area

RAMPS:
No internal ramping. See civil engineering work for exterior

FRONT DOOR:
Provide a clear area of 18" x 60" on the latch side with a slope of no more than 1/4" per foot (To wheel beside latch)

REVISON:

PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hilpoint, LLC
8230 Macon Highway
Building 300
Athens, GA 30606

ARCHITECT:
Frederick W. Mahoney
Architect
Georgia RA011964

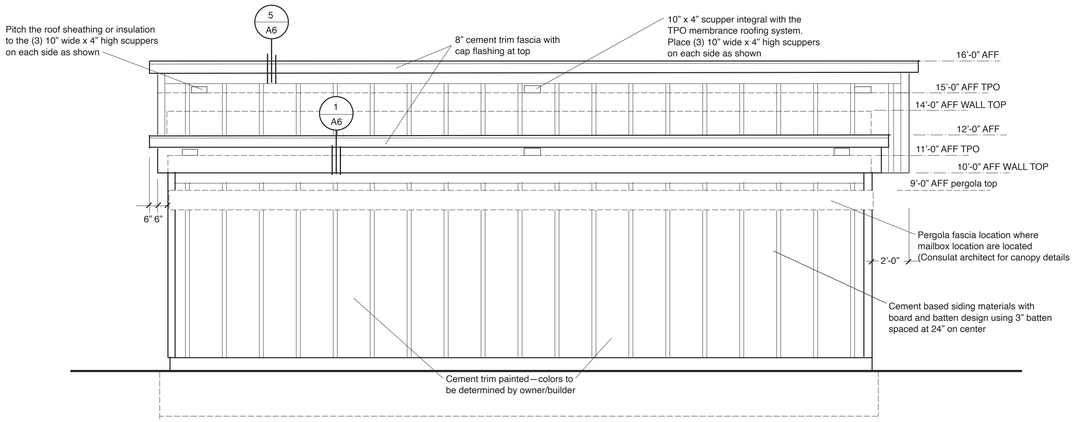
Architectural Resources of Georgia, LLC
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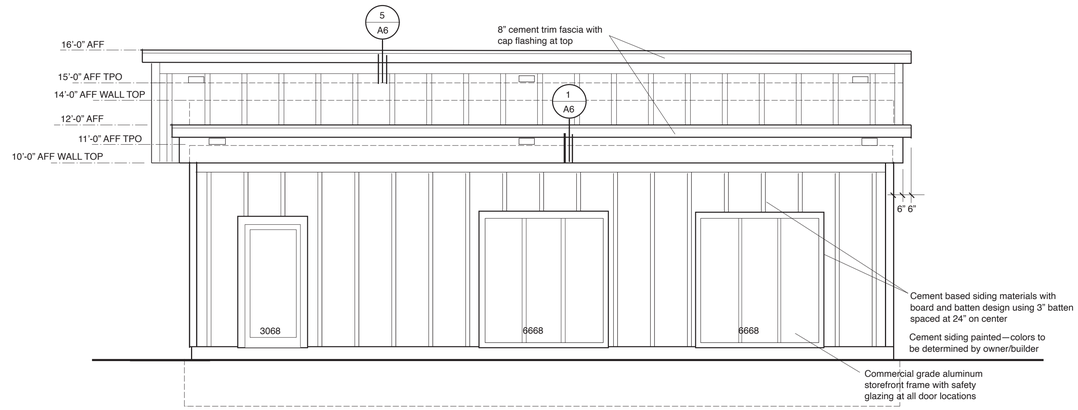
Architect's Seal

Date: _____



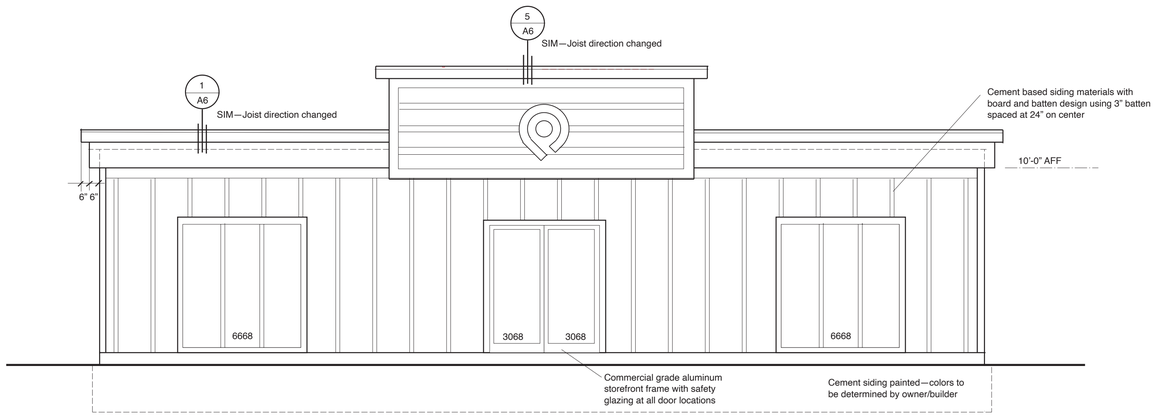
SIDE ELEVATION

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



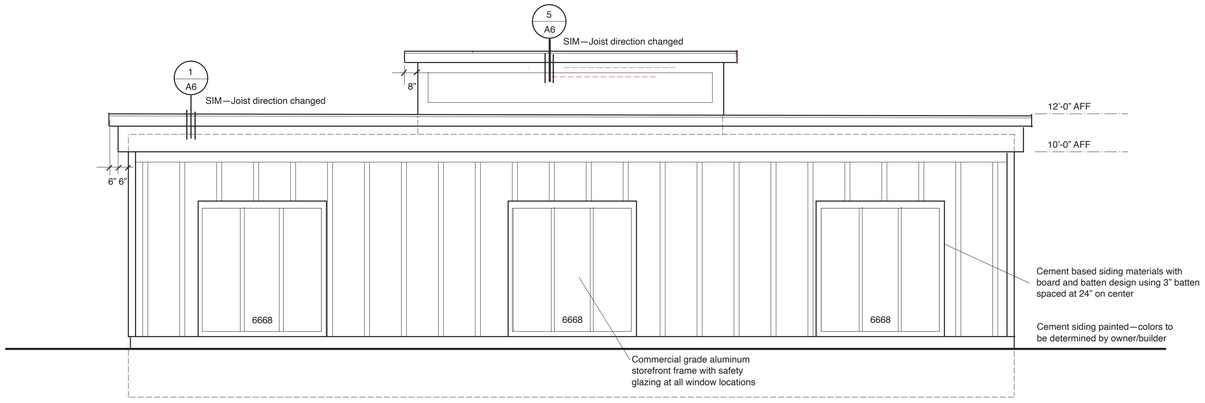
POOLSIDE ELEVATION

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



FRONT ENTRY ELEVATION

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



REAR ELEVATION

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

Architect's Seal

Date: _____

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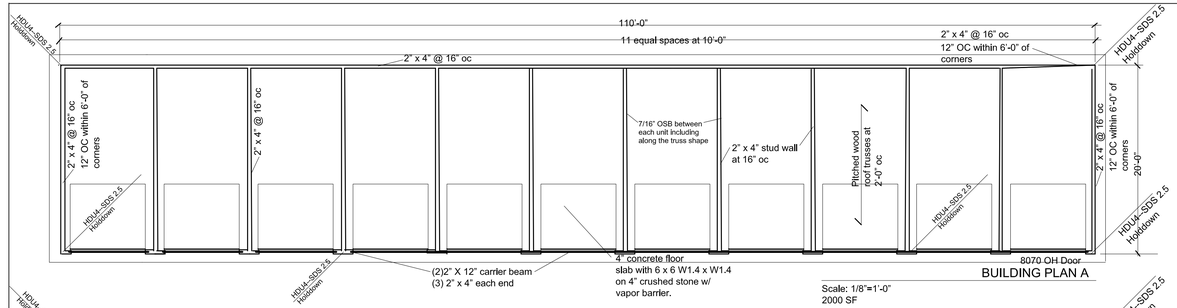
PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hilpoint, LLC
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Building 300
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ARCHITECT:
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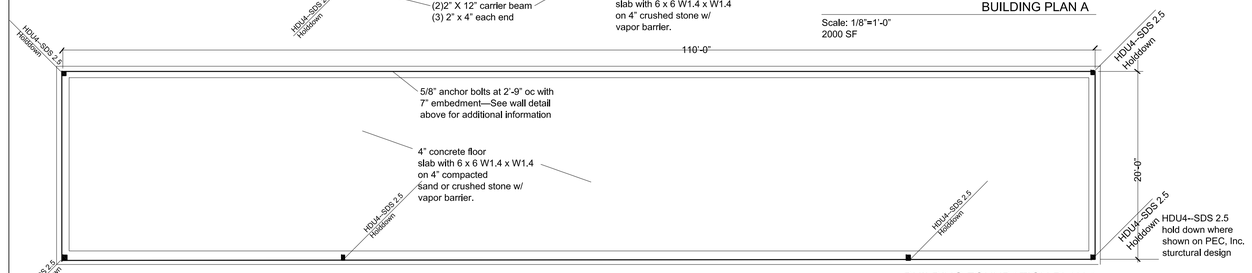
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8/15/22

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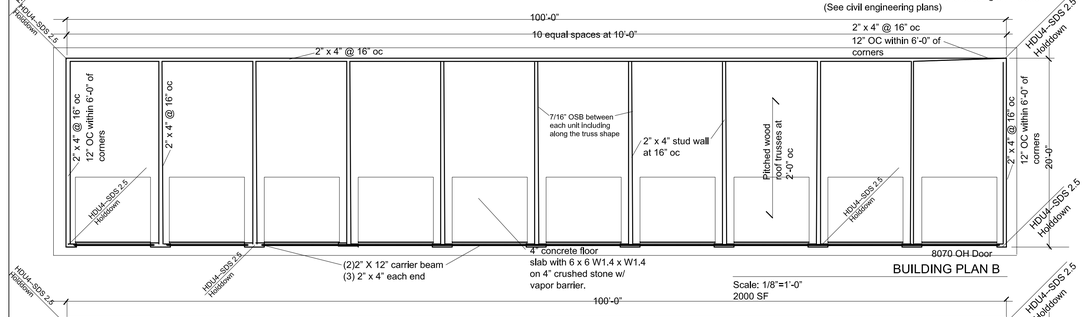
BUILDING PLAN A

Scale: 1/8"=1'-0"
2000 SF



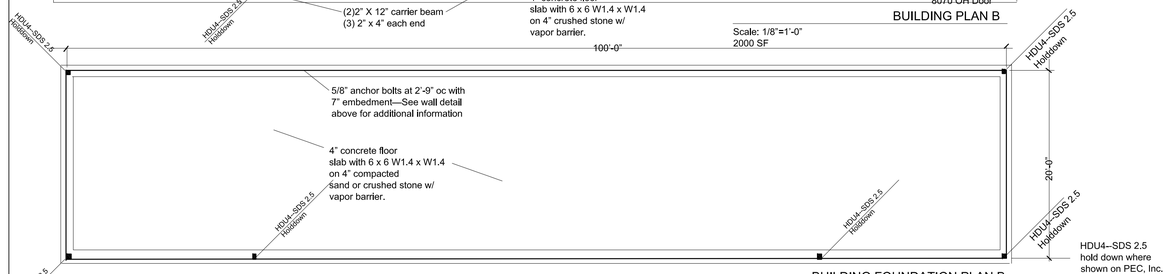
BUILDING FOUNDATION PLAN A

Scale: 1/8"=1'-0" 2000 SF—One building on the site
(See civil engineering plans)



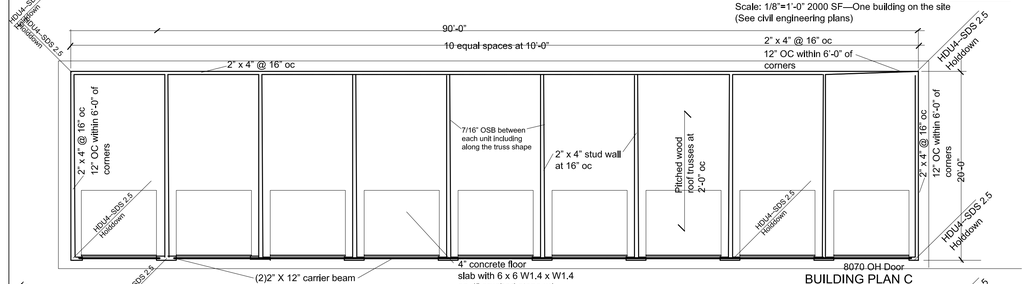
BUILDING PLAN B

Scale: 1/8"=1'-0"
2000 SF



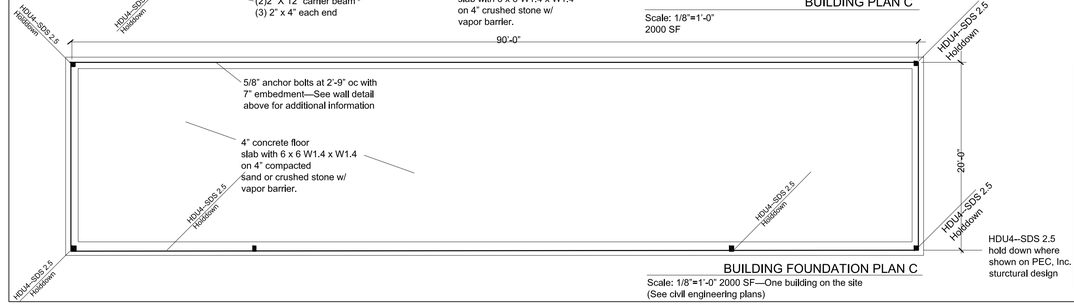
BUILDING FOUNDATION PLAN B

Scale: 1/8"=1'-0" 2000 SF—One building on the site
(See civil engineering plans)



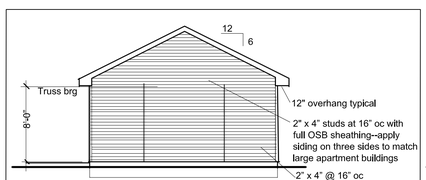
BUILDING PLAN C

Scale: 1/8"=1'-0"
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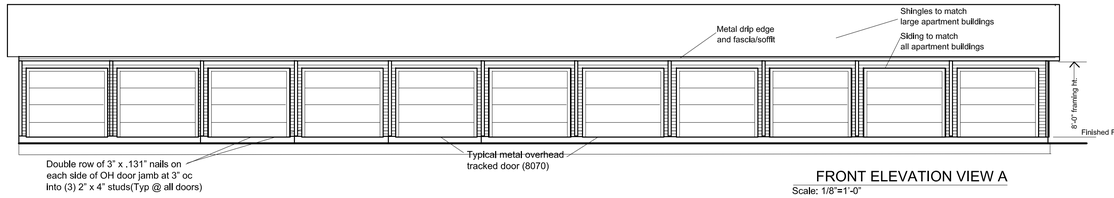
BUILDING FOUNDATION PLAN C

Scale: 1/8"=1'-0" 2000 SF—One building on the site
(See civil engineering plans)



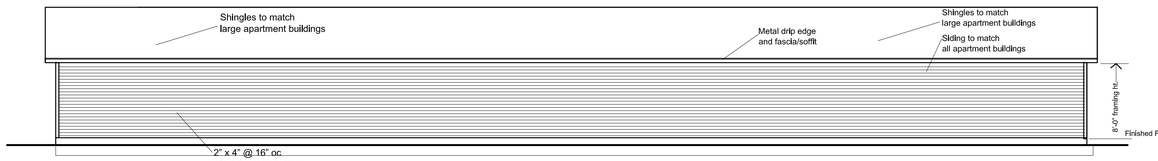
TYPICAL GABLE END VIEW

Scale: 1/8"=1'-0"
Gable end—20'-0" building



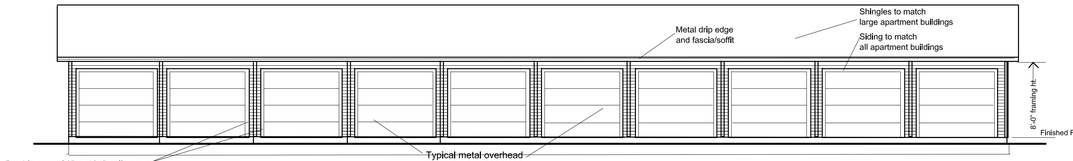
FRONT ELEVATION VIEW A

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



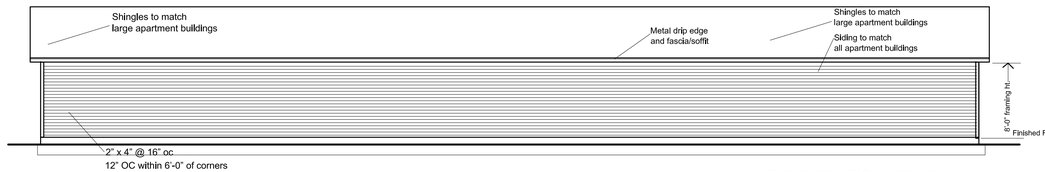
REAR ELEVATION VIEW A

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



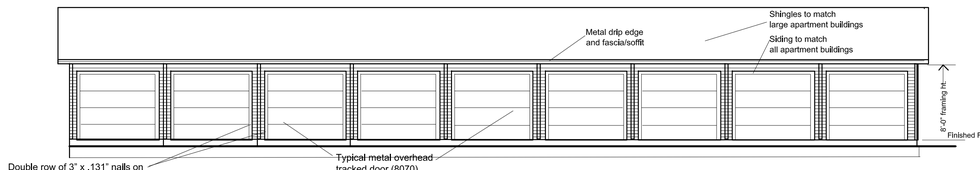
FRONT ELEVATION VIEW B

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



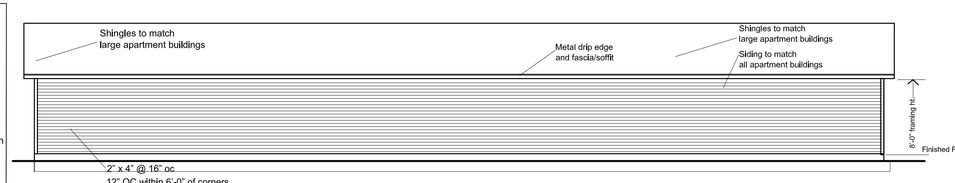
REAR ELEVATION VIEW B

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



FRONT ELEVATION VIEW C

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



REAR ELEVATION VIEW C

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

REV:

POINTE GRAND FORT PIERCE

SOUTH JENKINS RD
FORT PIERCE, FLORIDA

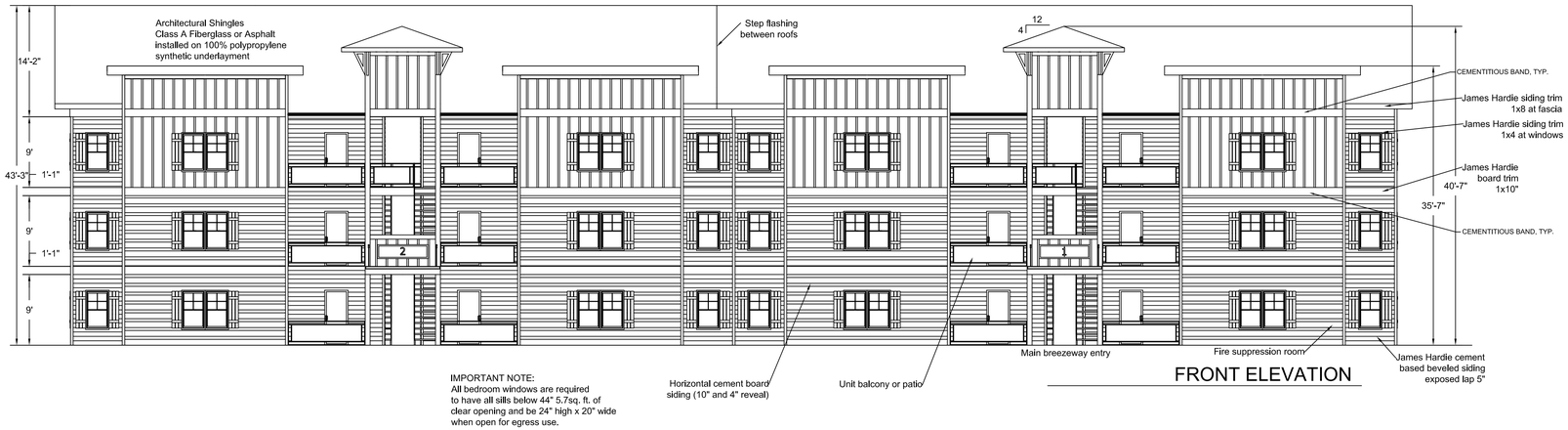
OWNER:
Hillpointe, LLC
8830 Macon Highway
Building 300
Athens, Georgia 30606

ARCHITECT:
Architectural Resources of Georgia, LLC
147 Steepleview Drive
Athens, Georgia 30606
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Architect
Frederick W. Mahoney
Georgia RA11984

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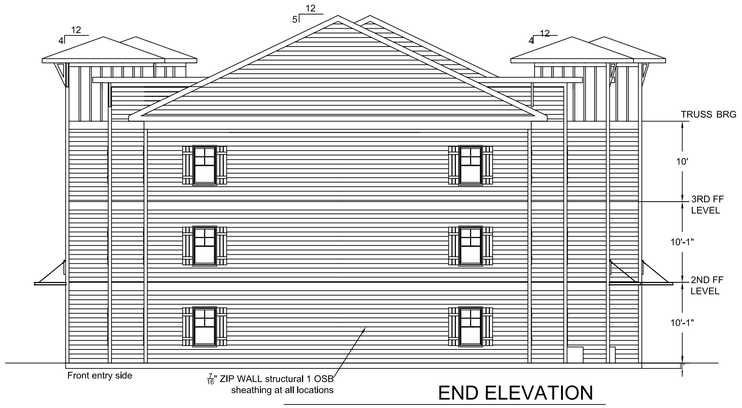
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IMPORTANT NOTE:
All bedroom windows are required to have all sills below 44" 5.7sq. ft. of clear opening and be 24" high x 20" wide when open for egress use.

FRONT ELEVATION



END ELEVATION

REVISION	DATE	DESCRIPTION

DATE

DESIGN PROFESSIONAL

OWNER

HILLPOINTE

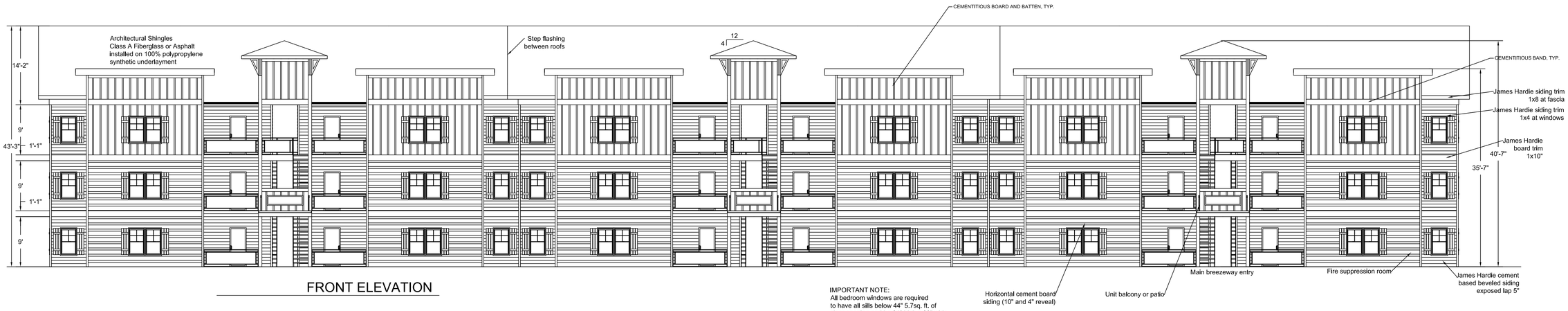
HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

PROJECT

POINTE GRAND *SOUTH JENKINS*
24 UNIT APARTMENTS ELEVATIONS

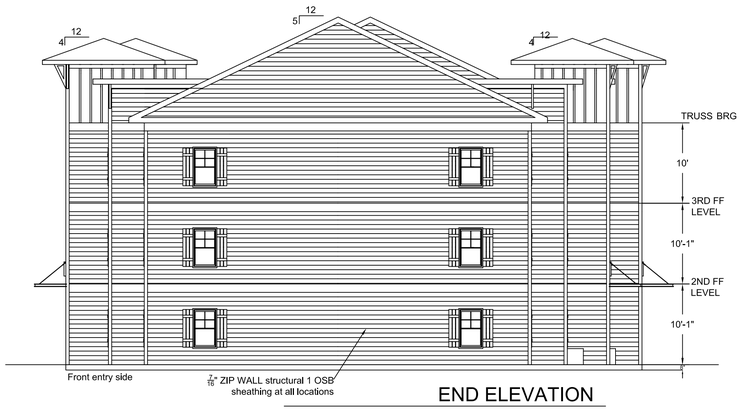
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FRONT ELEVATION

IMPORTANT NOTE:
All bedroom windows are required to have all sills below 44" 5.7sq. ft. of clear opening and be 24" high x 20" wide when open for egress use.



END ELEVATION

REVISION	DATE	DESCRIPTION

DATE

DESIGN PROFESSIONAL

OWNER

HILLPOINTE

HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

PROJECT

POINTE GRAND *SOUTH JENKINS*
36 UNIT APARTMENTS ELEVATIONS

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A3

REVISON:

PROJECT:

POINTE GRAND FORT PEIRCE

OWNER:

Hillpointe, LLC
8830 Macon Highway
Building 300
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Frederick W. Mahoney
Architect
Georgia RA011984

DATE:

8/15/22

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A-2









REVISON:

PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hillpointe, LLC
8850 Macon Highway
Building 300
Athens, GA 30606

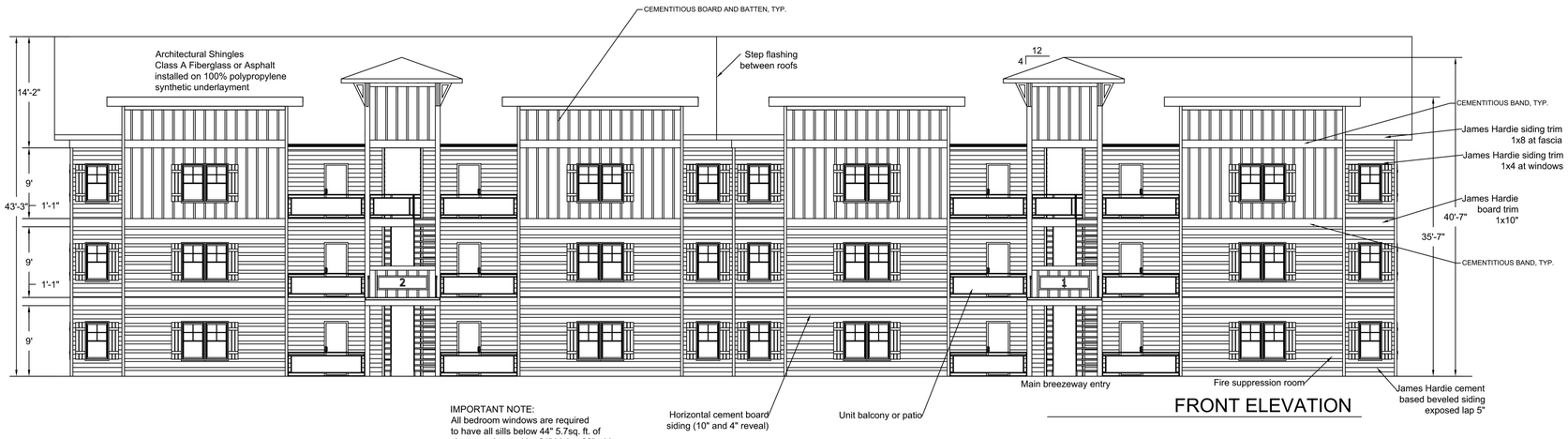
ARCHITECT:
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Phone: 517-974-0882
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Georgia RA011984

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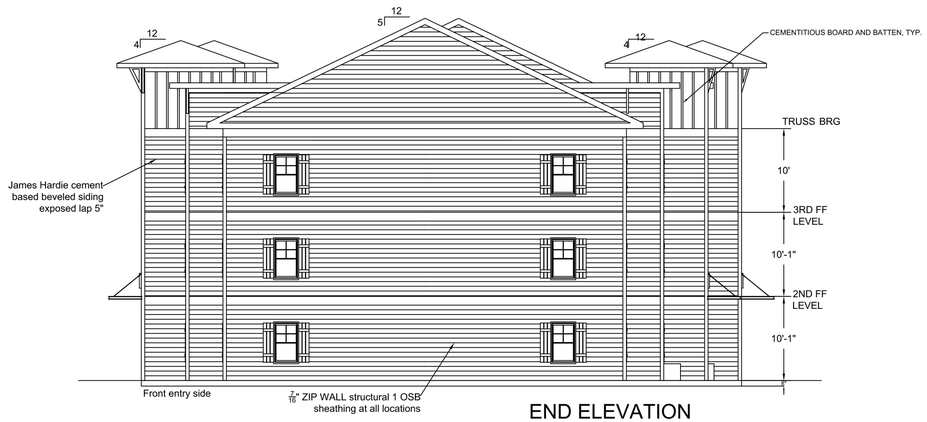
Main body and trim	Steel patio and stair rail and pool fence color
SW 7012 **Creamy** Interior / Exterior Location Number: 261-C3	SW 7048 **Urbane Bronze** Interior / Exterior Location Number: 245-C7



IMPORTANT NOTE:
All bedroom windows are required to have all sills below 44" 5.7sq. ft. of clear opening and be 24" high x 20" wide when open for egress use.

FRONT ELEVATION





END ELEVATION

REVISION	DATE	DESCRIPTION

DATE

DESIGN PROFESSIONAL

OWNER

HILLPOINTE

HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

PROJECT

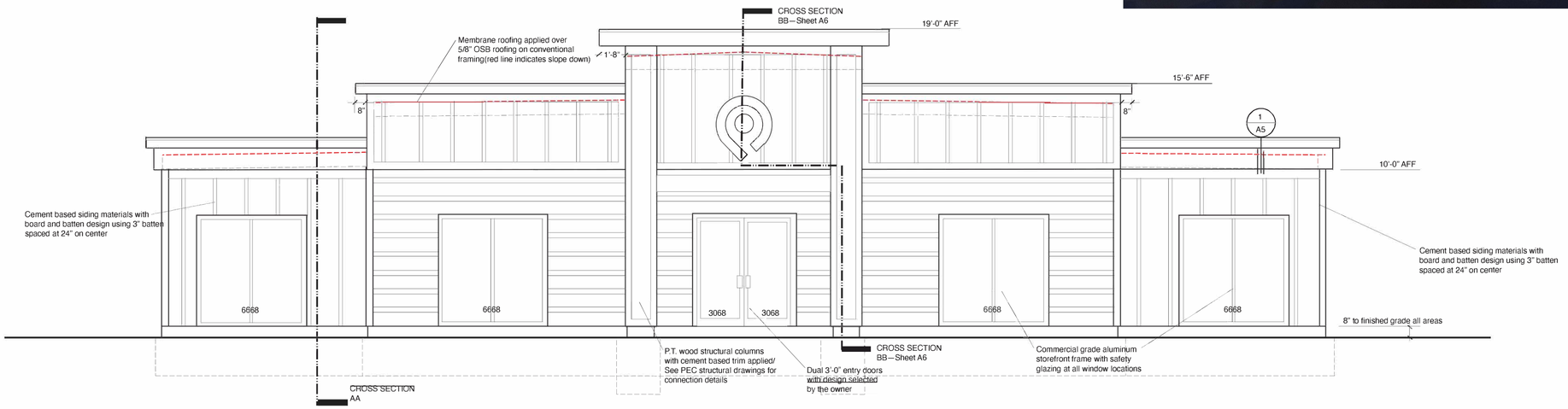
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24 UNIT APARTMENTS MATERIAL BOARD

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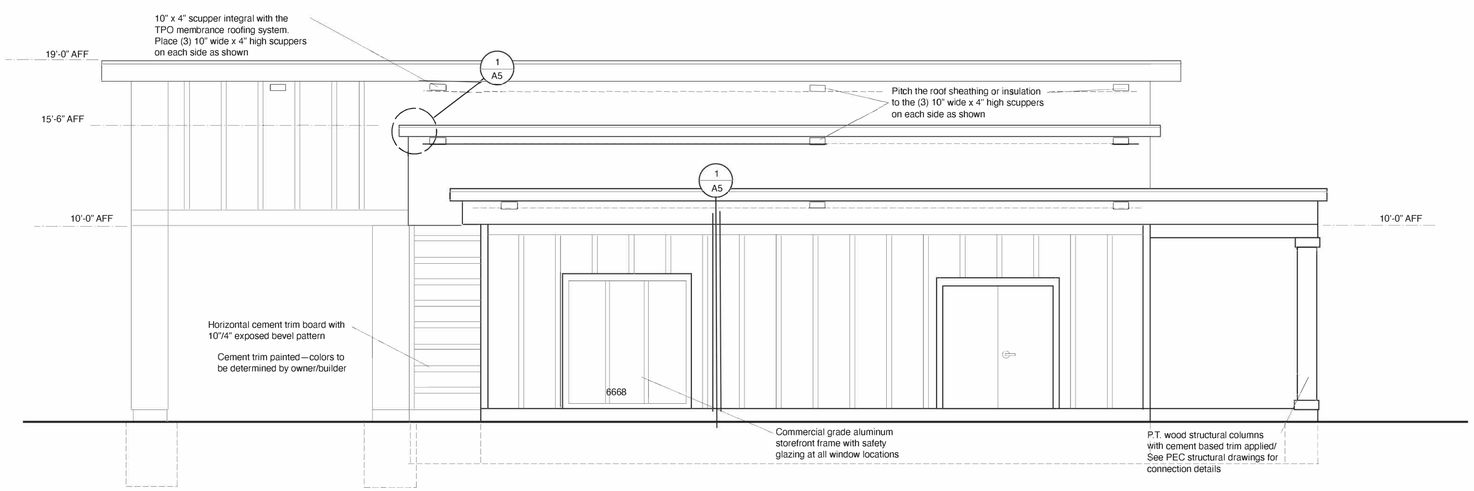
Main body and trim	Steel patio and stair rail and pool fence color
SW 7012 **Creamy** Interior / Exterior Location Number: 261-C3	SW 7048 **Urbane Bronze** Interior / Exterior Location Number: 245-C7





FRONT ELEVATION

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



SIDE ELEVATION

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

Architect's Seal

Date:

REVISON:

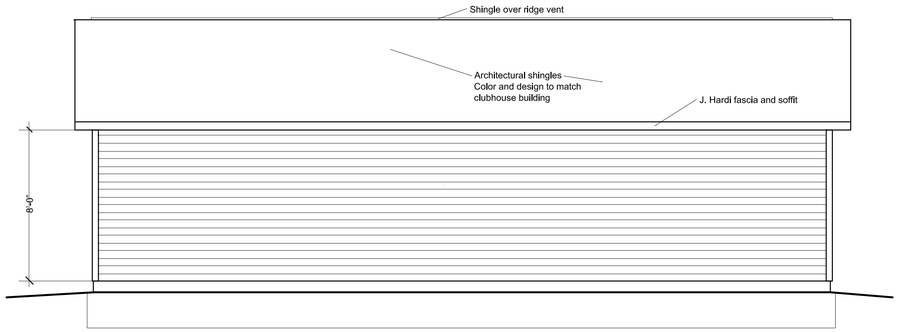
PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hillpointe, LLC
8850 Macon Highway
Building 300
Athens, GA 30606

ARCHITECT:
Architectural Resources of Georgia, LLC
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Phone: 517-974-0882
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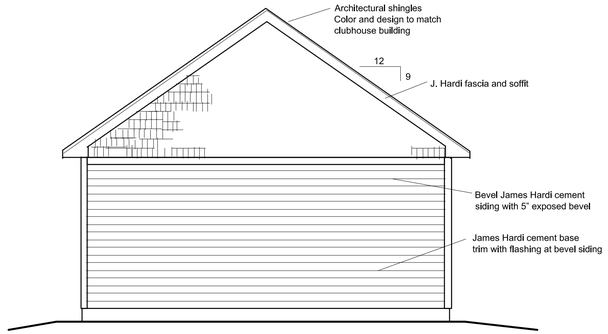
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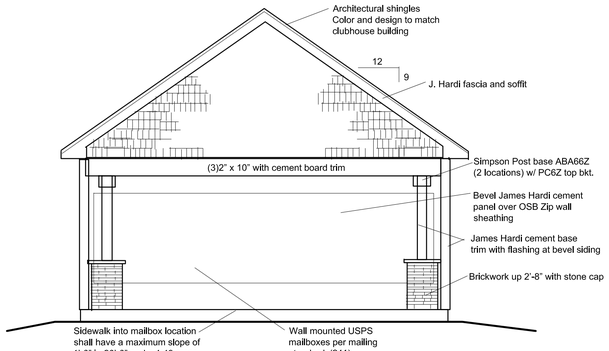
NORTH ELEVATION

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



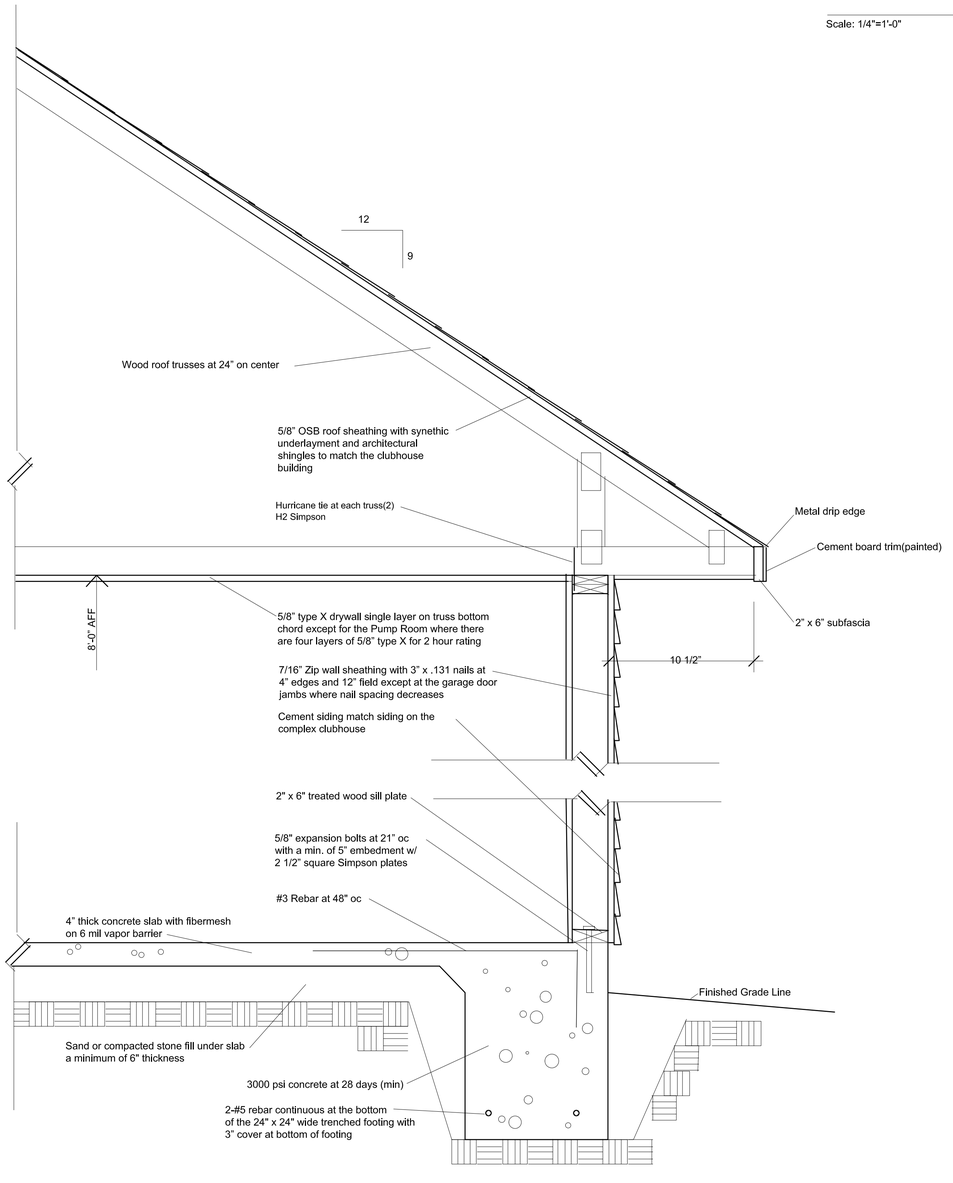
EAST ELEVATION

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



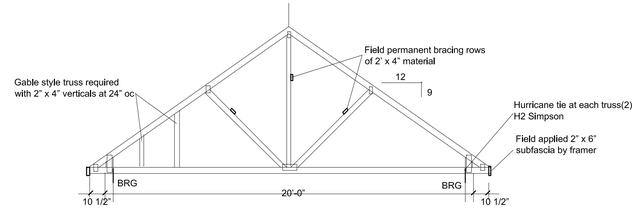
WEST ELEVATION

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



WALL DETAIL

Scale: 1"=1'-0"



TRUSS PROFILE

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

1—Comply with the building code for construction
2—Submit shop drawings for the common truss and gable truss.
3—Design roof loads: 20 psf/LL/Wind loading 115 mph (ultimate)
4—Provide uplift compliance for hurricane tie selection.
5—Two gable style roof trusses are required.

Architect's Seal

Date:

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REV:

POINTE GRAND SOUTH JENKINS

PROJECT:

Hillpointe
8830 Macon Highway
Building 300
Athens, Georgia 30606

OWNER:

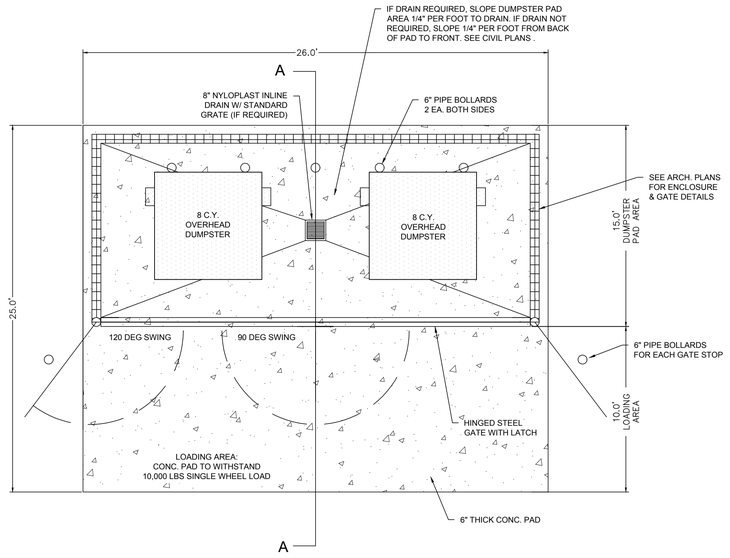
Architectural Resources of Georgia, LLC
124 Tiffany Lane
Saint Simons Island, GA. 31522
Phone: 517-974-0862/706-410-5412
underpararchitect@gmail.com

ARCHITECT:

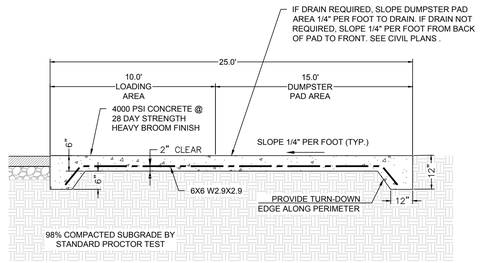
Georgia #AA011964
Frederick M. Mahoney
Architect

DATE:
10/7/2022

PAGE:
A-2



PLAN VIEW



SECTION VIEW A - A

CONCRETE DUMPSTER PAD

CXXX

NOT TO SCALE

HILLPOINTE

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Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

8830 Macon Highway
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Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251 Email:
mwiedower@hillpointe.com

PROJECT:

PROJECT NAME

ADDRESS
ADDRESS
ADDRESS

SHEET TITLE:

CONCRETE DUMPSTER PAD

DRAWING SCALES:

DRAWING DATE: XX/XX/XXXX

SHEET REVISIONS

NO.	DESCRIPTION	DATE
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SHEET SHEETNO

Hillpointe Construction LLC
8830 Macon Hwy - Bldg. 300
Athens, GA 30606
706.207.9751
vbricka@hillpointe.com

October 13, 2022

Re: Hillpointe Multi-Family Residential
Fort Pierce- S Jenkins Rd

ARCHITECTURAL NARRATIVE

The Hillpointe- Ft Pierce Multi-family development is designed with a complementary mix of traditional and modern architectural components and materials. The site incorporated various amenities, as well as multiple green spaces throughout the development that fit today's lifestyle and create a community atmosphere for the residents.

The architectural elements provide a combination of lap siding, board and batten, trims and banding, with accent color. The main façade is designed in multiple planes, including inset private balconies, and building offsets, as well as variant roof lines, which provides relief, sequence, and hierarchy in each build facades and throughout the development. The building entries are clearly identifiable by their central location, height, distinguishable roof line and openness, which encourages residents' interaction with the outside and with others, while still providing a transition between the public spaces and the private apartments.

Sincerely,

Vincent Bricka
Director of Permitting