# CITY OF FORT PIERCE
# TECHNICAL REVIEW COMMITTEE

## AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, February 16, 2023 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Annexation - Weatherbee - Parcel ID: 3403-502-0015-000-5

   b. Conditional Use - Techno Arts Academy - 2817 Peters Road

   c. Minor Site Plan Amendment - Center for Advanced Eye Care - 1707 S. 25th Street

   d. Minor Site Plan Amendment – Haisley Funeral Home – 1602 S 30th Street

   e. Minor Site Plan - 7-Brew - Parcel ID: 2419-601-0014-000-8

   f. Final Plat - Gator Trace on the Greens - (2) Parcels: 2435-311-0001-000-4 and 2435-243-0001-000-6

   g. Final Plat – Oleander Oaks – 4003 Oleander Avenue

**Technical Review Committee** **1. a.**

Meeting Date: 02/16/2023

REQUESTED ACTION

Annexation - Weatherbee - Parcel ID: 3403-502-0015-000-5

LOCATION

(1) Parcel: 3403-502-0015-000-5

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

**Form Review**

Form Started By: Ryan Altizer Started On: 02/02/2023 01:07 PM

Final Approval Date: 02/02/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

| | |
|---|---|
| **TO:** | Technical Review Committee |
| **THROUGH**: | Kevin Freeman, Planning Director |
| **FROM:** | Ryan Altizer, Senior Planner |
| **RE:** | **Weatherbee – Annexation - 23-02000004**<br>**Parcel ID 3403-502-0015-000-5** |
| **BOARD DATE:** | February 16, 2023 |

**Annexation for Parcel ID 3403-502-0015-000-5**

The above referenced project is being submitted for your review and comments. The applicant is requesting an Annexation for Parcel ID 3403-502-0015-000-5.

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, February 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

**Application submission shall include the following:**

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

**In addition to a complete application, packets shall include:**

- Warranty Deed
- Current Survey (completed within the last 12 months)

**1.** Address: TBD

**2.** Legal description of real property for which annexation is being requested:
WHITE CITY S/D 03 36 40 W 7 ACRES OF LOT 6 (MAP 34/03N) (7.00 AC) (OR 1459-2703)

Property Tax ID: 3403-502-0015-000-5

**3.** Size of described property: 6.79 Acres (According to Survey)

**4.** Project description: Annexation - Zoning: County RM-11 to City R-4 / Future Land Use: County RH to City RM

**5.** Current St. Lucie County Future Land Use Designation: RH

**6.** Current St. Lucie County Zoning: RM-11

**7.** Is this a Historic property? No

**8.** Appraised value: $184,800

**9.** Name of Owner(s): Hoffman Family Limited Prtnshp

Signature of Owner(s): See Agent Authorization Letter
Mailing Address: Hc 89 Box 119
City Pocono Summit State PA Zip 18346
Phone _____ Fax _____

**10.** Name of Representative: Tod Mowery, AICP

Signature of representative: Tod Mowery

Mailing Address: 100 S. 2nd Street

City) Fort Pierce State FL Zip 34950

Phone 772-742-1555 Fax

E-mail: todm@redtaildg.com

***INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772)467-3729***

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**OFFICE USE:**

**DATE RECEIVED:** Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

January 20, 2023 Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

**RE: Weatherbee Annexation**

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with an application for Annexation, for an unaddressed vacant property (approx. 6.79 acres) located west of US Highway 1 on the south side of Weatherbee Road. The Parcel ID for the property is as follows:

1. 3403-502-0015-000-5:
   Current SLC Zoning = Residential, Multi-Family, 11 du/ac (RM-11)
   Current SLC Future Land Use = Residential High 15 du/ac (RH)

   Proposed FP Zoning = Medium Density Residential (R-4)
   Proposed FP Future Land Use = Medium Density Residential (RM)

Through the annexation process we ask that the City grant the property a zoning of Medium Density Residential (R-4) and a Future Land Use designation of Medium Density Residential (RM). As the current County zoning on the property allows up to 11 units per acre, the City zoning of R-4, which allows up to 12 units per acre is the most compatible zoning district and would be considered a like for like designation. Likewise, the current County Future Land Use allows up to 15 units per acre and the request for the city designation of RM, which allows up to 12 units per acre, which would be consistent as well.

While the County RH and City RM designations are not necessarily like for like, Policy 1.11.5 of the Comprehensive Plan allows for the City Commission to designate an alternative Future Land Use at its discretion during the annexation process without having to file for a separate Comprehensive Plan Map Amendment. This request of an RM Future Land Use designation would be consistent/compatible with the zoning designation of R-4 that the property is likely to receive and would be consistent/compatible with the Future Land Use designations of surrounding properties that are within the City Limits.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

**Hoffman Family Limited Partnership**
83 South Street
Morristown, NJ 07960

## AGENT CONSENT FORM

Project Name: Multifamily Weatherbee Road

Parcel ID: 3403-502-0015-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED Randy P. Hoffman, Robin L. McShea WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG 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 residential development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 04 day of 01, 2023 by Randy P. Hoffman, Robin L. McShea (Name of Person Acknowledging) who is personally known to me or who has produced P.A. Drivers License (type of identification) as identification and who did (did not) take an oath.

Gladys M Roberts
Notary Signature

Gladys M. Roberts
Printed Name of Notary

Commonwealth of Pennsylvania - Notary Seal
Gladys M. Roberts, Notary Public
Luzerne County
My commission expires December 7, 2025
Commission number 1268123
Member, Pennsylvania Association of Notaries

December 7, 2025
My commission expires

Randy P Hoffman
Owner's Signature

Robin L McShea
Owner's Signature

Owner's Name
RANDY P HOFFMAN ROBIN L MCSHEA

Street Address
2446 Rt 940 Pocono Summit PA

City, State, Zip 18346

570-499-9208 5709725597
Telephone / Email

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1980533 OR BOOK 1459 PAGE 2703
Recorded:11/28/01 11:29

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

This Deed,

Made this 5th day of November, 2001

BETWEEN Lois Hoffman, Widower, of HC 89, Box 119, Pocono Summit, Pennsylvania 18436-9711, hereinafter referred to as Grantor

A
N
D

Hoffman Family Limited Partnership, of HC 89, Box 119, Pocono Summit, Pennsylvania 18436-9711, hereinafter referred to as Grantee.

WITNESSETH, that the said Grantor for and in consideration of the sum of **One and no/100 ($1.00) Dollars** to her in hand paid by the said Grantee at or before the sealing and delivery hereof, receipt whereof is hereby acknowledged, has granted, conveyed, bargained, sold, assigned, released and confirmed unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN parcel of land lying and being in the County of St. Lucie, and State of Florida, more particularly described as follows:

The west seven acres of Lot 6 of the Subdivision of White City in Section 3, Township 36 South, Range 40 East, as per plat of said Subdivision on file in Plat Book 1, at page 23, of the public records of St. Lucie County, Florida, excepting therefrom all rights of way for drainage canals and Public Roads.

BEING the same premises which Paul Browning and Eula Browning, his wife, by their certain deed dated March 1, 1968, granted and conveyed unto Paul Hoffman and Lois Hoffman, his wife, said deed being recorded in St. Lucie County Deed Book 236 at page 132-133, on March 6, 1958. The said Paul Hoffman having departed this life on the 22nd day of January, 1996, leaving his wife, Lois Hoffman as owner in fee by operation of law.

SUBJECT to the exceptions, reservations, easements, conditions, covenants and restrictions as contained in the chain of title.

E. Nellie & Coleman PC

Parcel Identification Number - 340350200150005.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned, and intended to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor does hereby Warrant GENERALLY the property hereby conveyed.

**NO TITLE SEARCH WAS REQUESTED OR PERFORMED AND NO WARRANTY MADE WITH RESPECT THERETO BY THE LAWFIRM OF TELLIE AND COLEMAN, P.C.**

This Deed was prepared by the Law Office of Tellie and Coleman, P.C., 310 E. Drinker Street, Dunmore, Pennsylvania 18512.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seals the day and year first above written.

WITNESS:

NICHOLAS D. TELLIE

DAWNA McHALE

Lois Hoffman

OR BOOK 1459 PAGE 2705

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF Lackawanna :

ON THIS, the 5th day of November, 2001, before me the undersigned officer, personally appeared Lois Hoffman, Widower, known to me or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARIAL SEAL
PATRICIA A. SCHMALZLE, Notary Public
Dunmore Boro., Lackawanna County
My Commission Expires FEB. 2, 2002

Patricia A Schmalzle
Notary Public

I hereby certify that the precise residence of the Grantee is:

HC 89 Box 119
Pocono Summit Pa 18436-9711

BY: Norbert Dolbee

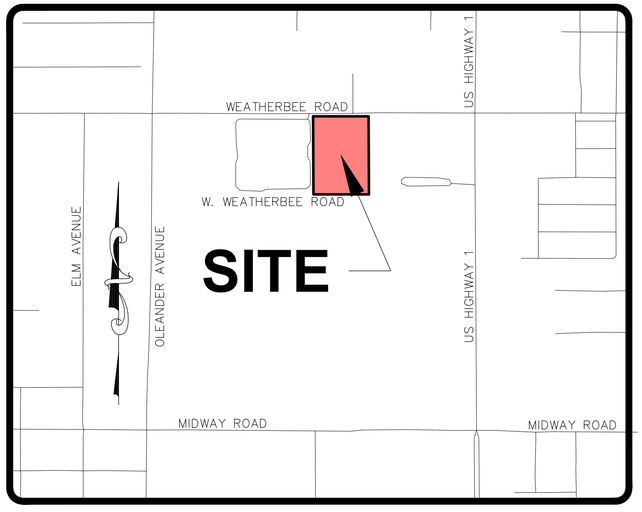
# ALTA/NSPS LAND TITLE SURVEY

## PREPARED WITH TOPOGRAPHY
## FOR JEREMIAH BARON

### SCHEDULE B-II ITEMS

***TITLE COMMITMENT PREPARED BY***
***OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY***
***COMMITMENT # 22126732***
***COMMITMENT DATE: SEPTEMBER 9, 2022, AT 8:00 AM***

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
7. ALL MATTERS CONTAINED ON THE PLAT OF WHITE CITY, RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   **AFFECTS SUBJECT PROPERTY; SHOWN HEREON.**




ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

### SYMBOL & ABBREVIATION LEGEND:

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| (A) | AIR RELEASE VALVE | ELEC PANEL | ELECTRICAL PANEL | MLWL | MEAN LOWER WATER LINE | SV | SANITARY VALVE |
| AL | ARC LENGTH | EL./ELEV. | ELEVATION | | METAL LIGHT POST | SEC | SECTION |
| ASPH | ASPHALT | FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | | METAL POWER POLE | | PROPERTY CORNER |
| BFP | BACK FLOW PREVENTER | F.O. | FIBER OPTIC | MP | METAL PIPE | | RIGHT-OF-WAY CONTROL |
| | BENCHMARK (BM) OR GROUND CONTROL POINT (GCP) | FOHH | FIBER OPTIC HAND HOLE | MON | MONUMENT | | SIGN |
| CATV □ | CABLE RISER | | FIBER OPTIC MARKER | N/D | NON DESCRIPT NAIL AND DISK | | SPIGOT |
| (C) | CALCULATED | FIBER RISER | FIBER OPTIC RISER | N.R. | NON-RADIAL | | SPRINKLER VALVE |
| | CATCH BASIN | (M) | FIELD MEASURED | NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 | STA | STATION |
| ℄ | CENTERLINE | F.F.E. | FINISHED FLOOR ELEVATION | No. | NUMBER | | STREET SIGN |
| CCR | CERTIFIED CORNER RECORD | FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | O.R.B. | OFFICIAL RECORDS BOOK | TELE RISER | TELEPHONE RISER BOX |
| CLF | CHAIN LINK FENCE | FPL | FLORIDA POWER AND LIGHT | OHW | OVER HEAD WIRES | TOE | TOE OF SLOPE |
| CHD. | CHORD | FT | FOOT | PG | PAGE | TOB | TOP OF BANK/BERM |
| CO O | CLEAN OUT | FM | FORCE MAIN | PCN | PARCEL CONTROL NUMBER | T.O.N. | TOP OF NUT |
| COMM RISER | COMMUNICATION RISER | FND | FOUND | PK NAIL | PARKER-KALON NAIL | X 0.0 | TOPOGRAPHIC DATA (SOFT SURFACE) |
| CONC | CONCRETE | (F) | FPL MANHOLE | PK/D | PARKER-KALON NAIL & DISK | X 0.00 | TOPOGRAPHIC DATA (HARD SURFACE) |
| | CONCRETE LIGHT POST | SQ. FT. | SQUARE FEET | PCP | PERMANENT CONTROL POINT | TWNSHP | TOWNSHIP |
| CM | CONCRETE MONUMENT | GAS | GAS VALVE | PRM | PERMANENT REFERENCE MONUMENT | | TRAFFIC HANDHOLD |
| CPP | CONCRETE POWER POLE (CPP) | GIS | GEOGRAPHIC INFORMATION SYSTEMS | P.B. | PLAT BOOK | | TRAFFIC SIGNAL CONTROL BOX |
| | CONCRETE POWER POLE W/STREET LIGHT | GND | GROUND | (P) | PLAT DATA | TSCB | |
| | CONCRETE SIGNAL LIGHT POLE | | GUY WIRE ANCHOR | P.O.B. | POINT OF BEGINNING | TYP | TYPICAL |
| CMP | CORRUGATED METAL PIPE | | HANDICAP | P.O.C. | POINT OF COMMENCEMENT | U.E. | UTILITY EASEMENT |
| | CURB INLET | HDPE | HIGH DENSITY POLYETHYLENE PIPE | P.C.C. | POINT OF COMPOUND CURVE | SS | UNDERGROUND SANITARY |
| HWF | | | HOG WIRE FENCE | P.C. | POINT OF CURVATURE | DRN | UNDERGROUND STORM |
| | DECORATIVE LIGHT POST | | HYDRANT | P.T. | POINT OF TANGENCY | UNK | UNKNOWN |
| (D) | DEED | IN | INCH | P.O.T. | POINT OF TERMINUS | UNK HH | UNKNOWN HANDHOLD |
| D.B. | DEED BOOK | INV | INVERT | PVC | POLYVINYL CHLORIDE | RISER BOX | UNKNOWN RISER BOX |
| Δ | DELTA/CENTRAL ANGLE | IP | IRON PIPE | PLS | PROFESSIONAL LAND SURVEYOR | | UNKNOWN TYPE MANHOLE |
| ⌀ | DIAMETER (DIA.) | IR | IRON ROD | R | RADIUS | | VITRIFIED CLAY PIPE |
| | DRAINAGE MANHOLE | IR/C | IRON ROD AND CAP | RGE | RANGE | VCP | |
| DIP | DUCTILE IRON PIPE | | IRRIGATION CONTROL VALVE | RTK | REAL TIME KINEMATIC | W | WATER SERVICE METER (WM) |
| EOP | EDGE OF PAVEMENT | L | LENGTH | RWV | RECLAIMED WATER VALVE | WV | WATER VALVE (WV) |
| EOW | EDGE OF WATER | | LIGHT POST | RLS | REGISTERED LAND SURVEYOR | | WELL |
| EB | ELECTRIC BOX | MAG/D | MAG NAIL MAG BRAND NAIL | RCP | REINFORCED CONCRETE PIPE | WF | WOOD FENCE |
| EHH | ELECTRIC HAND HOLE (EHH) | | MAILBOX | R/W | RIGHT-OF-WAY | | WOOD POLE STREET LIGHT |
| EM | ELECTRIC METER | MHWL | MEAN HIGH WATER LINE | R/C | ROD AND CAP | | WOOD POWER POLE |
| | | | | (S) | SANITARY MANHOLE | | |

### LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING NOVEMBER 11, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING DJI TERRA AND TRIMBLE BUSINESS CENTER.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4481104.
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

### LEGAL DESCRIPTION:

THE WEST SEVEN ACRES OF LOT 6 OF THE SUBDIVISION OF WHITE CITY IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS PER PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 1, AT PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS.

CONTAINING 6.79 ACRES, MORE OR LESS.

### SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 29, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS NOVEMBER 29, 2022.
4. LEGAL DESCRIPTION AND MATTERS OF RECORD HEREON SHOWN IN REFERENCE TO THE TITLE COMMITMENT PREPARED BY LIBERTY TITLE COMPANY OF AMERICA, INC., COMMITMENT NUMBER 22126732, HAVING AN EFFECTIVE DATE OF SEPTEMBER 9, 2022.
5. PARCEL(S) CONTAIN A TOTAL OF 6.79 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0189K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

### CERTIFIED TO:

1. BENJAMIN HOLDINGS LLC
2. LIBERTY TITLE
3. COMPANY OF AMERICA, INC.
4. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

### ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 13, 14, 15, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 29, 2022.

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

SIGNATURE DATE:


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


MJ/ABS/SPT — DRAWN BY
MTO — CHECKED BY
SV — FIELD CREW
22-424 ALTA.dwg — FILENAME
AS SHOWN — SCALE
December 8, 2022 — DATE

REVISION COMMENTS — DATE

ALTA/NSPS LAND TITLE SURVEY
PREPARED WITH TOPOGRAPHY
FOR: JEREMIAH BARON
WEST 7 ACRES OF LOT 6
SUBDIVISON OF WHITE CITY
SEC. 03, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA


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


22-424

1 OF 2


Z:\EDC-2022\22-424 - J Baron - 7 acres Weatherbee\SURVEY\Dwg - PDF\Survey\22-424 ALTA.dwg, 12/8/2022 4:22 PM
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# ALTA/NSPS LAND TITLE SURVEY

## PREPARED WITH TOPOGRAPHY
## FOR JEREMIAH BARON

### SYMBOL & ABBREVIATION LEGEND:

| | | | | | |
|---|---|---|---|---|---|
| Ⓐ | AIR RELEASE VALVE | FM | FORCE MAIN | PLS | PROFESSIONAL LAND SURVEYOR |
| AL | ARC LENGTH | FND | FOUND | R | RADIUS |
| ASPH | ASPHALT | Ⓕ | FPL MANHOLE | RGE | RANGE |
| BFP | BACK FLOW PREVENTER | SQ FT. | SQUARE FEET | RTK | REAL TIME KINEMATIC |
| | BENCHMARK (BM) OR GROUND CONTROL POINT (GCP) | GAS ⋈ | GAS VALVE | RWV ⋈ | RECLAIMED WATER VALVE |
| CATV □ | CABLE RISER | GIS | GEOGRAPHIC INFORMATION SYSTEMS | RLS | REGISTERED LAND SURVEYOR |
| (C) | CALCULATED | GND | GROUND | RCP | REINFORCED CONCRETE PIPE |
| | CATCH BASIN | | GUY WIRE ANCHOR | R/W | RIGHT-OF-WAY |
| ℄ | CENTERLINE | | HANDICAP | R/C | ROD AND CAP |
| CCR | CERTIFIED CORNER RECORD | HDPE | HIGH DENSITY POLYETHYLENE PIPE | Ⓢ | SANITARY MANHOLE |
| CLF | CHAIN LINK FENCE | HWF | HOG WIRE FENCE | SV ⋈ | SANITARY VALVE |
| CHD. | CHORD | | HYDRANT | SEC | SECTION |
| CO O | CLEAN OUT | IN | INCH | | PROPERTY CORNER |
| COMM RISER □ | COMMUNICATION RISER | INV | INVERT | | RIGHT-OF-WAY CONTROL |
| CONC | CONCRETE | IP | IRON PIPE | | SIGN |
| | CONCRETE LIGHT POST | IR | IRON ROD | | SPIGOT |
| CM | CONCRETE MONUMENT | IR/C | IRON ROD AND CAP | | SPRINKLER VALVE |
| CPP ⊠ | CONCRETE POWER POLE (CPP) | | IRRIGATION CONTROL VALVE | STA | STATION |
| | CONCRETE POWER POLE W/STREET LIGHT | L | LENGTH | | STREET SIGN |
| | CONCRETE SIGNAL LIGHT POLE | MAG/D | MAG NAIL MAG BRAND NAIL | TELE RISER □ | TELEPHONE RISER BOX |
| CMP | CORRUGATED METAL PIPE | Ⓜ | MAILBOX | TOE | TOE OF SLOPE |
| | CURB INLET | MHWL | MEAN HIGH WATER LINE | TOB | TOP OF BANK/BERM |
| | DECORATIVE LIGHT POST | MLWL | MEAN LOWER WATER LINE | T.O.N. | TOP OF NUT |
| (D) | DEED | | METAL LIGHT POST | X 0.0 | TOPOGRAPHIC DATA (SOFT SURFACE) |
| D.B. | DEED BOOK | | METAL POWER POLE | X 0.00 | TOPOGRAPHIC DATA (HARD SURFACE) |
| Δ | DELTA/CENTRAL ANGLE | MP | METAL PIPE | TWNSHP | TOWNSHIP |
| ⌀ | DIAMETER (DIA.) | MON | MONUMENT | Ⓣ | TRAFFIC HANDHOLD |
| Ⓓ | DRAINAGE MANHOLE | N/D | NON DESCRIPT NAIL AND DISK | TSCB | TRAFFIC SIGNAL CONTROL BOX |
| DIP | DUCTILE IRON PIPE | N.R. | NON-RADIAL | TYP | TYPICAL |
| EOP | EDGE OF PAVEMENT | NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 | U.E. | UTILITY EASEMENT |
| EOW | EDGE OF WATER | No. | NUMBER | SS | UNDERGROUND SANITARY |
| EB □ | ELECTRIC BOX | O.R.B. | OFFICIAL RECORDS BOOK | DRN | UNDERGROUND STORM |
| EHH | ELECTRIC HAND HOLE (EHH) | OHW | OVER HEAD WIRES | UNK | UNKNOWN |
| EM ⊠ | ELECTRIC METER | PG | PAGE | DNA UNKN | UNKNOWN HANDHOLD |
| ELEC PANEL | ELECTRICAL PANEL | PCN | PARCEL CONTROL NUMBER | RISER BOX □ | UNKNOWN RISER BOX |
| EL./ELEV. | ELEVATION | PK NAIL | PARKER-KALON NAIL | Ⓤ | UNKNOWN TYPE MANHOLE |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | PK/D | PARKER-KALON NAIL & DISK | VCP | VITRIFIED CLAY PIPE |
| F.O. | FIBER OPTIC | PCP | PERMANENT CONTROL POINT | Ⓦ | WATER SERVICE METER (WM) |
| FOHH | FIBER OPTIC HAND HOLE | PRM | PERMANENT REFERENCE MONUMENT | WV ⋈ | WATER VALVE (WV) |
| | FIBER OPTIC MARKER | P.B. | PLAT BOOK | Ⓦ | WELL |
| FIBER RISER □ | FIBER OPTIC RISER | (P) | PLAT DATA | WF | WOOD FENCE |
| (M) | FIELD MEASURED | P.O.B. | POINT OF BEGINNING | | WOOD POLE STREET LIGHT |
| F.F.E. | FINISHED FLOOR ELEVATION | P.O.C. | POINT OF COMMENCEMENT | | WOOD POWER POLE |
| FDOT | FLORIDA DEPARTMENT OF TRANSPORTATION | P.C.C. | POINT OF COMPOUND CURVE | | |
| FPL | FLORIDA POWER AND LIGHT | P.C. | POINT OF CURVATURE | | |
| FT | FOOT | P.T. | POINT OF TANGENCY | | |
| | | P.O.T. | POINT OF TERMINUS | | |
| | | PVC | POLYVINYL CHLORIDE | | |

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.


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


| | |
|---|---|
| DRAWN BY | MD/AB/BS/PT |
| CHECKED BY | MTD |
| FIELD CREW | SV |
| FILENAME | 22-424 ALTA.dwg |
| SCALE | AS SHOWN |
| DATE | December 8, 2022 |

REVISION COMMENTS

DATE

ALTA/NSPS LAND TITLE SURVEY
PREPARED WITH TOPOGRAPHY
FOR: JEREMIAH BARON
WEST 7 ACRES OF LOT 6
SUBDIVISON OF WHITE CITY
SEC. 03, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA


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


22-424

2 OF 2

**Technical Review Committee** **1. b.**

Meeting Date: 02/16/2023

REQUESTED ACTION

Conditional Use - Techno Arts Academy - 2817 Peters Road

LOCATION

2817 Peters Road
Parcel ID: 2324-311-0005-000-1

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

**Form Review**

Form Started By: Ryan Altizer Started On: 02/02/2023 01:17 PM
Final Approval Date: 02/02/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

| | |
|---|---|
| **TO:** | Technical Review Committee |
| **THROUGH**: | Kevin Freeman, Planning Director |
| **FROM:** | Ryan Altizer, Senior Planner |
| **RE:** | **Techno Arts Academy – Conditional Use - 23-04000001**<br>**2817 Peters Road** |
| **BOARD DATE:** | February 16, 2023 |

**Conditional Use for Techno Arts Academy**

The above referenced project is being submitted for your review and comments. The applicant is requesting a Conditional Use for 2817 Peters 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, February 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# CONDITIONAL USE – NO NEW CONSTRUCTION

## Property Information

Property address or Location
2817 Peters Road, Fort Pierce FL

Parcel ID #(s)
2324-311-0005-000-1

Project description
Charter School

## Site Information

Building Size: 11,442 Parking Spaces: 40

Crossroads Plaza FP/LLC

Property Owner(s)

2735 Peters Rd.
Street Address

Fort Pierce FL 34945
City State Zip

772-465-2000
Phone Number

hzuker@comnetrealty.com
Email Address

iSTEAM, Inc d/b/a Techno Arts Academy st. LLC

Applicant/Representative, Title, Company
Dawn Hauptner, CEO,
12870 Briarlake Dr. #204
Street Address

Palm Bch Gardens FL 33418
City State Zip

561-818-8654
Phone Number

dawnhauptner@gmail.com
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**

**PROJECT: FLORIDA NEXUS PARK TECHNOARTS ACADEMY ST. LUCIE**

Contact: Dawn Hauptner | 561-818-8654 | dawnhauptner@gmail.com
Property owner: Harry Zukar | 772-465-2000 x102| hzukar@comnetrealty.com

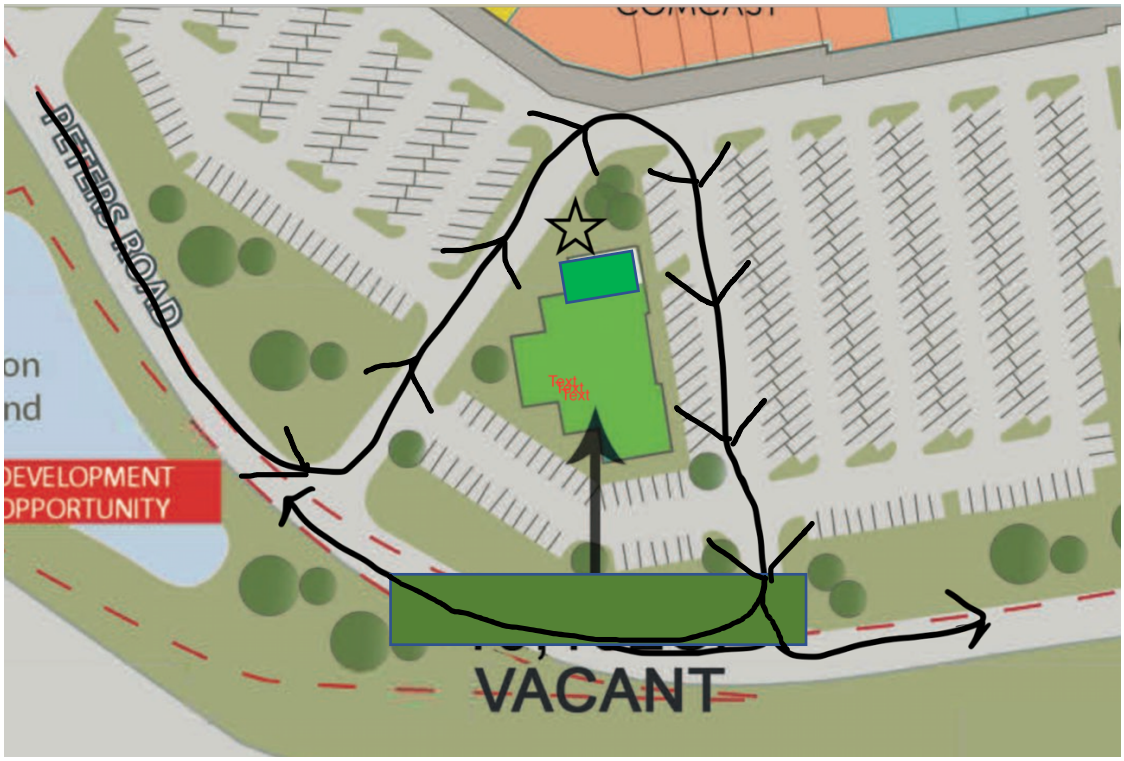
This application is for a charter elementary school with a proposed location of 2817 Peters Road, Fort Pierce, FL. The property is known as Florida Nexus Park and includes a retail shopping center consisting of one 146,954 sq. ft. multi-tenant building and one stand-alone 11,346 sq. ft. building. The existing tenants include: Goodwill, GB Tech, Comcast, Bee Electronics, Bravo Supermarket (coming soon), Upright Open MRI, uSave LED, Maximus (FL Children's Health), Justee Medical (Nursing College), Corradino Group, Amazon and the Management Office. Burger King is located adjacent to the property to the West and Cracker Barrel is located to the North of the property. The property is located on 18.61 acres in the city limits of Fort Pierce and currently zoned CG-Commercial General. The proposed location for the school is the stand-alone 11,346 sq. ft. building.

The applicant is iSTEAM Inc., a tax-exempt non-profit organization incorporated in Florida d/b/a TechnoArts Academy St. Lucie. Our website is technoartscharter.org. TechnoArts Academy St. Lucie is a proposed charter elementary school projected to open in August 2023 with approximately 126 students in grades K-2. Each year we will add a grade up until we are a kindergarten to grade 5 school with approximately 320 students. If the stand-alone building does not sufficiently accommodate our entire enrollment at capacity, the landlord will offer us additional space within the shopping center or add on to the existing building. TechnoArts was designed to increase Literacy proficiency by offering a 150-minute literacy block daily and systematically integrating literacy into every subject area. We are the only school in St. Lucie County that has this intensive of a literacy program. We have also created a specialized program for English Language Learners (ELL- students who speak limited to no English) called the TEd. Transitional Program. This program was designed with an AI company (Timekettle) and will use artificial intelligence to aid and transition non-English speaking students into an all-English curriculum in 3 years while keeping them on grade level in all subject areas. Our other focus areas include Computer Science & Coding and an Arts program (Film, Theater, Acting, Visual, & Music).

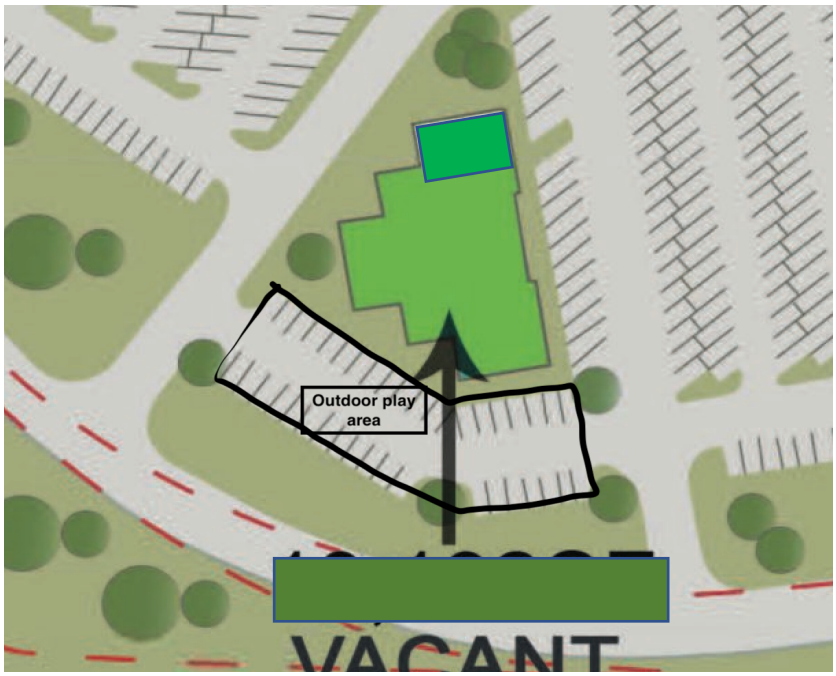
This proposed location would make us the western-most elementary school in St. Lucie County. There are three sizable housing developments about 1-3 miles west of the location along with open housing located on side roads beginning less than a mile west of the location and continuing to the western border of St. Lucie County. There are no other elementary schools out west to serve the students in that area. The closest school is Gaines Academy. Because of the continued growth west and on Jenkins Rd. going south, the need for an additional elementary school in this area is eminent. There is also a higher number of ELL students in that area that would benefit from our cutting-edge TEd. Transitional Program.

The school would have a designated drop-off/pick-up route for parents and buses. Parents/buses would enter the property via Okeechobee Rd., turn on to Crossroads Parkway then on to Peters Rd. They would turn on the road on the west side of the building, drop students off at the main entrance (represented by the star), continue on the road to the east of the building bringing parents back out to Peters Rd. (See illustration 1 below). Drop-off in the morning would occur

from about 7:30-7:50 am and pick-up would occur around 3:20-3:40 pm. The school would offer before and after school care along with after school clubs. Parents would park in designated parking spots to pick children up or drop off early because students would need to be signed in/out. Designated parking spots would be the first row of parking spaces immediately to the east of the building. The school would have one to two buses and would work with the landlord as to where to keep the buses parked.




The school is required to have an outdoor play area. We have worked it out with the landlord to block off the 40 parking spaces to the south of the building, fence it in and use it for outdoor play and PE. (See Illustration 2 below).




In year one, we will hire about 7 teachers and have 3 additional staff members. At full capacity we will have around 25+ employees. Parking for our employees will be the first double row of parking spaces to the east of the building. (See Illustration 3 below).

TechnoArts plans on contracting with the St. Lucie County School District to become a District Sponsored Site for the Satellite Food Service Program. Our school may consist of a lunchroom/common area that meets state nutritional and sanitation standards with the necessary equipment for holding, freezing, cooling, and warming the food at the required temperatures. We will adhere to two annual health inspections by the State Department of Health, County Department at which the school will pass with satisfactory ratings as required to maintain our Permit for Food Service. As required by Florida Statute §1013.12(2)b, the results of our semiannual sanitation certificate and a copy of its most recent sanitation inspection will be posted in a visible location in the school's cafeteria and a copy of it will be located on the school's website.

TechnoArts Academy will make sure our school's environment is both safe and secure for our students, staff, and visitors. We will be installing a security software program to track visitors, staff and students and secure our school and property. Staff and students will be required to wear an ID badge at all times when on the property. The school will have only one entrance for entering the building/s with a camera and all visitors will be required to check in at the main office and will be electronically scanned by an armed security officer. All school staff assigned to check in visitors will follow the guidelines and procedures set forth in the Charter's Schools Visitor Management System Guidelines and Procedures. The visitor access management system will allow our personnel to produce visitor badges and electronically check all visitors against registered sex offender databases using the visitor's state/military issued picture ID.

To further ensure the safety of our students and staff on our property, we will keep all classroom doors locked at all times when students and staff are present on campus with the ONLY exception being if students are transitioning between classes.

To fully protect our students, we will be keeping in compliance with the Jessica Lunsford Act and will not hire any employees, consultants or vendors who have been convicted of certain qualifying offenses. In accordance with s. 1006.07(4), F.S., we will implement a mobile panic alert system (Alyssa's Alert) capable of connecting emergency services technologies to ensure real-time coordination between multiple first responder agencies and local public safety answering point infrastructure to transmit 911 calls.

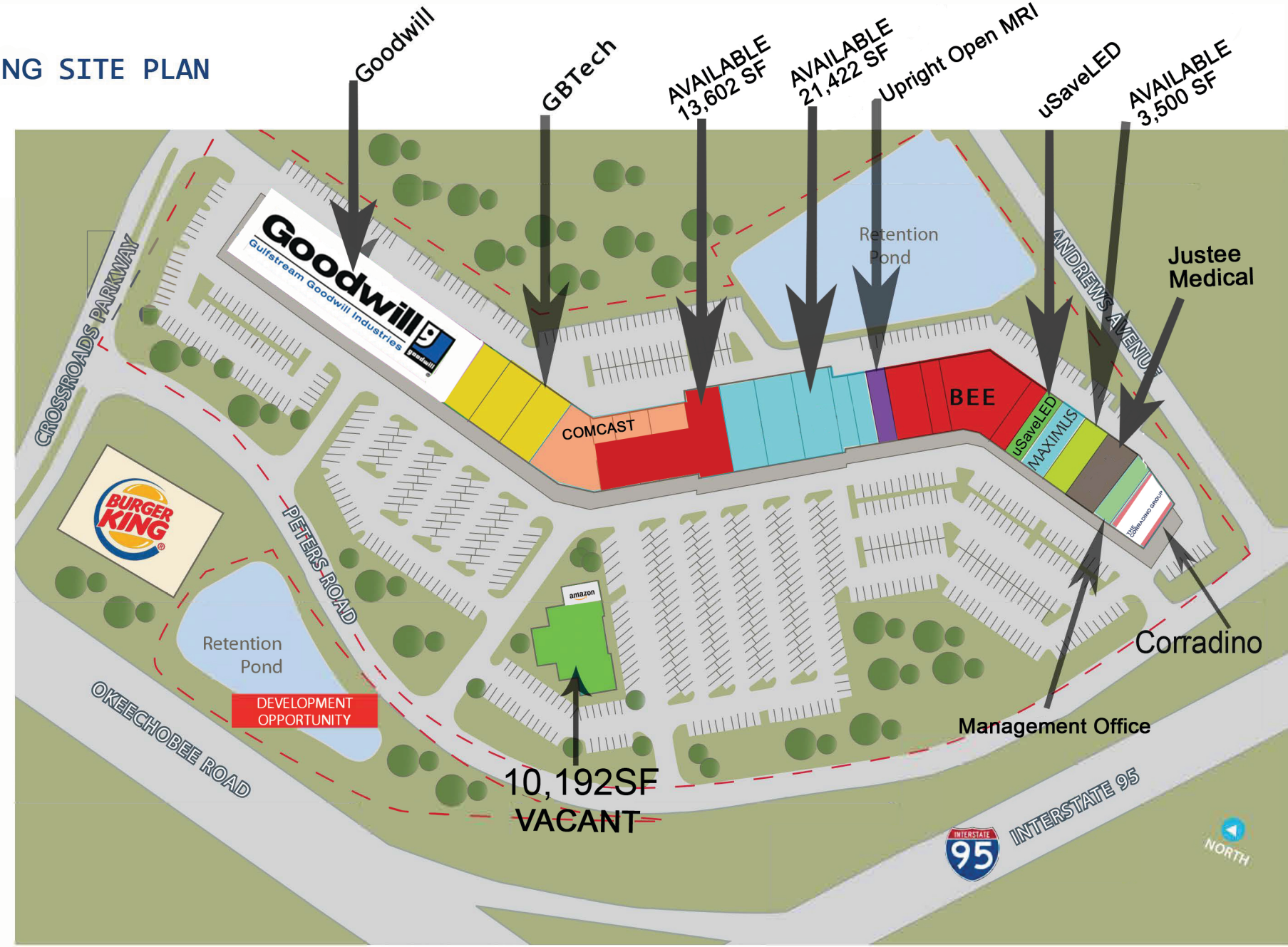
The school will perform safety/security sweeps of the campus to maximize the security of our students and staff. This additional measure will prevent accidents, unnecessary emergencies, or crisis situations through early detection and response. The safety/security sweeps will be conducted by our administration and our School Safety Specialist at random times during the day to ensure all doors are locked and secure. A sweep will also be conducted prior to the beginning of the school day. Should there be an emergency, staff will be instructed to dial 911 to report any accidents, fire, serious injury, medical emergency, crime, or other events that require an immediate response.

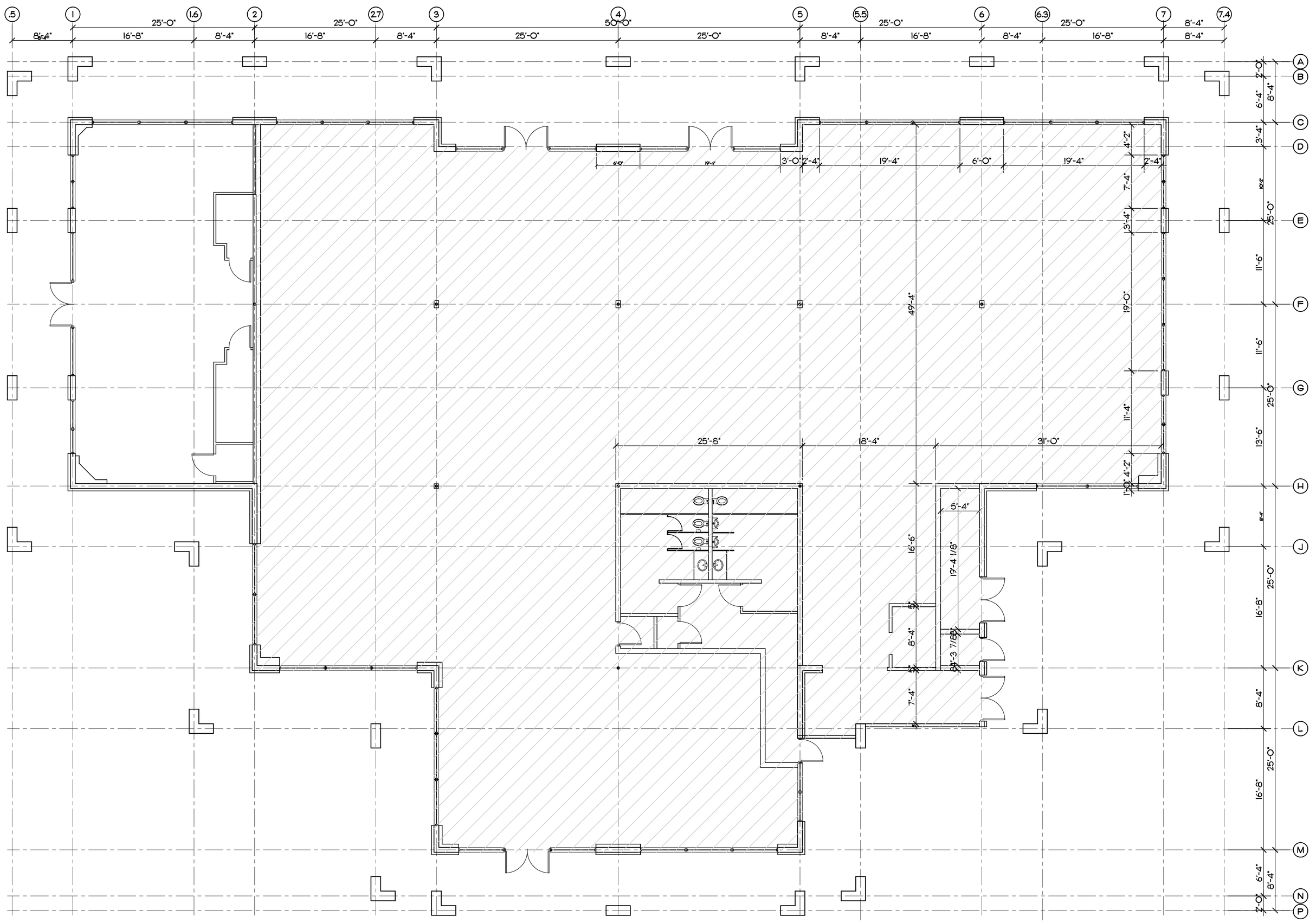
The school will regularly perform fire and active assailant drills as required by law. The drills will be coordinated with the school's security officer and documentation will be provided to the School District's School Safety Specialist noting the method and time of the drill.

The school's Governing Board will adopt an active assailant response plan as provided in s. 1006.07(6)(c), F.S. Our active assailant response plan will include, at a minimum, plans and expectations for responding to an active assailant situation using the following three strategies: evading or evacuating, taking cover, or hiding, and responding to or fighting back. Our staff will be trained before the school opens and annually on the procedures in the school's active assailant response plan. Documentation of the completion of this training will take place by October 1 of each year in the FSSAT. Armed assailant procedures will be posted in every classroom and student occupied space.

In conclusion, our school will ingrain itself into the Fort Pierce community as an upstanding high-quality business and school. We will actively take part in community events and look forward to future partnerships with local businesses and proudly serve the families and students of Fort Pierce and St. Lucie County.

# LEASING SITE PLAN






# EXISTING FLOOR PLAN

SCALE: 1/8"=1'-0"  10,159 S.F. FOR LEASE

GRAPHIC SCALE

0 5 10 15 20 25 30

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA C000886
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320

SEAL:

PROJECT: NEXUS PARK WELCOME CENTER

FOR: COMMET REALITY, INC
4800 NORTH FEDERAL HIGHWAY SUITE 205B
BOCA RATON, FLORIDA 33431

| NO: | DATE | REVISIONS |
|---|---|---|

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COMM. NO: VB
DATE: 29 MAR 2012
BY: DJD
CH'KD: PD

SHEET NO.
A-1
OF ONE

# Specific Purpose Survey & Site Plan Performed for ComNet Realty

## ABBREVIATIONS AND SYMBOLS

| | |
|---|---|
| LB | LICENSED BUSINESS |
| NO. | NUMBER |
| R/W | RIGHT OF WAY |
| CM | 4X4 CONCRETE MONUMENT |
| P.U.D.E. | PUBLIC UTILITY AND DRAINAGE EASEMENT |
| FD. | FOUND |
| O.R.B. | OFFICIAL RECORD BOOK |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| P.C.P. | PERMANENT CONTROL POINT |
| BM | BENCHMARK |
| F.F. | FINISH FLOOR |
| ELEV. | ELEVATION |
| R | RADIUS |
| Δ | DELTA |
| L | LENGTH |
| I.D. | IDENTIFICATION |
| SEC. | SECTION |
| TWP. | TOWNSHIP |
| RGE. | RANGE |
| CH | CHORD |
| CHB. | CHORD BEARING |
| (C) | CALCULATED |
| (M.) | MEASURED |
| (P) | PLAT |
| (D) | DEED |
| IR | 1/2" IRON ROD |
| IRC | 1/2" IRON ROD AND CAP |
| IP | 3/4" IRON PIPE |
| EP | EDGE OF PAVEMENT |
| P.R.D. | PLANNED RESIDENTIAL DEVELOPMENT |
| N.D. | NAIL & DISK |
| A/C | AIR CONDITIONING PAD |
| P/E | SWIMMING POOL EQUIPMENT PAD |
| P.L.S. | PROFESSIONAL LICENSED SURVEYOR |
| P.S.M. | PROFESSIONAL SURVEYOR & MAPPER |
| R.L.S. | REGISTERED LAND SURVEYOR |

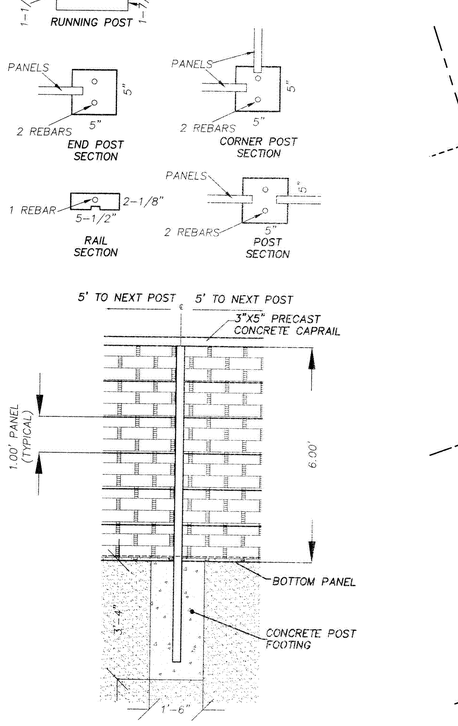
OAK, PINE, PALM, SHRUB, MAPLE, CITRUS, ELM, MISC. TREE, BLOW-OFF, PULL BOX, GAS VALVE, SEPTIC TANK

SANITARY MANHOLE, DRAINAGE MANHOLE, WELL, HYDRANT, WATER VALVE, WATER METER, CLEANOUT, CATCH BASIN, CURB INLET, REUSE WATER VALVE, IRRIGATION VALVE, YARD DRAIN, PROPOSED DRAINAGE, FIRE DEPARTMENT CONNECTION, STOP LIGHT, REUSE WATER METER, TILE SURFACE, (8) PARKING SPACES

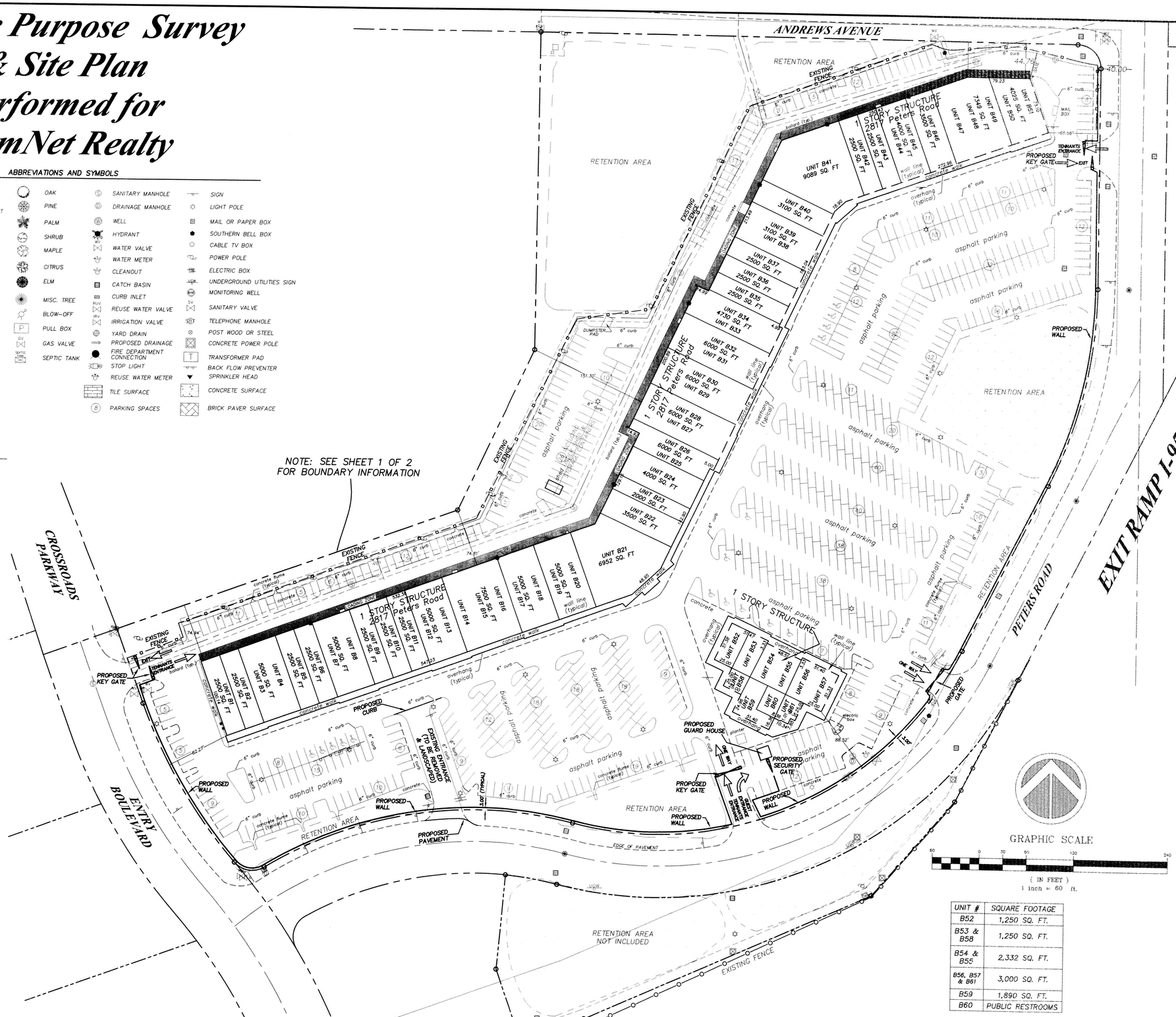
SIGN, LIGHT POLE, MAIL OR PAPER BOX, SOUTHERN BELL BOX, CABLE TV BOX, POWER POLE, ELECTRIC BOX, UNDERGROUND UTILITIES SIGN, MONITORING WELL, SANITARY VALVE, TELEPHONE MANHOLE, POST WOOD OR STEEL, CONCRETE POWER POLE, TRANSFORMER PAD, BACK FLOW PREVENTER, SPRINKLER HEAD, CONCRETE SURFACE, BRICK PAVER SURFACE

**WALL WAY USA**
MANUFACTURERS OF PRECAST CONCRETE WALLS/FENCES

WALL CONNECTIONS NOT TO SCALE




NOTE: SEE SHEET 1 OF 2 FOR BOUNDARY INFORMATION




GRAPHIC SCALE
60 0 30 60 120 240
( IN FEET )
1 inch = 60 ft.

| UNIT # | SQUARE FOOTAGE |
|---|---|
| B52 | 1,250 SQ. FT. |
| B53 & B58 | 1,250 SQ. FT. |
| B54 & B55 | 2,332 SQ. FT. |
| B56, B57 & B61 | 3,000 SQ. FT. |
| B59 | 1,890 SQ. FT. |
| B60 | PUBLIC RESTROOMS |

TIFF REFERENCE 52%ALT43

DRAWING NAME 2478SD.DWG
SHEET 2 OF 2
SCALE AS NOTED
DATE 12/30/08
FILE NAME 5216.SP
FB PAGE NA
DATA ACQUISITION 52%ALT.A,ASC
CHECKED BY DMT
DRAWN BY CAD
SURVEY TYPE SPECIFIC PURPOSE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DAVID M. TAYLOR P.S.M. 5243

**Masteller, Moler, Reed & Taylor, Inc.**
Professional Surveyors and Mappers
Land Surveying Business lb 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 562-6000 Fax: (772) 794-0747

MAP OF SURVEY FOR
ComNet Realty

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
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**Technical Review Committee** **1. c.**

Meeting Date: 02/16/2023

REQUESTED ACTION

Minor Site Plan Amendment - Center for Advanced Eye Care - 1707 S. 25th Street

LOCATION

1707 S. 25th Street
Parcel ID: 2417-801-0003-000-6

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

**Form Review**

Form Started By: Ryan Altizer Started On: 02/02/2023 01:22 PM
Final Approval Date: 02/02/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

| | |
|---|---|
| **TO:** | Technical Review Committee |
| **THROUGH**: | Kevin Freeman, Planning Director |
| **FROM:** | Ryan Altizer, Senior Planner |
| **RE:** | **Center for Advanced Eye Care – Minor Amendment to a Site Plan – 23-41200001**<br>**1707 S. 25th Street** |
| **BOARD DATE:** | February 16, 2023 |

**Minor Amendment to a Site Plan for Center for Advanced Eye Care**

The above referenced project is being submitted for your review and comments. The applicant is requesting a Minor Amendment to a Site Plan for 1707 S. 25th Street.

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, February 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DEVELOPMENT REVIEW

**Property Information**

Property address or Location 1701 S. 25th Street

Parcel ID #(s) 2417-801-0003-000-6

Project description Minor modification to exising sit, builidng tenant improvements under construction.

**Application Type**

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

☒ Minor Amendment ☐ Major Amendment

**Site Information**

*Non-Residential:* Proposed Sq. Ft.:_____ Site Acreage: 1.521

*Residential:* Proposed Units: _____ Proposed Sq. Ft.:_____ Site Acreage:_____

| | |
|---|---|
| WMAB Holdings, LLC | Robert H. Burke,Jr, Architect |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 3500 US Highway 1 | RHBj Consulting, LLC, Manager |
| Street Address | Street Address |
| Vero Beach FL 32960 | 212 S. Crystal FL 32773 |
| City State Zip | City State Zip |
| 772-532-2677 | Sanford, FL 32773 |
| Phone Number | Phone Number |
| wjmallon33@aol.com | bob@rhbjconsulting.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.*

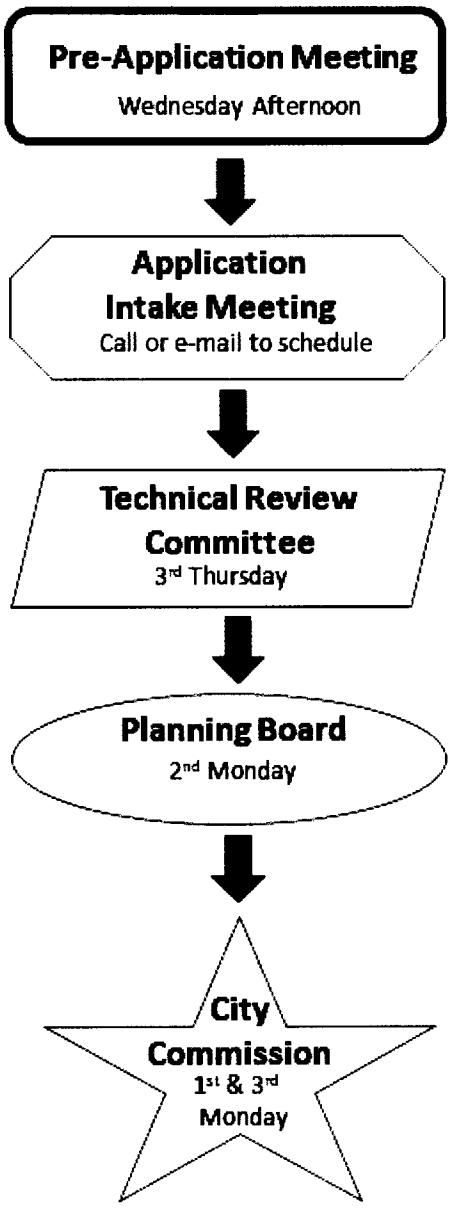
_____

*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**

*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.***

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

**RHBj** Consulting, LLC
Forensic Architecture & Litigation Support
212 S. Crystal Drive, Sanford, FL 32773

January 17, 2023

## Project and Site Modifications Narrative

To: City of Fort Pierce
Planning Department

Re: Center of Advanced Eye Care
1701 S. 25th Street
Fort Pierce, FL

**Parcel ID:** 2417-801-0003-000-6

This property was purchased by WMAB Holdings, LLC of Vero Beach, FL for the purposes of creating a new Center for Advanced Eye Care to house similar services to that of their current eye care facility in Vero Beach. The owner's intention was to completely renovate the existing building with no significant changes to the existing site.

**Building permit 22-740** was issued in May, 2022 for tenant improvements to an existing single-story building at 1701 S. 25th Street that previously housed a surgery center.

**Construction completion:** March 15, 2023.

My engagement on this project began in September 2022 as the new Architect of Record. Due to serious health issues with the Owner's Civil Engineer, I have taken on the task of assisting in the completion of the project including resolving site modifications identified by the Owner and those that might be identified by the City .

**Owner's proposed site modifications:**

A. Add two parking spaces adjacent to the NE corner of the building. This will require minor modifications to existing curbing and a small amount of additional paving.
B. Add seven (7) compact parking spaces at the rear of the building (west side). This will entail relocating the existing dumpster to the north as shown on Sheet A-1 of the submittal documents.

C. Reconstruction of the accessible parking spaces adjacent to the SE corner of the building. The existing two (2) spaces were improperly constructed and do not meet the Florida Accessibility Code in terms of maximum slopes.
D. A new entry vestibule is proposed at the front of the building along with a new walkway system and landscape areas as shown on Sheet A-3 of the submittal documents.
E. The Owner will be removing the existing non-functional parking lot pole fixtures and in installing a new LED lighting system as shown on Sheet A-6 of the submittal documents. Additionally, new building lighting will be added to illuminate the building perimeter and adjacent parking.
F. The existing parking lot will be resealed and striped.
G. Stop signs will be installed at both entrances.

We are hoping that the City's review and approval process for these minor site modifications can be made in time for the site work to be completed by March 15 at the same time the building improvements will be completed.

I am available to answer any questions.

Respectfully,

Robert H. Burke, Jr., Forensic Architect
AIA, NCARB, CSI, FL-AR0006478
bob@rhbjconsulting.com
407-376-2316

# SITE PLAN SUBMITTAL, MINOR SITE MODIFICATION

## PROJECT DESCRIPTION

**Property Owner:** WMAB Holdings, LLC of 3500 US Highway 1, Vero Beach, FL.
**Building Permit:** Building permit # 22-740 for tenant improvements was issued by the Ft. Pierce Building Department in May, 2022 as a tenant build-out with minor renovation to the building exterior.
**Current Construction Status**: The tenant improvement project is scheduled to be completed by mid-March, 2023 by Atlas Building Company.

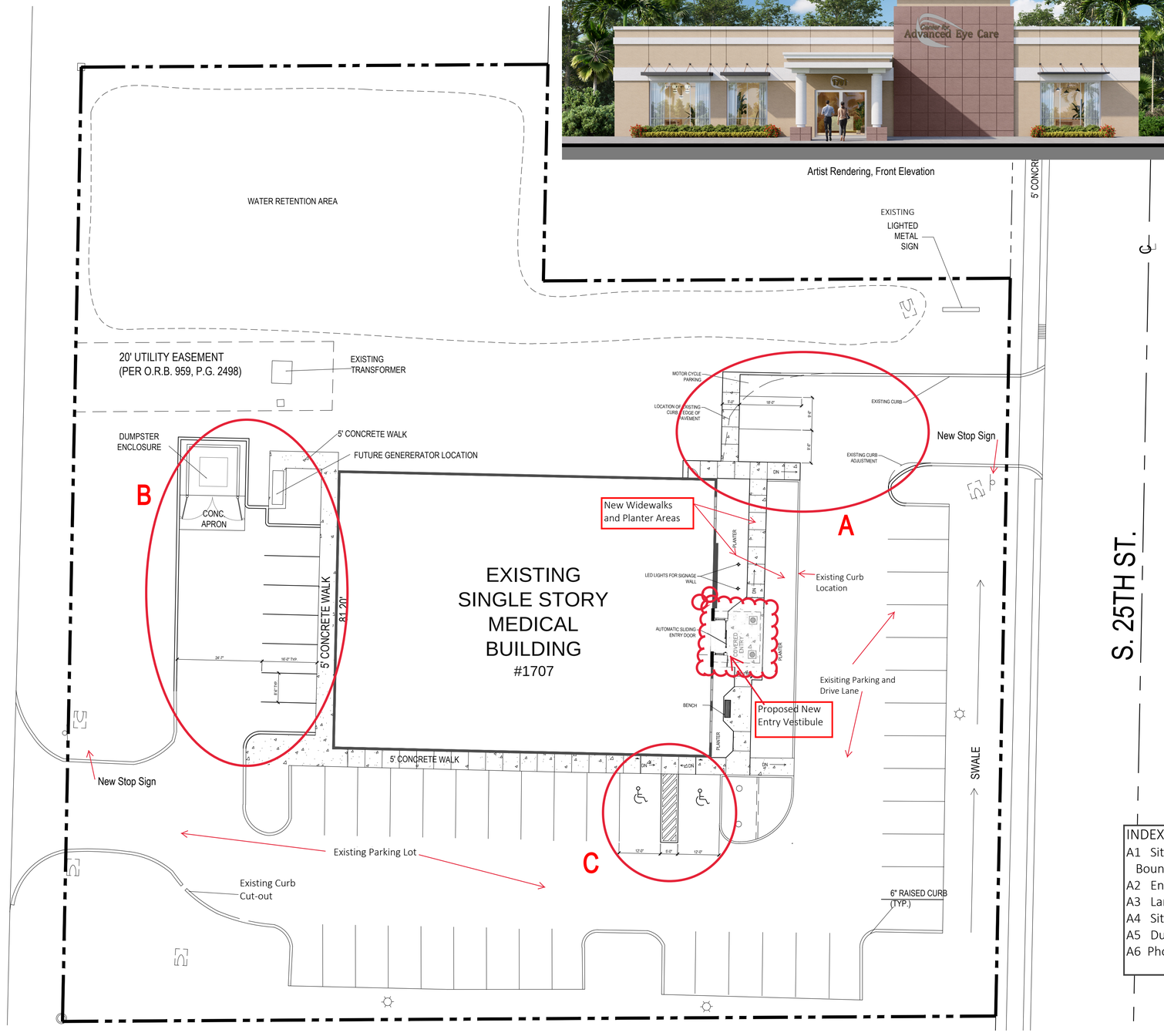
The building scope of work included elimination of the 192 sq. ft. covered entry and expanding the occupied space by approximately 709 sq. ft. located under the existing roof overhang that covered walkway along the front of the building. No work was proposed to alter the existing parking or drive configuration. A new front entry vestibule is planned to be added to the builidng's east elevation.

**Site Modifications and Landscaping at Building Front:** The existing drop-off/pick-up drive lane is to be removed making way for a new walkway layout along the front of the building. Most of the eastern most curbing will remain in place forming the edge of a new landscaped area. Additionally, the landscaped area just south of the handicap parking will be expanded. A separate landscape plan reflects an are for planting that more than doubles the existing planting area. All planting areas will be fully irrigated.

**Parking:** The existing building of approximately 8221 sq. ft. was supported by 40 parking spaces. The Owner would like to make minor adjustments to the site by adding parking at two locations.
**Location A** as indicated on Architectural Site Plan is the addition of two (2) parking standard spaces and a motorcycle space adjacent to the northeast corner of the building. The majority of the pavement is existing. This work will include modification of the curbing, minor asphalt pavement, and new sidewalks.
**Location B** as indicated on the Architectural Site Plan includes the relocation of existing dumpster enclosure and the addition of seven (7) compact car spaces all along the back of the building.

**Handicap Parking:** The two handicap parking spaces and access aisle located at the southeast corner of the building are not constructed to meet current accessibility codes. The ashpalt has been raised to meet the surface of the existing sidewalk resulting is slopes that far exceed the code required 2.0% in all directions. See **Location C.**

Artist Rendering, Front Elevation

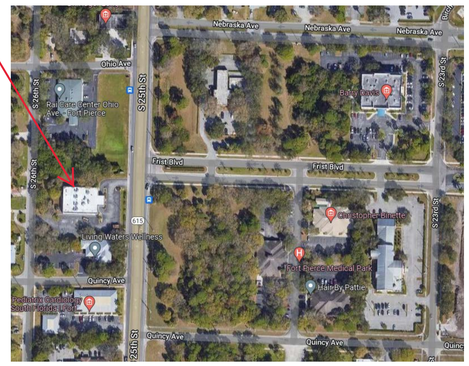



1 Architectural Site Plan
Scale: 1/16" = 1'-0"

LEGAL DESCRIPTION

LOTS 3, 4, 5, 6, 11 AND 13 AND TEH NORTH 25.6 FEET OF LOTS 7 AND 10, ROLLINS HEIGHTS, ACCORDING TO THE PLAT FILED INTHE OFFICE OF THE CLERK OF THE CIRCUIT COURT INAND FOR ST. LUCIE COUNTY, FLORIDA, AS RECORDED INPLAT BOOK 10, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS (THE "PROPERTY"). CONTAINIGN 1.521 ACRES, MORE OR LESS.

SITE




INDEX OF DRAWINGS

A1 Site Plan, Project Description
Boundary Survey
A2 Enlarged Partial Site Plan
A3 Landscape Plan Building Front
A4 Site and Accessible Parking Details
A5 Dumpster Plan & Details
A6 Photometric Site Plan & Lighting Details

# 1701 S. 25th Street
# Center for Advanced Eye Care
## Fort Pierce, Florida

01-16-23 issue date | JRS drawn by | RHB approved by | project number

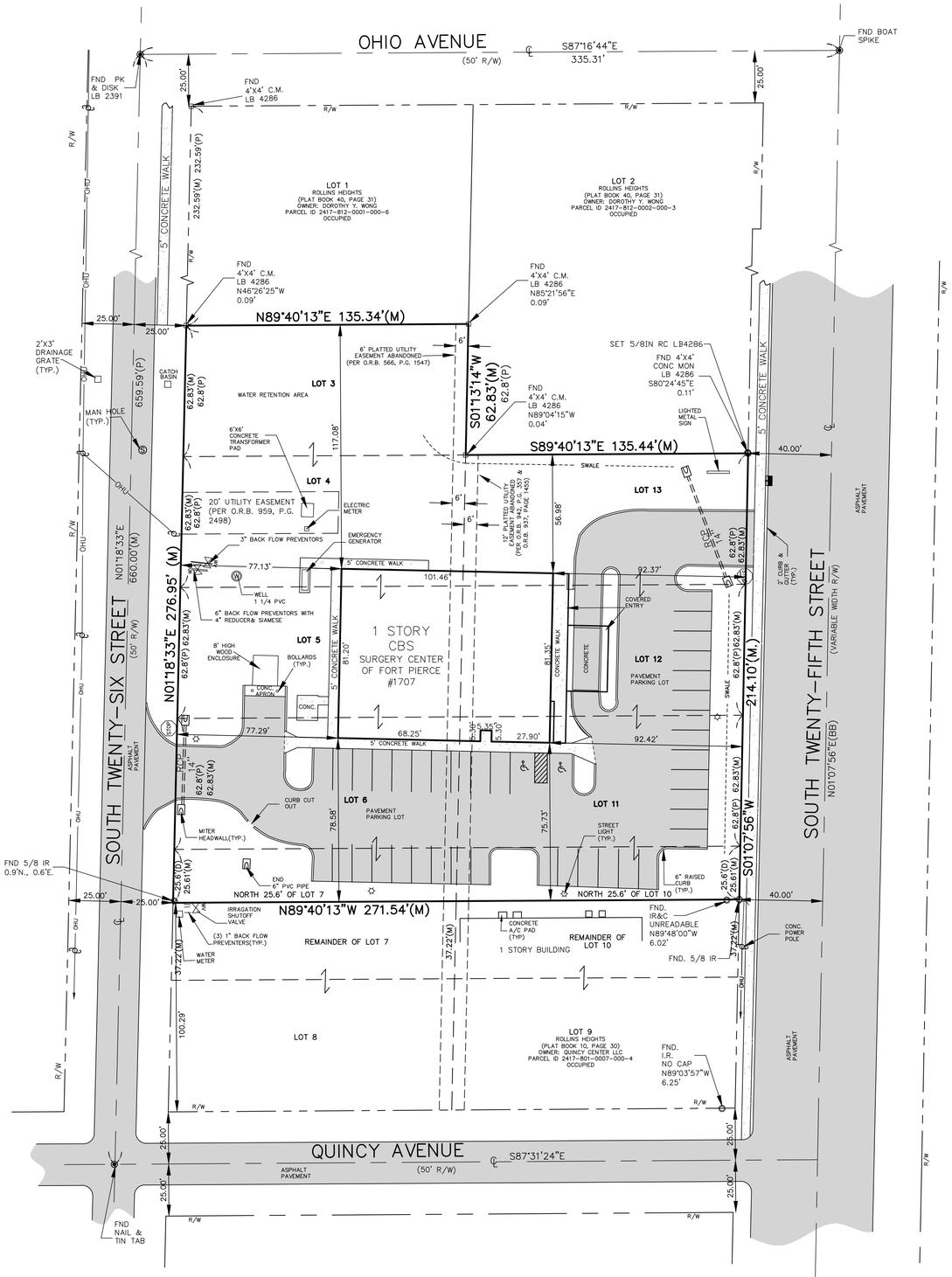
| REVISION SCHEDULE | | |
|---|---|---|
| # | DATE | DESCRIPTION |
| | | |

**Architectural Site Plan** **A1** sheet number

RHB Consulting LLC
AA26002610
212 S. Crystal Dr.
Sanford FL. 407-376-2316

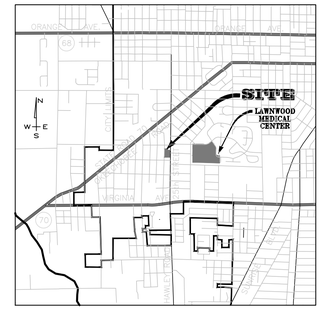
STATE OF FLORIDA ROBERT H. BURKE JR. AR0006478 REGISTERED ARCHITECT

Architect
Robert H. Burke, Jr.
AR-0006478




## LEGEND

| | |
|---|---|
| ℄ | DENOTES CENTERLINE |
| (P) | DENOTES PLAT DATA |
| (C) | DENOTES CALCULATED FROM FIELD MEASUREMENTS |
| (D) | DENOTES DEED DATA |
| TOB | DENOTES TOP OF BANK |
| TYP | DENOTES TYPICAL |
| FND | DENOTES FOUND |
| LB | DENOTES LICENSED BUSINESS |
| OHU | DENOTES OVERHEAD UTILITIES |
| PB | DENOTES PLAT BOOK |
| PG | DENOTES PAGE |
| N & TT | DENOTES NAIL AND TIN TAB |
| UE | DENOTES UTILITY EASEMENT |
| PLS | DENOTES PROFESSIONAL LAND SURVEYOR |
| IP | DENOTES IRON PIPE |
| IR | DENOTES IRON ROD |
| CM | DENOTES CONCRETE MONUMENT |
| CONC | DENOTES CONCRETE |
| IR & C | DENOTES 5/8" IRON ROD & CAP |
| Δ | DENOTES CENTRAL ANGLE |
| R | DENOTES RADIUS |
| L | DENOTES ARC LENGTH |
| ORB | DENOTES OFFICIAL RECORDS BOOK |
| ± | DENOTES PLUS OR MINUS |
| No. | DENOTES NUMBER |
| DB | DENOTES DEED BOOK |
| PK & D | DENOTES P.K. NAIL AND DISK |
| CMP | DENOTES CORRUGATED METAL PIPE |
| RCP | DENOTES REINFORCED CONCRETE PIPE |
| No ID | DENOTES NO IDENTIFICATION NUMBER |
| PRM | DENOTES PERMANENT REFERENCE MONUMENT |
| | DENOTES SEWER VALVE |
| | DENOTES WATER VALVE |
| | DENOTES ELEVATION (TYPICAL) |
| WM | DENOTES WATER METER |
| Ⓢ | DENOTES SANITARY MANHOLE |




LOCATION MAP
(NOT TO SCALE)

## LEGAL DESCRIPTION

LOTS 3, 4, 5, 6, 11, 12 AND 13 AND THE NORTH 25.6 FEET OF LOTS 7 AND 10, ROLLINS HEIGHTS, ACCORDING TO THE PLAT FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 10, PAGE 30, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING ALL RIGHTS OF WAY FOR PUBLIC ROADS (THE "PROPERTY").

CONTAINING 1.521 ACRES, MORE OR LESS.

## NOTES:

1. THE LAST DATE OF FIELD WORK WAS 08-10-2021.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLACE COORDINATE SYSTEM, EAST ZONE NORTH AMERICAN DATUM OF 1983. THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF 25TH STREET HAVING A BEARING OF NORTH 01°07'56" EAST.
7. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0186 J, EFFECTIVE DATE FEBRUARY 16, 2012. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN PREFORMED. THERE MAY BE ADDITIONAL MAP AMENDMENTS AFFECTING THIS PROPERTY.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
10. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
11. SYMBOLS HEREON ARE NOT TO SCALE
12. RELEASE OF PLAT EASEMENTS PER RESOLUTION RECORDED IN ORB 566, PAGE 1547; ABANDONMENT OF PLATTED EASEMENT RECORDED IN ORB 937, PAGE 1455 AND ORB 942, PAGE 357; EASEMENT IN FAVOR OF FPUA RECORDED IN ORB 959, PAGE 2498)
13. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.

NORTH

## CERTIFIED TO:

WMAB HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY
BARRY G. SEGAL, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
WILLIAM J. MALLON, M.D., P.A.

GRAPHIC SCALE
30 0 15 30
( IN FEET )
1 inch = 30 ft.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

| COMPUTER FILE REF. | FIELD BK./PG. |
|---|---|
| | SEE FILE |

**CULPEPPER & TERPENING INC**
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

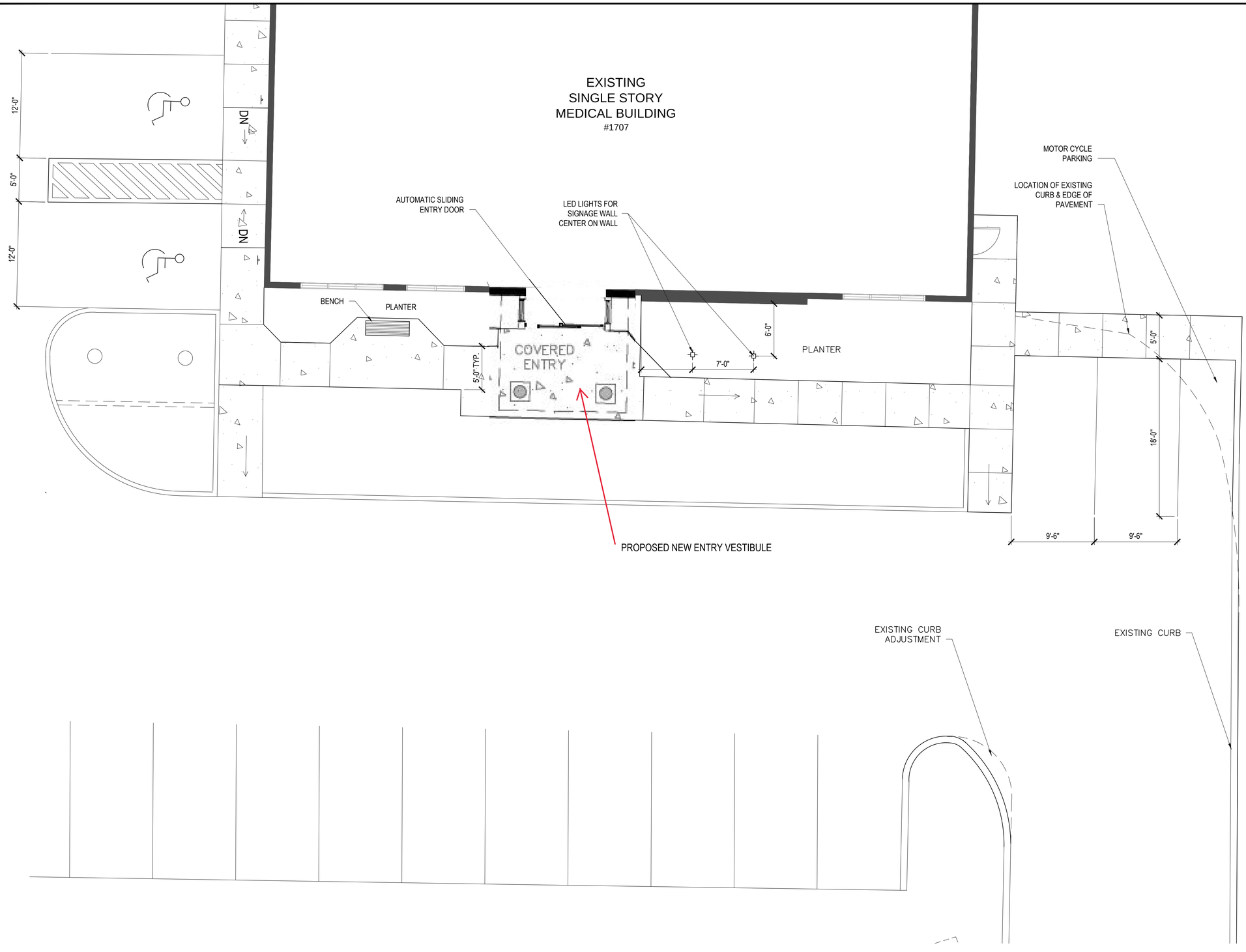
| - REVISIONS - | BY | DATE |
|---|---|---|
| | | |

| | BY | DATE |
|---|---|---|
| FIELD | SG | 08-10-21 |
| CALCS. | | |
| DRAWN | LEH | 08-12-21 |
| DETAILED | | |
| CHECKED | JDJ | 08-12-21 |
| APPROVED | TK | 08-12-21 |

# BOUNDARY SURVEY OF 1707 S. 25TH STREET

PREPARED FOR
WMAB HOLDINGS, LLC.

DATE: 08-12-21
HORIZ. SCALE 1"=30'
VERT. SCALE: N\A
JOB No. 21-161
SHEET 1 OF 1




1 Partial Site Plan
Scale: 3/16" = 1'-0"

# 1701 S. 25th Street
# Center for Advanced Eye Care
## Fort Pierce, Florida

01/03/2023 issue date | JRS drawn by | RHB approved by | project number

| REVISION SCHEDULE | | |
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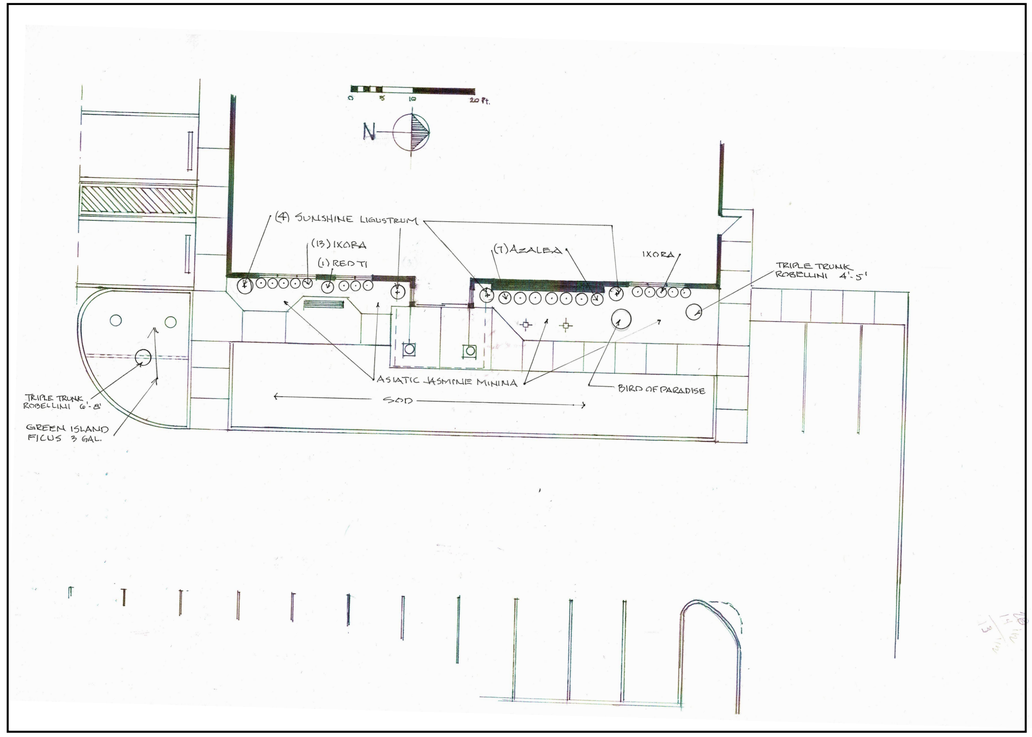
**Architectural Site Plan**

**A2**
sheet number

RHB Consulting LLC
AA26002610
212 S. Crystal Dr.
Sanford FL. 407-376-2316

STATE OF FLORIDA
ROBERT H. BURKE, JR.
AR0006478
REGISTERED ARCHITECT

Architect
Robert H. Burke, Jr.
AR-0006478




# 1701 S. 25th Street
# Center for Advanced Eye Care
## Fort Pierce, Florida

01/16/23 issue date | JRS drawn by | RHB approved by | project number

REVISION SCHEDULE

| | DATE | DESCRIPTION |
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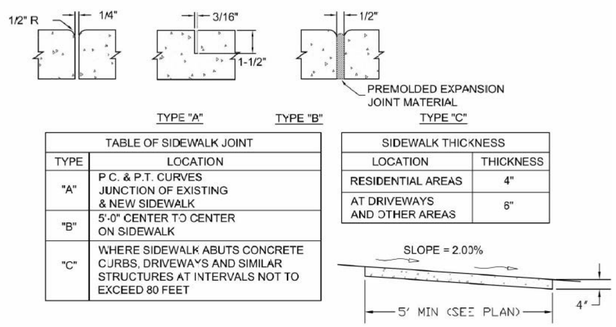
# Landscape Plan

**A3**
sheet number

**RHB Consulting LLC**
**AA26002610**
**212 S. Crystal Dr.**
**Sanford FL. 407-376-2316**

Architect
Robert H. Burke, Jr.
AR-0006478

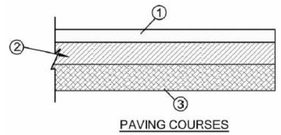



| TABLE OF SIDEWALK JOINT | |
|---|---|
| TYPE | LOCATION |
| "A" | P.C. & P.T. CURVES JUNCTION OF EXISTING & NEW SIDEWALK |
| "B" | 5'-0" CENTER TO CENTER ON SIDEWALK |
| "C" | WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES AT INTERVALS NOT TO EXCEED 80 FEET |

| SIDEWALK THICKNESS | |
|---|---|
| LOCATION | THICKNESS |
| RESIDENTIAL AREAS | 4" |
| AT DRIVEWAYS AND OTHER AREAS | 6" |

NOTE:
1 ALL ORGANIC MATERIAL & DEBRIS SHALL BE REMOVED AND THE AREA SHALL BE GRADED AND COMPACTED PRIOR TO CONCRETE PLACEMENT.
2 THE MINIMUM COMPRESSIVE STRENGTH OF THE CONCRETE SHALL BE OF CLASS I (*a) 3000 p.s.i. @ 28 DAYS.
3 TYPE "A" JOINTS MAY BE SAW CUT, WITHOUT THE RADIUS.
4 TYPE "B" JOINTS SHALL BE SAW CUT.

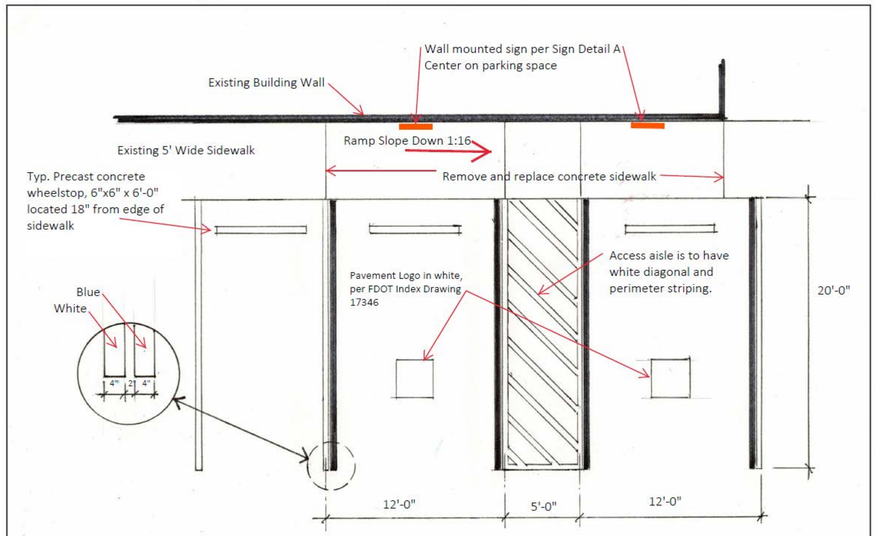
## STANDARD SIDEWALK DETAIL
N.T.S.




PAVING COURSES

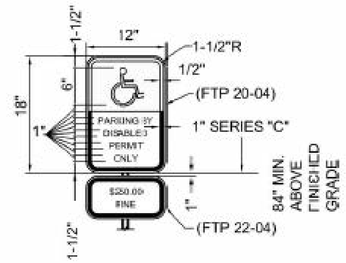
1. ASPHALTIC CONCRETE WEARING SURFACE, 1 1/2" THICK, TYPE S-1 IN ACCORDANCE WITH F.D.O.T. SECTION 331.
2. BASE, MIN. 7" THICK SHELL (MINIMUM LBR 100), COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T-180, IN ACCORDANCE WITH F.D.O.T SECTION 250.
   OR
   BASE, MIN. 7" THICK CRUSHED CONCRETE (GRADED AGGREGATE), COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T-180, IN ACCORDANCE WITH F.D.O.T. SECTION 204.
3. STABILIZED SUBGRADE, 8" THICK, TYPE 'B' STABILIZATION, (MIN. LBR 40) 98% T-180, IN ACCORDANCE WITH F.D.O.T. SECTION 160.

## PROPOSED PAVEMENT SECTION
N.T.S.




## Accessible Parking Space Layout

Existing accessible parking spaces and aisle do not meet code in terms of sloping. Remove a all asphalt paving and install new asphalt with maximum slope of 1::48 (2.08%) in all directions.




NOTES:

1. TOP PORTION OF FTP 20-04 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

## SIGN DETAIL (A)

# 1701 S. 25th Street
# Center for Advanced Eye Care
**Fort Pierce, Florida**

01/16/23 issue date | JRS drawn by | RHB approved by | project number

| REVISION SCHEDULE | | |
|---|---|---|
| ⚠ | DATE | DESCRIPTION |
| | | |
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| | | |

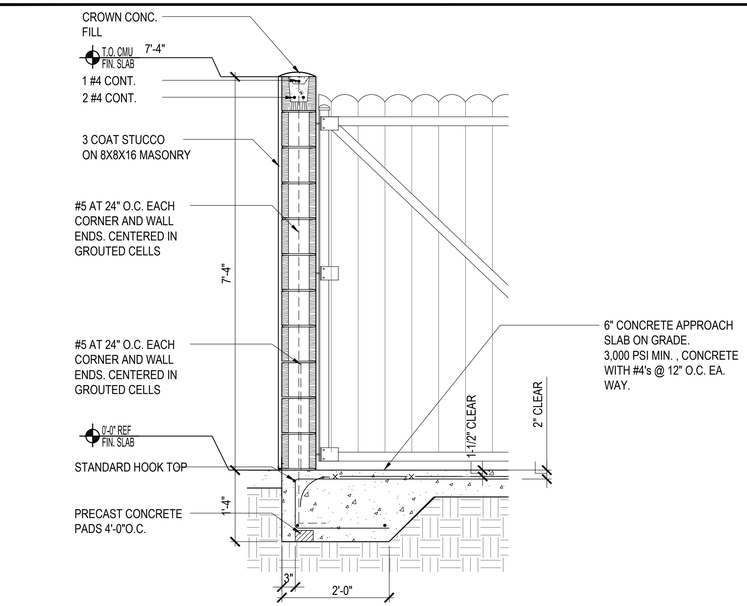
Site Details

**A4**
sheet number


RHB Consulting LLC
AA26002610
212 S. Crystal Dr.
Sanford FL. 407-376-2310

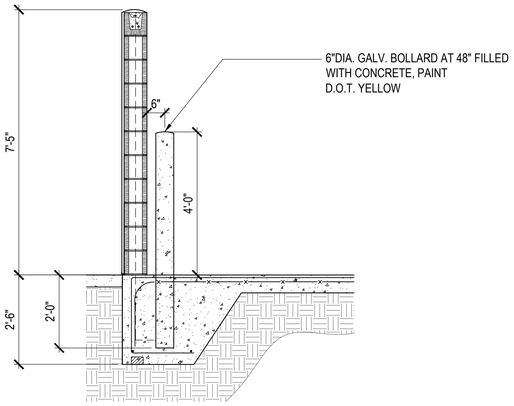
STATE OF FLORIDA
ROBERT H. BURKE, JR.
AR0006478
REGISTERED ARCHITECT

Architect
Robert H. Burke, Jr.
AR-0006478



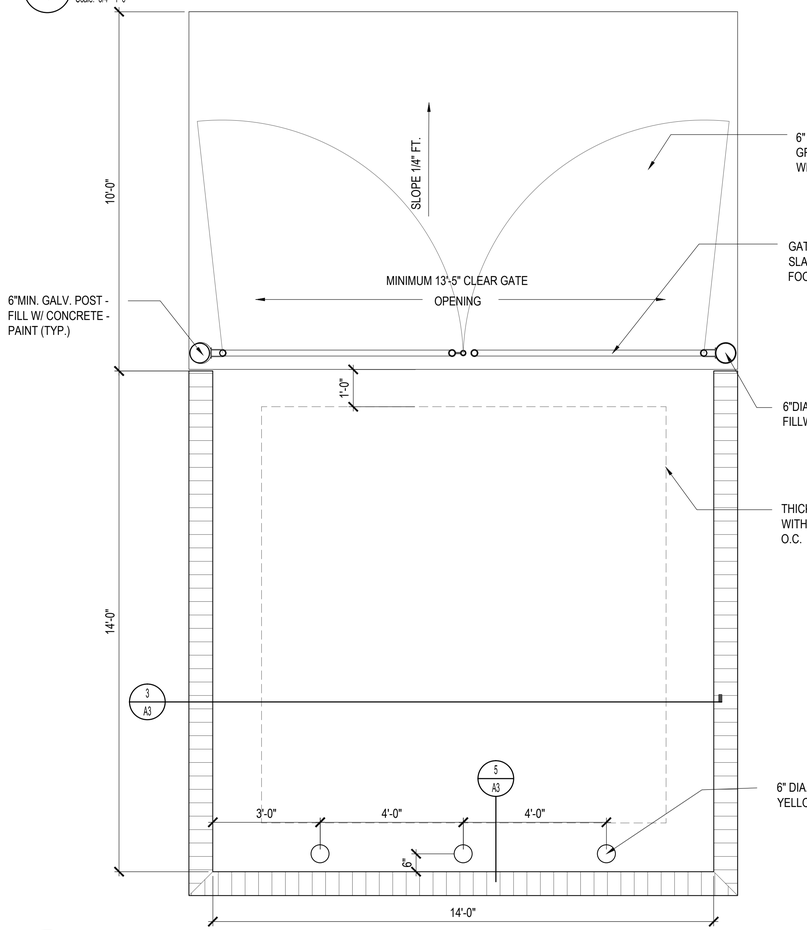

## 4 Dumpster Enclosure Wall Section

Scale: 3/4"=1'-0"



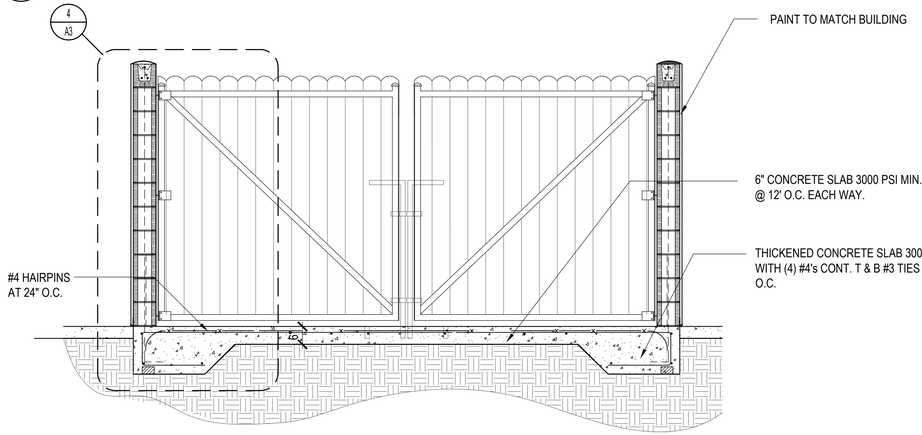

## 5 Bollard Detail

Scale: 1/2"=1'-0"



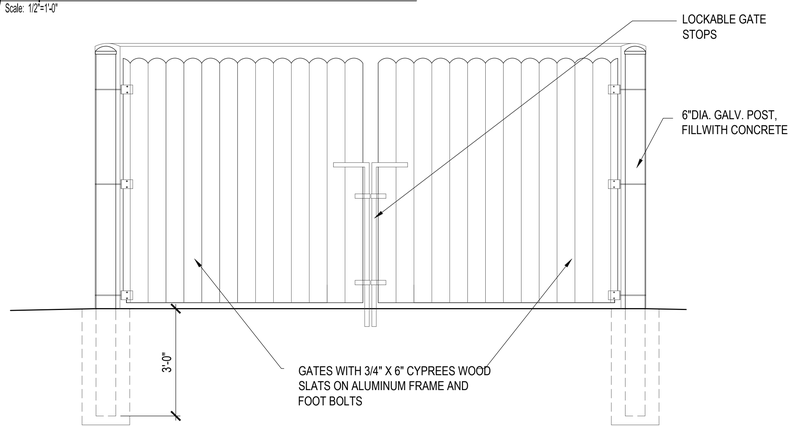

## 1 Dumpster Enclosure

Scale: 1/2"=1'-0"




## 3 Dumpster Enclosure Section

Scale: 1/2"=1'-0"




## 2 Dumpster Enclosure Front Elevation

Scale: 1/2"=1'-0"

# 1701 S. 25th Street
# Center for Advanced Eye Care
## Fort Pierce, Florida

01/16/23 issue date | JRS drawn by | RHB approved by | project number

| REVISION SCHEDULE | | |
|---|---|---|
| 1 | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

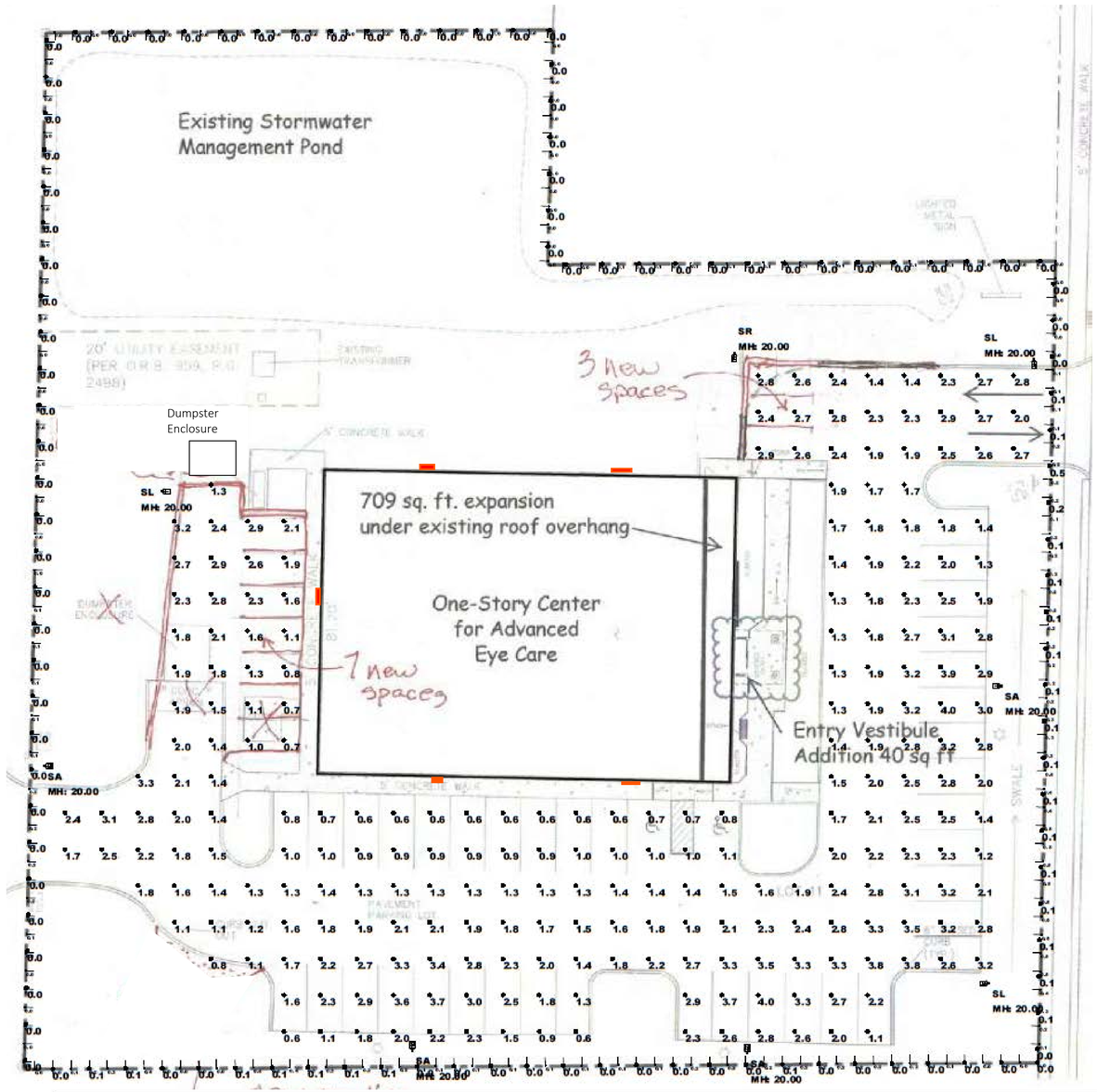
**Dumpster Plan**

**A5**
sheet number

RHB Consulting LLC
AA26002610
212 S. Crystal Dr.
Sanford FL. 407-376-2310

STATE OF FLORIDA
ROBERT H. BURKE, JR.
REGISTERED ARCHITECT
AR0006478

Architect
Robert H. Burke, Jr.
AR-0006478

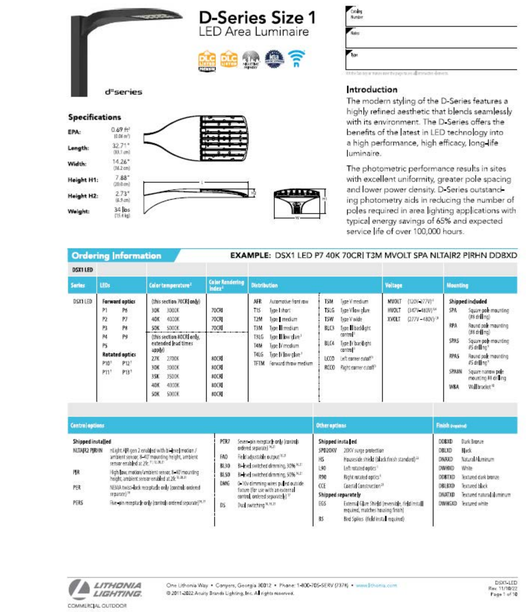


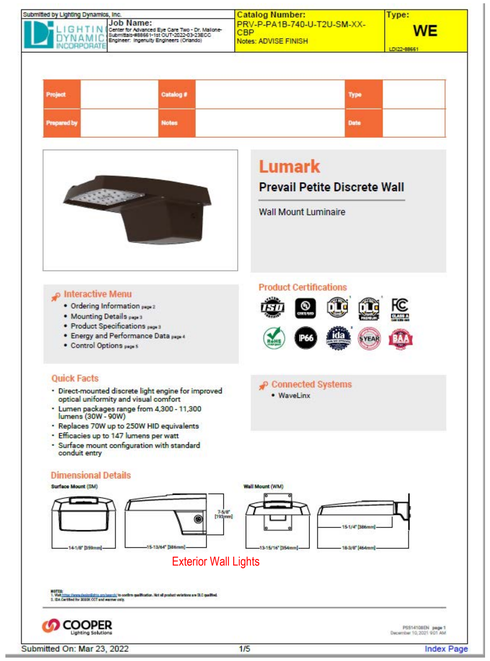

**Luminaire Schedule: CENTER FOR ADVANCED EYE CARE - SITE FORT PIERCE, FL 01/03/2023**

| Symbol | Qty | Label | Arrangement | Manufacturer | Catalog Number | Mounting | LLF | Luminaire Lumens | Luminaire Watts | Arrangement Watts |
|---|---|---|---|---|---|---|---|---|---|---|
| | 4 | SA | Single | Lithonia Lighting | DSX1 LED P5 40K 80CRI BLC4 | POLE MOUNT A.F.G. | 0.903 | 12150 | 138.16 | 138.16 |
| | 3 | SL | Single | Lithonia Lighting | DSX1 LED P1 40K 80CRI LCCO | POLE MOUNT A.F.G. | 0.903 | 5114 | 50.9 | 50.9 |
| | 1 | SR | Single | Lithonia Lighting | DSX1 LED P1 40K 80CRI RCCO | POLE MOUNT A.F.G. | 0.903 | 5114 | 50.9 | 50.9 |

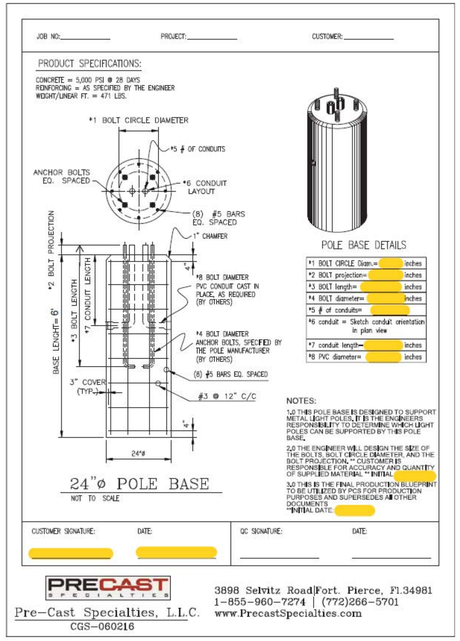
**Calculation Summary: CENTER FOR ADVANCED EYE CARE - SITE FORT PIERCE, FL 01/03/2023**

| Label | Calc Type | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| PARKING LOT | Illuminance | Fc | 2.00 | 4.0 | 0.6 | 3.33 | 6.67 |
| PROPERTY LINE SPILL HORIZONTAL | Illuminance | Fc | 0.03 | 0.5 | 0.0 | N.A. | N.A. |
| PROPERTY LINE SPILL VERTICAL | Illuminance | Fc | 0.11 | 0.5 | 0.0 | N.A. | N.A. |




Note: This photometric plan does not take into effect that additonal exterior lights have been added to the building as indicated with the red squares.




# 1701 S. 25th Street Center for Advanced Eye Care

Fort Pierce, Florida

01/03/2023 issue date | JRS drawn by | RHB approved by | project number

| REVISION SCHEDULE | | |
|---|---|---|
| ⚠ | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |
| | | |

## Photometric Plan & Details

A6 sheet number

RHB Consulting LLC
AA26002610
212 S. Crystal Dr.
Sanford FL. 407-376-2316

Architect
Robert H. Burke, Jr.
AR-0006478

**Technical Review Committee** **1. d.**

Meeting Date: 02/16/2023

REQUESTED ACTION

Minor Site Plan Amendment – Haisley Funeral Home – 1602 S 30th Street

LOCATION

**1602 S 30th Street**

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

**Form Review**

Form Started By: Vennis Gilmore Started On: 02/01/2023 07:17 PM

Final Approval Date: 02/02/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

| | | |
|---|---|---|
| TO | : | Technical Review Committee |
| FROM | : | Vennis Gilmore, Assistant Planning Director |
| RE | : | Technical Review Project: #23-41200002 |
| BOARD DATE | : | February 16, 2023 |

## Minor Site Plan Amendment (Development Review and Design Review) – Haisley Funeral Home – 1602 S 30th Street

Attached is an Application for a Minor Site Plan Amendment (Development Review and Design Review) for the subject property located at or near 1603 S 30th Street.

Parcel ID: **2417-506-0033-000-9**

The subject property is approximately 0.32 acres. The property is currently zoned C-3, General Commercial Zone with a Future Land Use of GC, General Commercial. The applicant is requesting approval to expand the existing Pet Loss Center by constructing a 720 square foot storage building and 730 square foot carport in addition to the existing 950 square foot building.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,
Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# DEVELOPMENT REVIEW

## Property Information

Property address or Location: 1602 S. 30th Street, Fort Pierce FL 34947

Parcel ID #(s): 2417-506-0033-000-9

Project description: Expand the Pet Loss Center, add 720 SF storage building and 730 SF carport to the existing 950 SF building

## Application Type

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

☒ Minor Amendment ☐ Major Amendment

## Site Information

*Non-Residential:* Proposed Sq. Ft.: 1450 Site Acreage: 0.32

*Residential:* Proposed Units: 0 Proposed Sq. Ft.: 0 Site Acreage: 0.16

| | |
|---|---|
| Richard & Jimmie Anne Haisley | Abraham Chabab, P.E. |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 3015 Okeechobee Rd | 5019 Rugby Dr |
| Street Address | Street Address |
| Fort Pierce FL 34947 | Port St. Lucie FL 34983 |
| City State Zip | City State Zip |
| 772-461-5212 | 772-475-6630 |
| Phone Number | Phone Number |
| rhaisley@haisleyfuneralhome.com | agchabab1@msn.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**

*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)
- [ ] Environmental Impact Report
- [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [ ] Lighting Plan (see Section 125-313)
- [ ] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DESIGN REVIEW

**Property Information**

Property address or Location 1602 S. 30th St; Fort Pierce, Fl. 34946

Parcel ID #(s) Fairlawn S/D Block #1, Lot 33, 34, & 35 (0.48 AC-20,925 SF)

Project description Expansion of the existing pet crematory facility

| | |
|---|---|
| Richard & Jimmie Anne Haisley | Michael Menard Architectonic Inc. |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 3015 Okeechobee Road | 806 Delaware Avenue |
| Street Address | Street Address |
| Fort Pierce, Fl. | Ft. Pierce FL 34950 |
| City State Zip | City State Zip |
| 772 / 461-5211 | 772 460 7751 |
| Phone Number | Phone Number |
| rich@haisleyfh.com | mmenard@architectonicinc.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**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
# CAPACITY ANALYSIS

## I. Site Data:

| | Existing Use | Future Land Use | Zoning |
|---|---|---|---|
| **North** | C-3 | CG | C-3 |
| **South** | R-1 | RL | R-1 |
| **East** | C-3 | CG | C-3 |
| **West** | C-3 | CG | C-3 |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | CG | C-3 | 1348 | 0.32 | X |
| ****Proposed** | CG | C-3 | 990 | 0.32 | 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)<br>Other: 0.125 gallons per day per square foot | |
| Demand Analysis | Maximum | |
| Current Zoning/FLU | Total gallons per day | 150 |
| **Proposed Zoning/FLU | Total gallons per day | 150 |
| **Change in Demand | Total gallons per day | 300 |

| **B. Wastewater:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day 120 |
| **Proposed Zoning/FLU | Total gallons per day 120 |
| **Change in Demand | Total gallons per day 240 |

**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 |
| **Urban District** | 5 acres per 1,000 people | | | 0 |
| **Community** | 2.5 acres per 1,000 people | | | 0 |
| **Neighborhood** | 1.36 acres per 1,000 people | | | 0 |

**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** | | |
| **City** | | |
| **Distance** | | |
| **Current Zoning/FLU Enrollment Demand** | | |
| ****Proposed Zoning/FLU Enrollment Demand** | | |
| ****Change in Demand** | 0 | 0 |

| **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** | 1YD |
| ****Proposed Zoning/FLU** | 1YD |
| ***Change in Demand** | 1YD |

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

| | |
|---|---|
| **Impact** | Stormwater drainage system is designed to meet the requirements of the city of Fort Pierce Chapter 119, section 119-2 |

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

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | 14 trips/day | 1 trip/hr |
| ****Proposed Zoning/FLU** | 10 trips/day | 1 trips/hr |
| ***Change in Demand** | Trips 24 trips/day | Trips 2 trips/hr |
| **Impact to Capacity** | Less than 1% de minimis impact | |

### IV. Project Description

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

| **RESIDENTIAL DATA** | | | | | |
|---|---|---|---|---|---|
| **Type** | **Phase** | **Number of Units** | **Acres** | **Expected beginning date** | **Expected completion date** |
| Single-family, detached | | | | | |
| Single-family, attached | | | | | |
| Multi-family | | | | | |
| Other (specify) | | | | | |

| NON-RESIDENTIAL DATA | | | | | |
|---|---|---|---|---|---|
| **Type(s) specify** | **Phase** | **Square footage** | **Acres** | **Expecting beginning date** | **Expected completion date** |
| | | 990 SF | | 6.20.2023 | 6.20.2024 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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

Haisley
Pet Loss Center
Addition
Proposed
Covered
Breezeway
New
Storage
Bldg
Exist
Cooler
Existing
Shed
Main Campus
S 30th Street
HAISLEY
PET LOSS SERVICES
Improvement Plan

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4967022 OR BOOK 4739 PAGE 898, Recorded 12/14/2021 04:15:47 PM Doc Tax $0.70

PREPARED BY AND RETURN TO:
Renée Marquis-Abrams, Esquire
NEILL GRIFFIN MARQUIS, PLLC
311 South 2nd Street
Ft. Pierce, Florida 34950
Parcel ID #:2417-506-0033-000-9

[Space above this line for recording]

# WARRANTY DEED

**THIS WARRANTY DEED**, made this 13th day of December, 2021, by Richard F. Haisley and Jimmie Anne Haisley, husband and wife, hereinafter called the Grantors, to **Richard F. Haisley, as Trustee of the Richard F. Haisley Revocable Living Trust dated December 13, 2021, as to an undivided one-half (½) interest, and Jimmie Anne Haisley, as Trustee of the Jimmie Anne Haisley Revocable Living Trust dated December 13, 2021, as to an undivided one-half (½) interest**, hereinafter called the Grantees, whose post office address is 3015 Okeechobee Road, Fort Pierce, Florida 34947. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH**, that the Grantors, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situate in St. Lucie County, Florida, viz:

LOTS 33, 34 AND 35, BLOCK 1, FAIRLAWN SUBDIVISION, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Subject to restrictions, easements and encumbrances of record provided this recitation shall not act to reimpose the same.

Richard F. Haisley and Jimmie Anne Haisley, as Trustees, shall have the power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed. All Successor Trustees are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination. By the delivery (by Grantors) and acceptance (by Grantees) of this deed, the Grantors and Grantees agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

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

**TO HAVE AND TO HOLD** the same in fee simple forever.

And the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Printed Name of Witness: Renée Marquis-Abrams

Printed Name of Witness: Diana Marotta

Printed Name of Witness: Renée Marquis-Abrams

Printed Name of Witness: Diana Marotta

Richard F. Haisley
3015 Okeechobee Road
Fort Pierce, Florida 34947

Jimmie Anne Haisley
3015 Okeechobee Road
Fort Pierce, Florida 34947

STATE OF FLORIDA
COUNTY OF ST. LUCIE

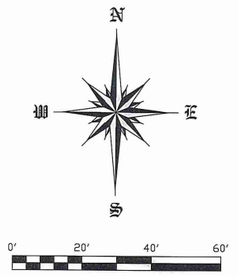
The foregoing was acknowledged before me by means of ☑ physical presence or ☐ online notarization on this 13 day of Dec, 2021, by Richard F. Haisley and Jimmie Anne Haisley, husband and wife, [ ] who are personally known to me or [✓] who produced Fla Driver Licence as identification.

Printed Name of Notary: Susan G. Spee
Notary Public - State of Florida
My Commission Expires:

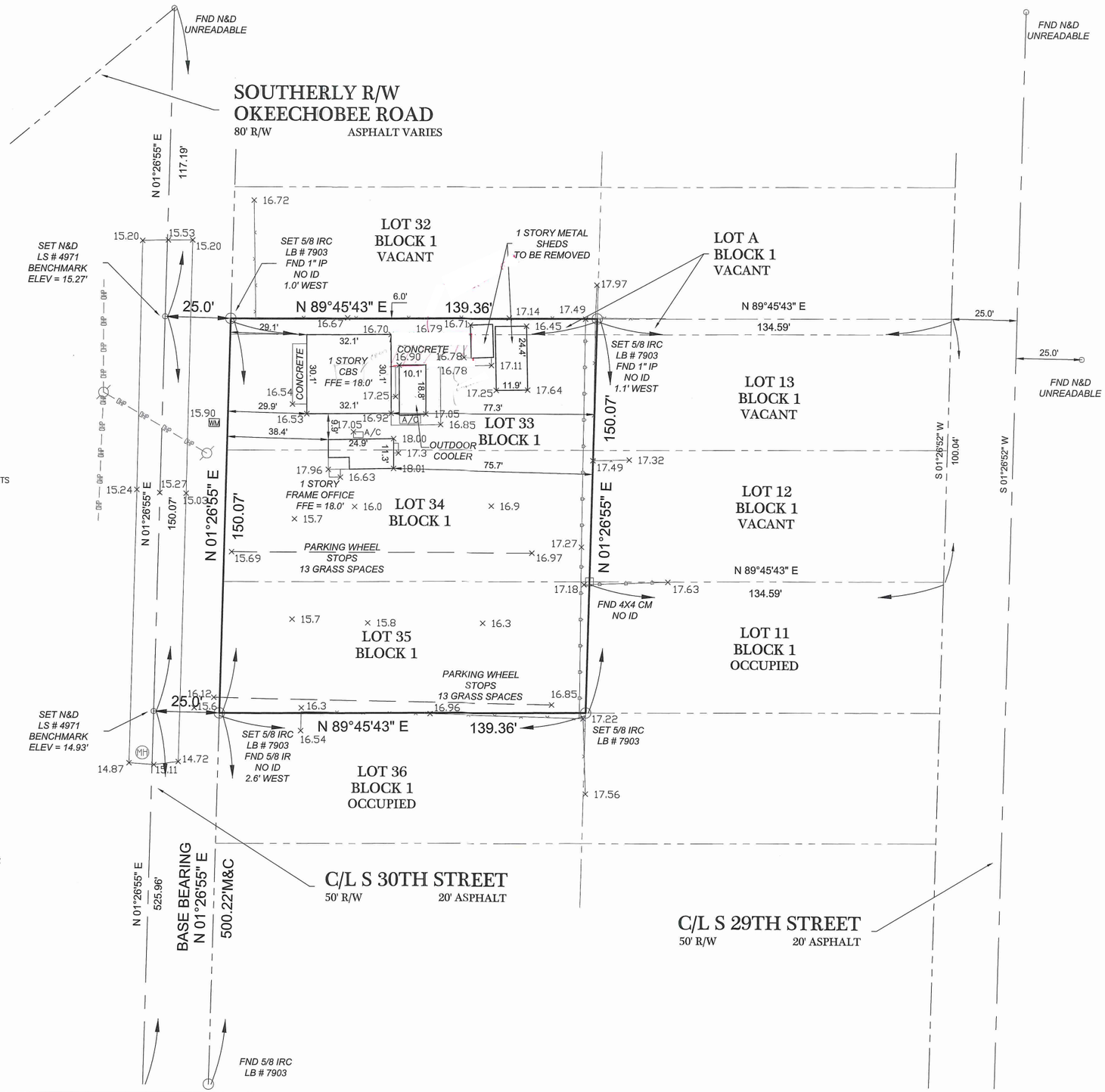
SUSAN G. SPEE
MY COMMISSION # GG 200699
EXPIRES: April 1, 2022
Bonded Thru Notary Public Underwriters

# BOUNDARY & TOPOGRAPHIC SURVEY

*CITY OF FORT PIERCE, FLORIDA*

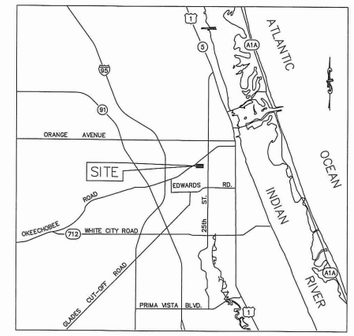



IF THIS BAR DOES NOT MEASURE 1 INCH, THE DRAWING IS NOT TO SCALE




## LEGEND & ABBREVIATIONS

| | |
|---|---|
| A | ARC LENGTH |
| A/C | AIR CONDITIONER |
| BM | BENCHMARK |
| C | CALCULATED FROM FIELD MEASUREMENTS |
| C/L | CENTERLINE |
| CM | CONCRETE MONUMENT |
| CONC | CONCRETE |
| DEG OR ° | DEGREE |
| ELEV | ELEVATION |
| FFE | FINISHED FLOOR ELEVATION |
| FND | FOUND |
| ID | IDENTIFICATION NUMBER |
| IP | IRON PIPE |
| IR | IRON ROD |
| IRC | IRON ROD & CAP |
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| M | MEASURED DATA |
| MON | MONUMENT |
| N&D | NAIL AND DISK |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| NGVD | NATIONAL GEODETIC VERTICAL DATUM |
| NO OR # | NUMBER |
| NTS | NOT TO SCALE |
| OHP | OVERHEAD UTILITIES |
| ORB | OFFICIAL RECORDS BOOK |
| P | PLAT DATA |
| PG(S) | PAGE(S) |
| PLS | PROFESSIONAL LAND SURVEYOR |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PRM | PERMANENT REFERENCE MONUMENT |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| R | RADIUS |
| RLS | REGISTERED LAND SURVEYOR |
| R/W | RIGHT-OF-WAY |
| WM | WATER METER |
| & | AND |
| @ | AT |
| △ | DELTA |
| | UTILITY POLE |




**LOCATION MAP**
NOT TO SCALE

## STREET ADDRESS

1602 S 30TH STREET, FT PIERCE, FL 34947

## PROPERTY DESCRIPTION

LOTS 33, 34 AND 35, BLOCK 1, TOGETHER WITH THAT PORTION OF LOT A LYING BETWEEN LOTS 32 AND 33 OF SAID BLOCK 1, FAIRLAWN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

## GENERAL NOTES

1. THE EXPECTED USE OF THIS SURVEY AND/OR MAP IS COMMERCIAL.

2. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR MAP IS NOT CERTIFIED BY THE SIGNING FLORIDA LICENSED SURVEYOR & MAPPER.

3. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF S 30TH STREET HAVING A BEARING OF S01°26'55"W, ACCORDING TO THE PLAT OF FAIRLAWN SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 5, PUBLIC RECORDS, SAINT LUCIE COUNTY, FLORIDA. (ASSUMED DATUM)

5. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111 C 0186 J, EFFECTIVE DATE FEBRUARY 16, 2012.

6. ELEVATIONS, IF SHOWN, ARE IN NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

7. ALL MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARDS, IN FEET AND DECIMALS THEREOF.

8. ALL ABOVE GROUND FIXED IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED AND SHOWN HEREON.

9. UNDERGROUND UTILITIES AND UTILITY SERVICES HAVE NOT BEEN LOCATED ON THIS SURVEY.

10. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY OCCUPY LAND SURVEYED OR LAND OF OTHERS.

11. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S DEED RESTRICTIONS, OR MURPHY ACT DEEDS.

12. THE LAST DATE OF FIELD WORK WAS JUNE 09, 2022.

## GLOBAL POSITIONING SYSTEM (GPS) NOTES

1. REAL TIME KINEMATICS (RTK) METHOD WAS UTILIZED USING CARLSON BRX-6+, 372 CHANNEL GNSS ATHENA, WITH ATLAS L-BAND RECEIVER.

2. TYPICALLY, A BASE RECEIVER IS SET UP ON AN ESTABLISHED CONTROL STATION WHILE A ROVING RECEIVER LOCATES EXISTING MONUMENTS, IMPROVEMENTS AND CONTROL ON THE PROJECT.

3. GPS SURVEY MEASUREMENTS WERE PROCESSED AND ADJUSTED USING CARLSON SURVEY 2018.

4. THE HORIZONTAL AND VERTICAL TARGET ACCURACY FOR THIS SURVEY EXCEEDS MINIMUM STANDARDS OF PRACTICE PER FLORIDA ADMINISTRATIVE CODE (F.A.C.) 5J-17-051.

5. THE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT).


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


| DATE | BY | REVISIONS |
|---|---|---|
| | | |

CERTIFICATIONS
RICHARD F. & JAMMIE ANNE HAISLEY

CITY OR COUNTY — FLORIDA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| | |
|---|---|
| DRAWN BY: | CA |
| CHECKED BY: | CA |
| DATE: | JUNE 06, 2022 |
| HORIZONTAL SCALE: | 1"=20' |

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

CHARLES ARNOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 4971

PRINTED DATE

SHEET 1 OF 1

PROJECT NO. 22-802

**Abraham Chabab, Inc.**
**1391 NW St. Lucie West Blvd #411**
**Port St. Lucie, FL 34986**

Jan. 15, 2023

Kevin Freeman, Planning Director
100 N. U.S. Highway 1
Fort Pierce, FL 34950

**RE : Haisley Funeral Home, Minor Site Plan Modification**
**Location: 1602 S. 30th Street, Fort Pierce FL 34947**

Dear Mr. Freeman:

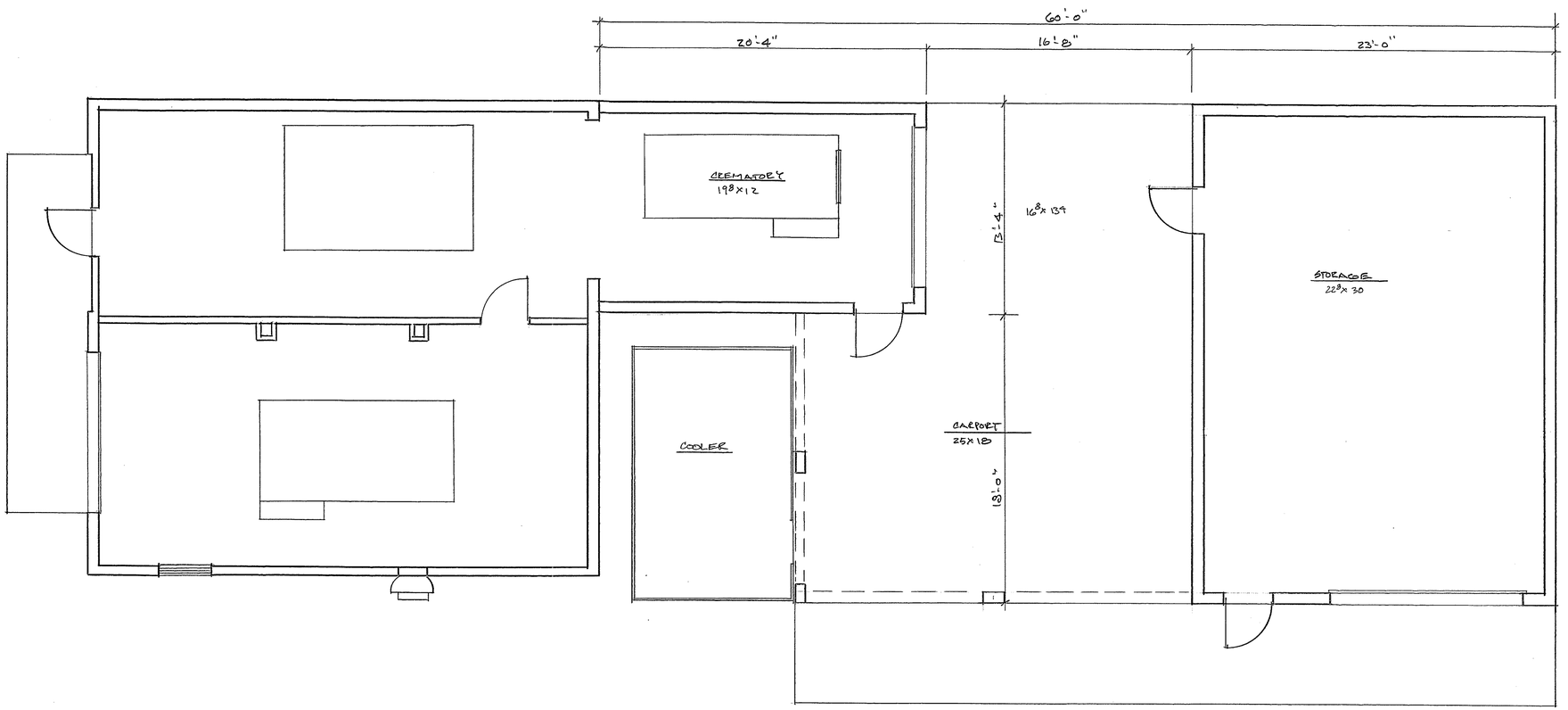
The minor site plan modification that is being applied for is to expand the Pet Loss Center, add 720 SF storage building and 730 SF carport to the existing 950 SF building. We have enclosed the site plan, drainage plan, the landscape plan and other related documents to start the reviewing process.

Should you have any questions or require any additional information, please contact us at your convenience.

Sincerely
Abraham Chabab
Abraham Chabab, P.E.

cc: Rick Haisley, Haisley Funeral Home
Mike Menard, Architectonic Inc.

**Ph:772-475-6630**
Email: agchabab1@msn.com




FLOOR PLAN

1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751

WWW.ARCHITECTONICINC.COM

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PROJECT

HAISLEY FUNERAL HOME
PET CREMATORY ADDITION
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

| NO. | DATE | REVISION |
|---|---|---|
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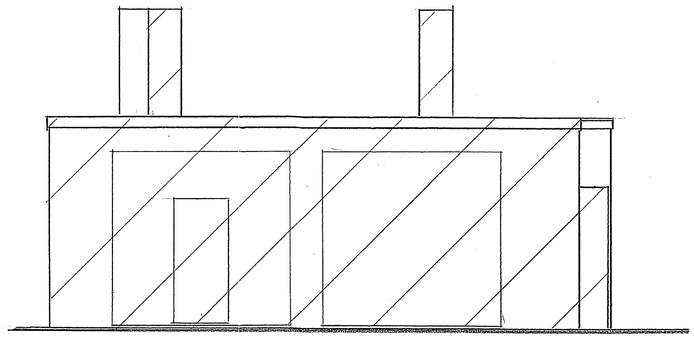
KEY PLAN

SHEET TITLE / SHEET NUMBER

A-1 OF

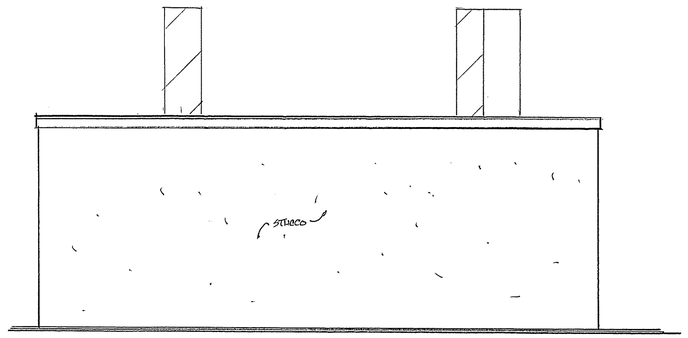
PROJECT NUMBER C22004

DATE



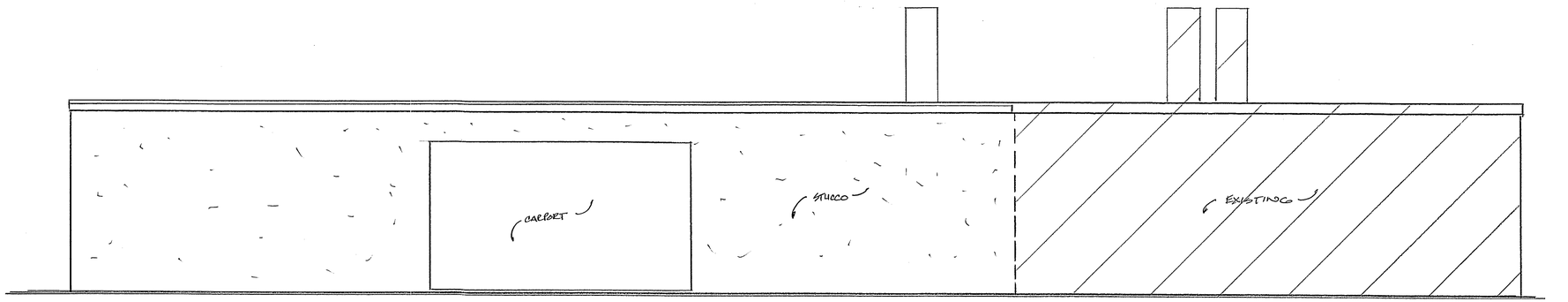
LEFT SIDE ELEVATION

1/4"



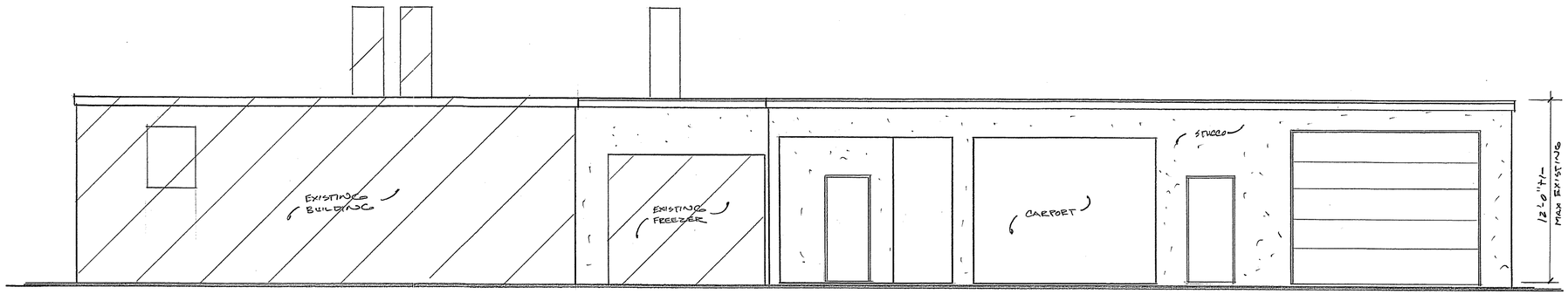

RIGHT SIDE ELEVATION
(EAST)

1/4"




REAR ELEVATION
(NORTH)

1/4"




FRONT ELEVATION
(SOUTH)

1/4"

ARCHITECT

Architectonic Inc

806 DELAWARE AVENUE
FORT PIERCE, FLORIDA 34950
T: 772 460 7751

WWW.ARCHITECTONICINC.COM

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PROJECT

HAISLEY FUNERAL HOME
PET CREMATORY ADDITION
CITY OF FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA
AR96898

REVISIONS

| NO. | DATE | REVISION |
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KEY PLAN

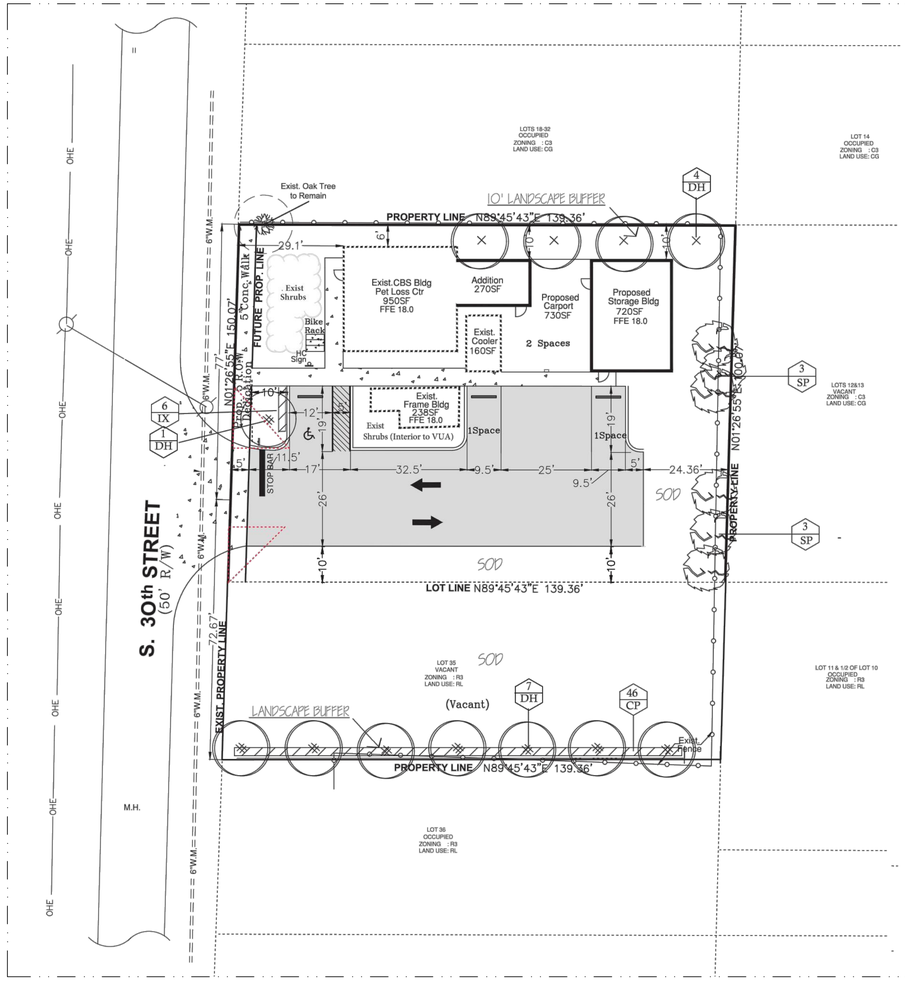
SHEET TITLE / SHEET NUMBER

A-2 OF

PROJECT NUMBER C 22044

DATE

# Haisley Pet Loss Center
## Proposed Planting Plan




## Tree & Plant Schedule

| Key | Quan. | Common Name | |
|---|---|---|---|
| DH | 12 | Dahoon Holly | *-Trees Min. 2.5" DBH* |
| SP | 6 | Sabal Palms | *-Palms Min.10' Clear Trunk* |
| CP | 46 | Cocoplum Spanish | *-Shrubs Min. 24" Height* |
| IX | 6 | Ixora | |

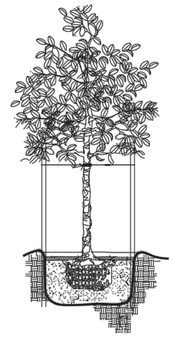
*Code Compliance Notes:*
-Trees Per LDC Section 123-37 (1) a.
-Shrubs Per LDC Section 123-37 (1) b.

-LDC Section 123-37 (4) 1 a. & b. (between 30th St. & parking)
-LDC Section 123-37 (6) (adjacent to other property- north, east & south)
- Hedge proposed along south property line to comply with LDC Section 123-37 (9)

Landscaped areas to be covered with combination of ground cover, turf, or 3" of mulch

Irrigation & maintenance to include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching, etc. to ensure that the landscaping continues to maintain a healthy, neat and orderly appearance as displayed across the existing Haisley Campus.

No new landscaping proposed within clear vision area(s), denoted in red dashed triangles



*Typical Tree Planting*

*Typical Shrub Planting*

Redevelopment Area
Improved Parking Area
HAISLEY
PET LOSS SERVICES

# Abraham Chabab, Inc.
**1391 NW St. Lucie West Blvd #411**
**Port St. Lucie, FL 34986**


Jan. 20, 2023

Kevin Freeman, Planning Director
City of Fort Pierce, Planning Dept.
100 N. US#1
Fort Pierce, FL 34954

**RE : Traffic Statement for Haisley Funeral Home**
**Located at 1602 S. 30th Street, Fort Pierce, FL.**

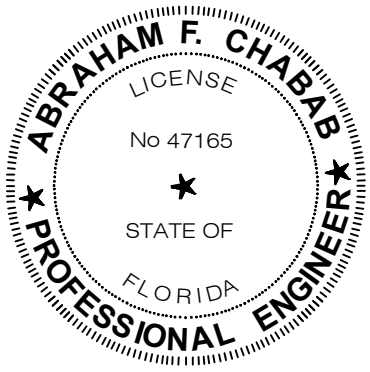
Dear Mr. Freeman:

Proposed project is a pet loss center that will occupy 0.32 acres with a 3,068 SF of existing and proposed buildings and a proposed parking lot that will have 5 parking spaces. The facility will provide services Monday-Saturday from 8am-6pm. In this letter we have provided the following:

**Existing Traffic Conditions:**
Current level of service is "C" for most streets within 1 mile radius. 25th Street, Okeechobee Rd and Virginia Ave.

**Traffic Distribution From Proposed Development:**
Based on Concurrency Management Chapter 22-217, average peak traffic conditions are conducted during weekday hours from 6am-9am for AM counts and 4pm-7pm for PM counts. Trips associated with the proposed development during these hours will generate less than 24 trips per day.

**Traffic Statement Summary:**
This facility will generate less than 1% of current trip volume. Affected streets should experience little or no impact to traffic entering and exiting this facility and level of service will remain at its current LOS "C" This project has de minimis impacts on roadway links within 1 mile radius and is in compliance with the concurrency plan of the city of Fort Pierce.





**Ph:772-475-6630**
Email: agchabab1@msn.com

# HAISLEY FUNERAL HOME

**DEVELOPER : RICHARD AND JIMMIE ANNE HAISLEY**
**3015 OKEECHOBEE RD**
**FORT PIERCE, FL 34947**

LIST OF CONTACTS

PLANNING DEPARTMENT
100 N. U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3737

ENGINEERING DEPARTMENT
100 N. U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3782

WATER & SEWER PROVIDER
FPUA
1701 South 37 Street
Fort Pierce, FL 34947
(772) 466-1600

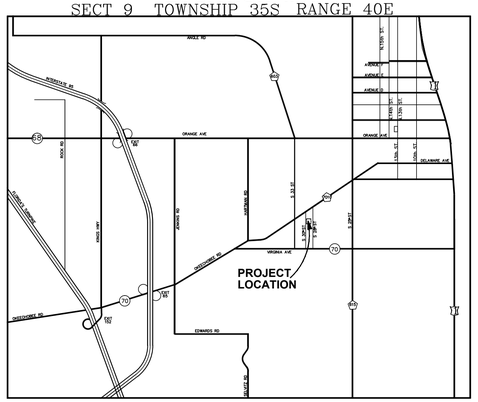
BUILDING DEPARTMENT
100 N. U.S. Highway 1
Fort Pierce, FL 34950
(772) 467-3718

## INDEX SHEET


| SHEET DESCRIPTION | SHEET Nb |
|---|---|
| | |
| DEMOLITION PLAN | 1 OF 4 |
| SITE PLAN | 2 OF 4 |
| DRAINAGE, GRADING & PAVING PLAN | 3 OF 4 |
| GENERAL NOTES/ DETAILS | 4 OF 4 |


## LOCATION MAP

SECT 9 TOWNSHIP 35S RANGE 40E

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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER


**ABRAHAM CHABAB, Inc.**
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1391 NW St. Lucie West Blvd #411
PORT ST. LUCIE FL. 34986
Email agchabab1@msn.com
Ph: 772-475-6630


| REVISIONS | DATE |
|---|---|
| TRC Cmts | 10.20.22 |

0' 20' 40'

## NOTES :

CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.

THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.

THE CONTRACTOR SHALL SECURE A DEWATERING PERMIT IF DURING DEMOLITION AND CONSTRUCTION THE REQUIREMENTS FOR NO NOTICE ARE EXCEEDED.

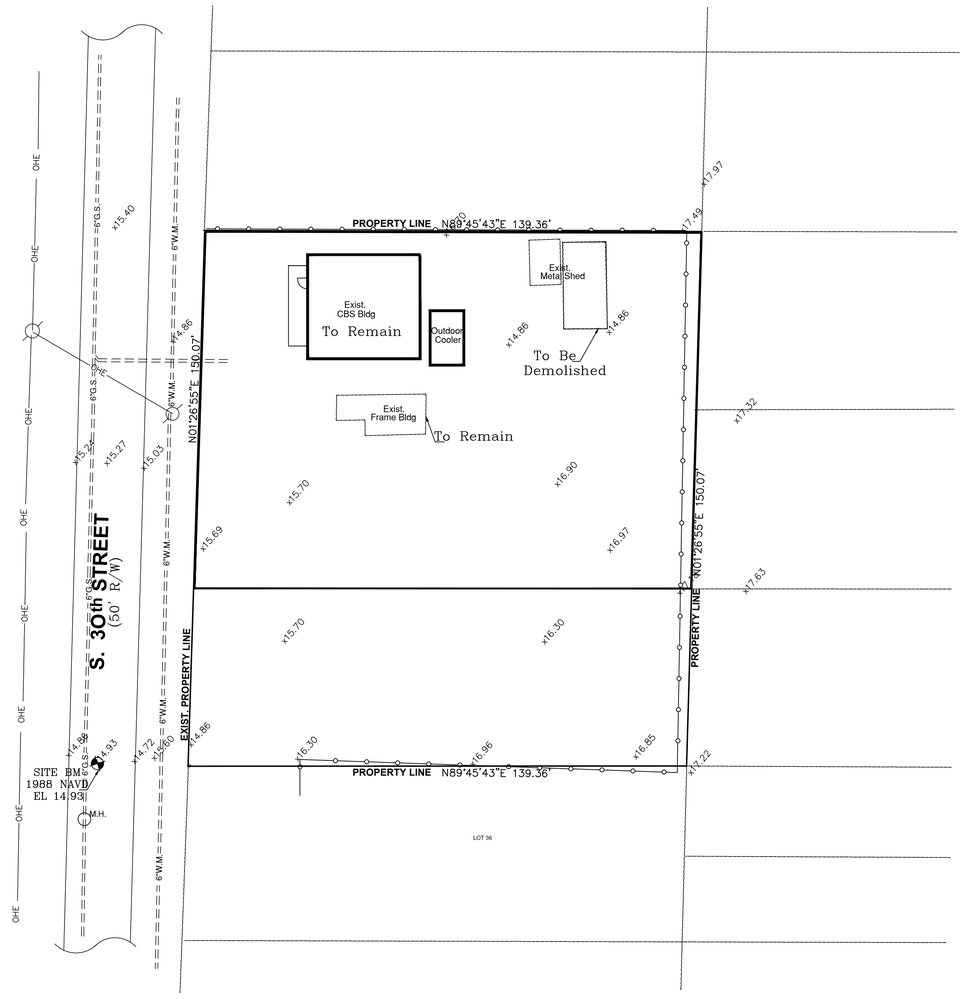
SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.

CONTRACTOR TO COORDINATE WITH ALL UTILITIES OWNERS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION ACTIVITY.

ALL STRUCTURES THAT WILL REMAIN SHALL BE PROTECTED FROM ANY DAMAGES DURING DEMOLITION.

| LEGEND | |
|---|---|
| | TEE |
| | 45° BEND |
| | 90° ELBOW |
| | F.H. FIRE HYDRANT |
| | GATE VALVE |
| | BACKFLOW PREVENTER |
| C.O. | SERVICE CLEAN OUT |
| | METER BOX |
| 12"W.M. | EXIST.12" WATER MAIN |
| 8"FM | EXIST. 8" FORCE MAIN |
| | CATCH BASIN |
| 4"GM | GAS MAIN |
| PVC | POLYVINAL CHLORIDE |
| CIP | CAST IRON PIPE |

| LEGEND | |
|---|---|
| x25.1 | EXISTING GRADE ELEVATION |
| HP | HIGH POINT |
| T/CURB 26.10 25.75 B/CURB | PROPOSED ELEVATION |
| | RUNOFF FLOW DIRECTION |
| | FDOT MITERED END SECTION |
| 22.0 | PIPE INVERT |
| CPP | CORRUGATED POLYETHYLENE PIPE (N12) MANUF. BY ADS |

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SUNSHINE STATE ONE CALL OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER

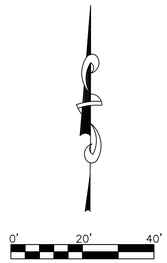

**ABRAHAM CHABAB, Inc.**
FL. BOARD OF PROF. ENG. AUTH.#26790
1391 NW St. Lucie West Blvd #411
PORT ST. LUCIE FL. 34986
Email agchabab1@msn.com
Ph: 772-475-6630

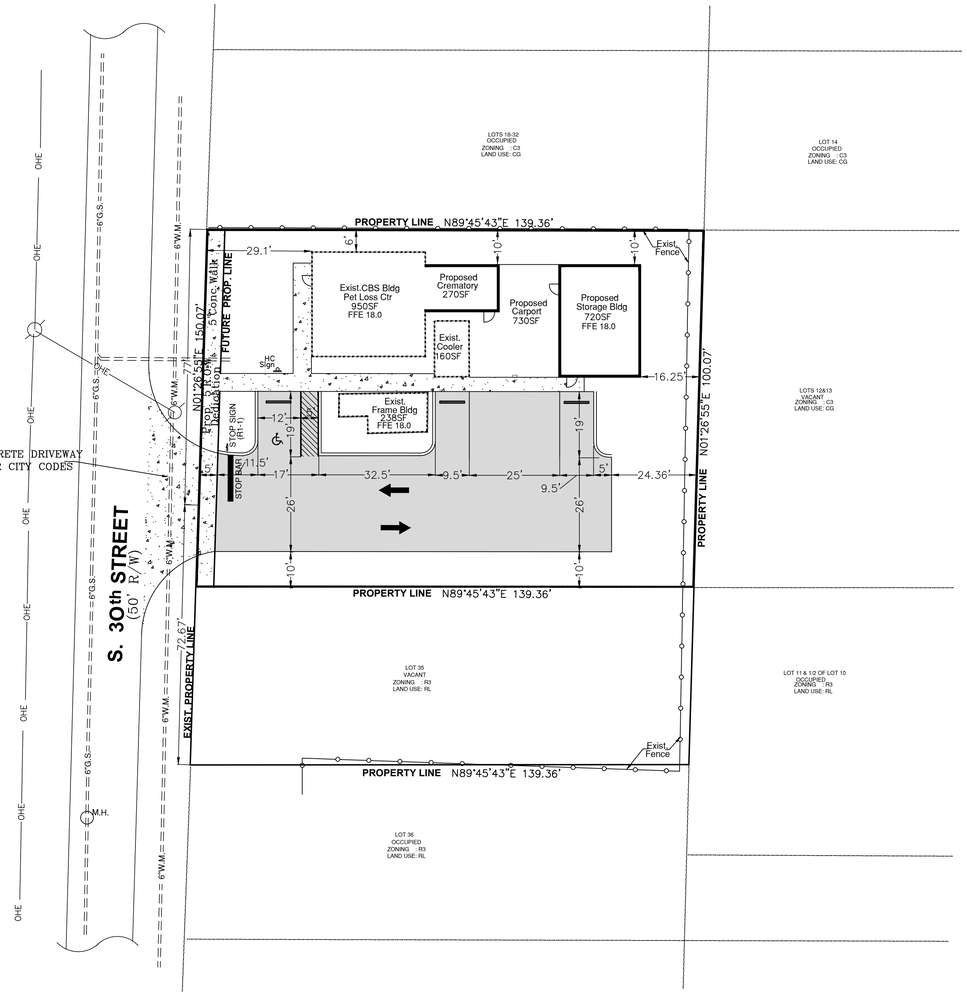

**HAISLEY FUNERAL HOME**

**DEMOLITION PLAN**

DESIGNED BY AC
DRAWN BY AC
DATE Oct. 15/2022
SHEET 1 OF 4

| REVISIONS | DATE |
|---|---|
| | |




## GENERAL NOTES

| | |
|---|---|
| PROJECT NAME | : **HAISLEY FUNERAL HOME** |
| OWNER | : **RICHARD AND JIMMIE ANNE HAISLEY**<br>**3015 OKEECHOBEE RD**<br>**FORT PIERCE, FL 34947** |
| LOCATION | : **1602 S. 30th STREET, FORT PIERCE FL 34947** |
| LAND USE | : C-3 GENERAL COM. |
| LAND ZONING | : GC GENERAL COMMERCIAL |
| LEGAL DESCRIPTION | : LOTS 33 & 34 BOOK 1, TOGETHER WITH THAT PORTION OF LOT A LYING BETWEEN LOTS 32 & 33 OF SAID BLOCK 1, FAIRLAWN SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LAND CONTAINS 0.48 ACRES, MORE OR LESS. |
| PIN | : 2410-709-0017-0003 |
| BUILDING HEIGHT | : 20.00 FEET |
| NUMBER OF STORIES | : ONE |

## UTILITIES:

| | |
|---|---|
| ELECTRICAL | : FPUA |
| WATER & SEWER | : FPUA |
| TELEPHONE | : ATT |
| SOLID WASTE | : CITY OF FORT PIERCE |

## AREA TABULATION:

| SITE COVERAGE | ACREAGE | SF | %OF SITE | |
|---|---|---|---|---|
| EXISTING BUILDING | 0.0218 | 950 | 6.81 | Existing |
| EXISTING COOLER | 0.0036 | 160 | 1.15 | |
| EXISTING FRAME BUILDING | 0.0055 | 238 | 1.71 | |
| PROPOSED CREMATORY ADDITION | 0.0062 | 270 | 1.94 | |
| PROPOSED STORAGE BUILDING | 0.0227 | 990 | 7.10 | |
| BUILDING TOTAL | 0.0599 | 2,608 | 18.70 | |
| PROPOSED CARPORT | 0.0167 | 730 | 5.23 | |
| PROPOSED SIDEWALKS/PADS | 0.0247 | 1,075 | 7.71 | |
| PROPOSED PAVED AREA | 0.0964 | 4,201 | 30.12 | |
| TOTAL PAVEMENT | 0.1211 | 5,276 | 37.83 | |
| TOTAL IMPERVIOUS | 0.1978 | 8,614 | 61.76 | |
| GREEN AREA/OPEN SPACE | 0.1224 | 5,332 | 38.24 | |
| TOTAL | 0.3202 | 13,946 | 100.00 | |

## PARKING CALCULATIONS :

PARKING SPACES REQUIRED :

1 PKG SPACE / 300 SF : 1210SF x 1 PKG / 300SF = 4 PKG SPACES

TOTAL REQUIRED = 4 PKG SPACES

PARKING PROVIDED : 4 REGULAR PKG & 1 H.C. = 5 PKG SPACES

## BUILDING SETBACKS:

| | | EXISTING BUILDING | PROPOSED BUILDING |
|---|---|---|---|
| FRONT | : | 29.10 FT | 29.10 FT |
| REAR | : | 76.50 FT | 16.25 FT |
| LEFT SIDE | : | 6.00 FT | 10.00 FT |
| RIGHT SIDE | : | 64.50 FT | 49.50 FT |

## FLOOD ZONE MAP:

PROPERTY LIES IN F.I.R.M. ZONE X AS SHOWN ON PANEL 12111C-0070 J (2-16-2012)

## DRAINAGE STATEMENT :

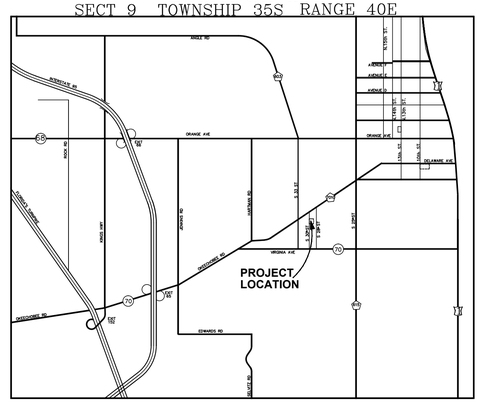
ALL DRAINAGE SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF CITY OF FORT PIERCE.

## HAZARDOUS WASTE STATEMENT:

ANY & 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

## LOCATION MAP

SECT 9 TOWNSHIP 35S RANGE 40E

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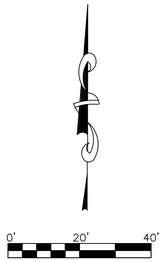
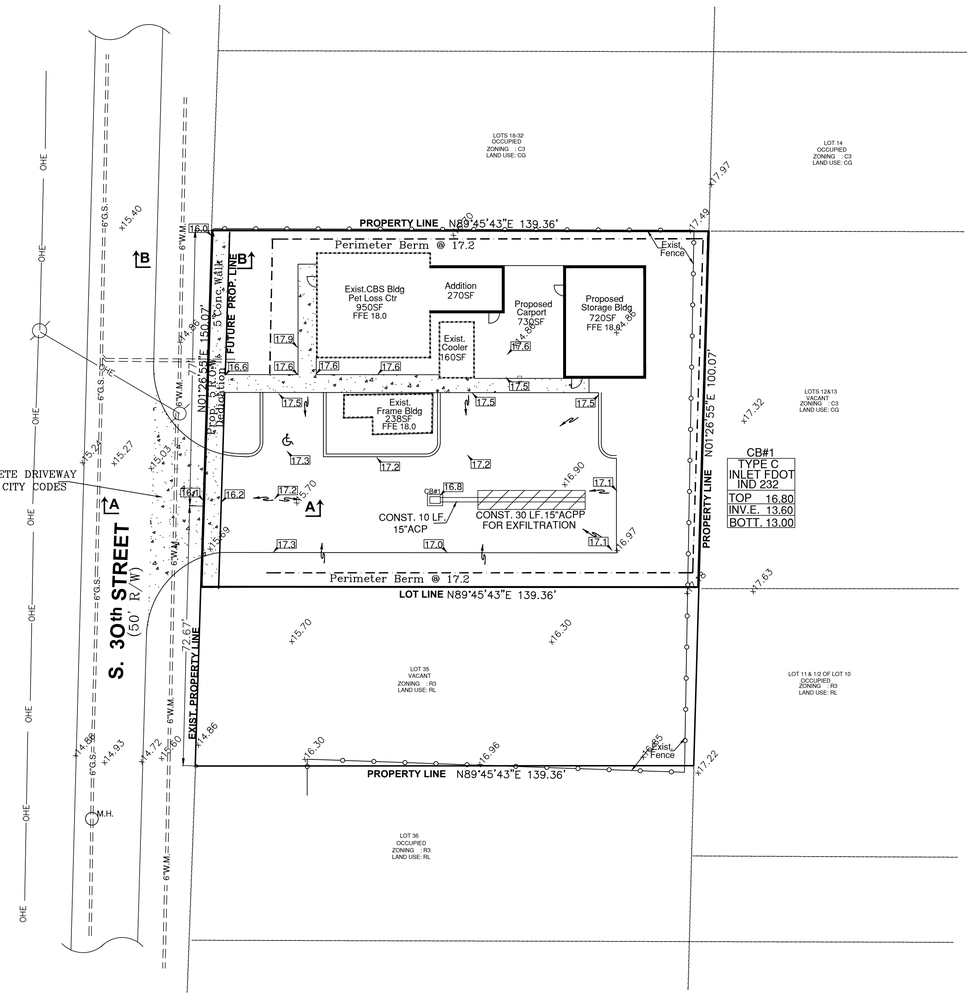
**HAISLEY FUNERAL HOME**

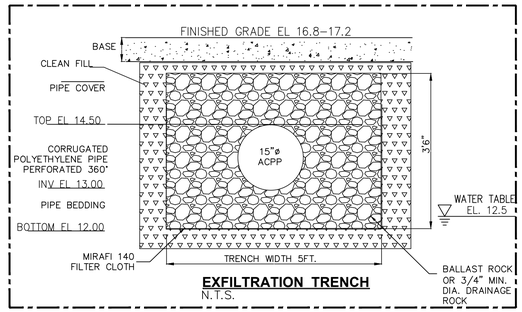
**SITE PLAN**

DESIGNED BY AC
DRAWN BY AC
DATE Oct. 15/2022
SHEET 2 OF 4

| REVISIONS | DATE |
|---|---|
| | |




**EXFILTRATION TRENCH**
N.T.S.

| LEGEND | |
|---|---|
| | TEE |
| | 45° BEND |
| | 90° ELBOW |
| | F.H. FIRE HYDRANT |
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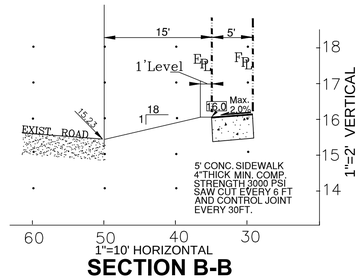
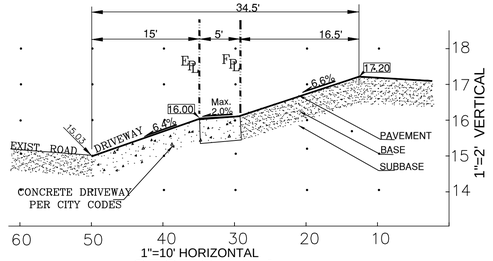
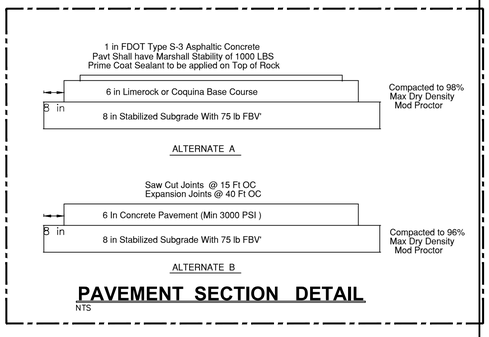
| T/CURB 26.10 25.75 B/CURB | PROPOSED ELEVATION |
| | RUNOFF FLOW DIRECTION |
| | FDOT MITERED END SECTION |
| 22.0 | PIPE INVERT |
| ACP | ALUMINUM CORRUGATED PIPE |
| ACPP | ALUMINUM CORRUGATED PERFORATED PIPE |



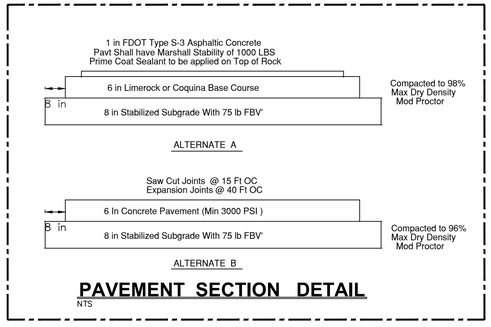

**SECTION B-B**




**SECTION A-A**




**PAVEMENT SECTION DETAIL**
NTS




**PAVEMENT SECTION DETAIL**
NTS

48 HOURS BEFORE DIGGING
CALL TOLL-FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER

**ABRAHAM CHABAB, Inc.**
FL. BOARD OF PROF. ENG. AUTH.#26790
1391 NW St. Lucie West Blvd #411
PORT ST. LUCIE FL. 34986
Email agchabab1@msn.com
Ph: 772-475-6630

**HAISLEY FUNERAL HOME**

**DRAINAGE, GRADING & PAVING PLAN**

DESIGNED BY AC
DRAWN BY AC
DATE Oct. 15/2022
SHEET 3 OF 4

| REVISIONS | DATE |
|---|---|
| | |
| | |
| | |
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| | |

## GENERAL NOTES

– All construction shall be in accordance with the latest Florida Department of Transportation Standard Specifications for Road and Bridge Construction with the Standard Specifications of the City of Fort Pierce jurisdiction.

– All applicable City permits must be obtained prior to commencement of construction.

– All work shall be done in a good workmanlike manner . Material installation shall be in accordance with manufacturer's recommendations.

– Shop drawings of all materials being used shall be submitted to the engineer of record for approval prior to commencement of construction .

– Contractor shall notify the city & the engineer of record 48 hours in advance prior to commencing work in city Right–of–Way.

– Contractor to be totally responsible for maintenance of traffic and safety of motorists and pedestrians using this site. Adjacent streets roadways and waterways during construction maintenance and safety procedures shall conform to M.U.T.C.D.

– All Elevations shown or referenced within these plans are based upon information obtained from survey.

– The existing elevations shown are for the purpose of indicating the approximate ground elevation at the location shown and in no way reflect surface conditions or subsurface soil condition.

– The locations of existing utilities shown on the approved plans are to be verified in the field by the contractor. Any discrepancies shall be brought to the attention to the engineer . At no time is the contractor to tamper with existing utilities except as noted on the plans.

– The contractor shall be responsible at all times throughout the duration of construction for the protection of existing and newly installed utilities from damage or disruption of service .

– All muck and yielding material within road right of ways , paved areas , sidewalks , building pads, drainage and utility trenched shall be removed completely and replaced with clean fill material in 8 inch layers compacted to 100% maximum density as determined by A.A.S.H.T.O. T–99C .

– Backfill and Bedding material shall be non–cohesive and non–plastic , free of debris , lumps , clods , wood , broken pavement or any organic or unstable material . No rocks larger than 6 inches shall be permitted as backfill or bedding.

– Record Drawing certified by a Florida Professional Engineer or Land Surveyor shall be submitted for review and approval to engineer of record and proper jurisdictions for final acceptance of the system .

– U.N.C.L.E. registration number must be shown on drawings prior to start of construction in right–of–way and prior to permit issuance .

– Turbidity barriers must be installed at all outfall locations prior to connecting to receiving waters. Turbidity barriers must remain in place until construction is completed , soils are stabilized and vegetation has been established .

## PAVING GRADING AND DRAINAGE NOTES :

– Asphalt pavement shall conform to applicable parts of section 300–339 as described in Florida D.O.T. standard specification for Road and Bridge Construction .

– Limerock base construction shall conform to applicable parts of section 200–230 as described in Florida D.O.T. Standard Specification for Road and Bridge Construction . Base course shall be compacted to a density not less than 98% of the maximum density as determined by A.A.S.H.T.O. T–180 and have a minimum LBR of 100. Prime coat application rate at .10 Gal/SY density tests for base course greater than 8 inches in depth shall be take in 6–in lifts.

– Compacted subgrade construction shall conform to applicable parts of section 120 , as described in Florida D.O.T. Standard Specification for Road and Bridge Construction compacted subgrade shall be compacted to 100 % maximum density as determined by A.A.S.H.T.O. T–99C .

– Proctor tests for subgrade and base materials shall be supplied by the developer . Density tests shall be taken at a minumum of one per 500 square yards . The developer shall pay for all testing if the required density is achieved . Contractor shall be liable for all retests for any failures . Tests location shall be determined by the Engineer of Record . Base/Asphalt shall not commence until satisfactory density tests have been reviewed by the Engineer of Record.

– All underground utilities situated in paved areas , included but not limited to ; sewer and water mains , gas mains , electrical distribution , telephone , etc. shall be completed and approved before any subgrade work commences .

– Concrete for curbs , gutters , drainage inlets , sidewalls , etc. shall be class 1 in accordance with F.D.O.T. Standard Specification for Road and Bridge Construction section 345.

– Pavement markings and signage shall conform to Florida D.O.T. Roadway and Traffic Design Standards , the Manual on Uniform Traffic Control Devices , with the Standards of the Agency having jurisdictions .

– Radii refer to edge of pavement unless otherwise noted.

– Materials and workmanship in county rights–of–way shall meet the requirements of the county.

– No asphalt shall be placed in city , county or state rights–of–way until certified as–builts of the finished rock base have been submitted to and approved by proper agency.

– Any Muck (A–8) materials found in subgrade shall be removed and replaced with approved materials .

– All berms and grassed areas will be seeded and mulched . Slopes will be sodded .

– Location of drainage structures shall govern and pipe lengths may have to be adjusted to accomplish construction as shown on plans.

– If hardpan is encountered within retention area or swales , it shall be completely removed and replaced with granular material .

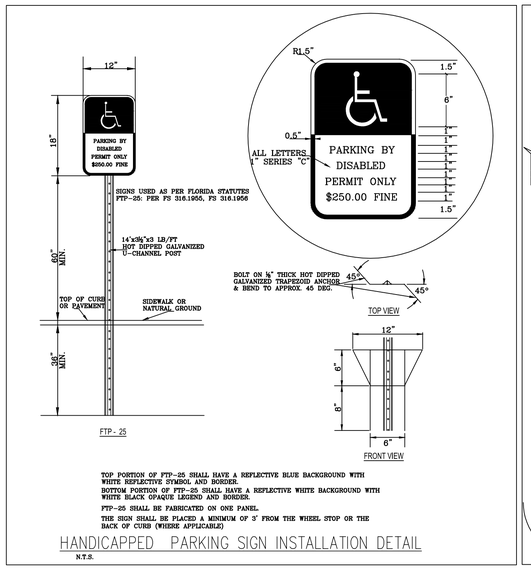
– Erosion and sediment control ; contractor is responsible for providing erosion and sediment control using the latest FDOT standards , baled hay , straw and siltation barriers will be installed where needed to prevent siltation of adjacent property , public right–of–way wetlands and waterways . These measures will remain in place until grassing or sodding has been completed or until siltation and erosion are no longer a threat to adjacent properties.

– Entrance traffic control , stop sign , stop bar and lane delineator shall be in accordance with M.U.T.C.D. specifications.

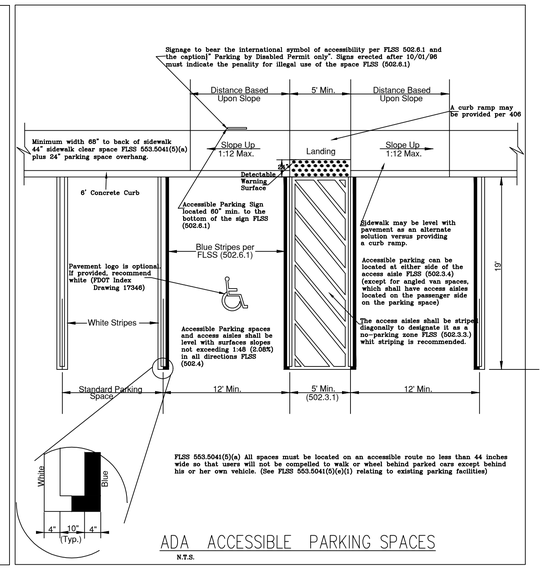
– MES indicates mitered end section per FDOT index # 272.

– All areas disturbed by construction shall be restored to pre–construction conditions or better.

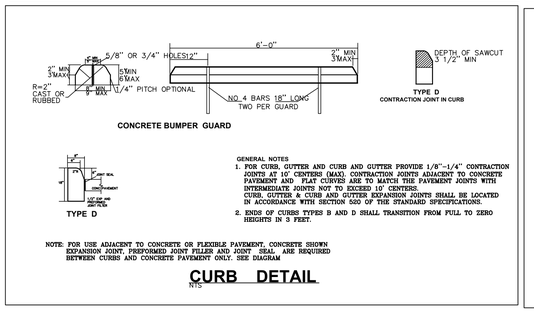
**NOTE :**
Proposed Sidewalks & Ramps
Must Comply W/ADA Standards



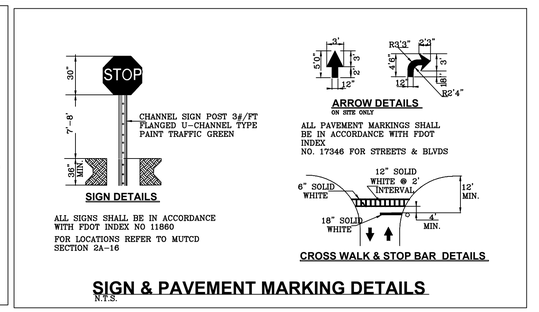

HANDICAPPED PARKING SIGN INSTALLATION DETAIL
N.T.S.



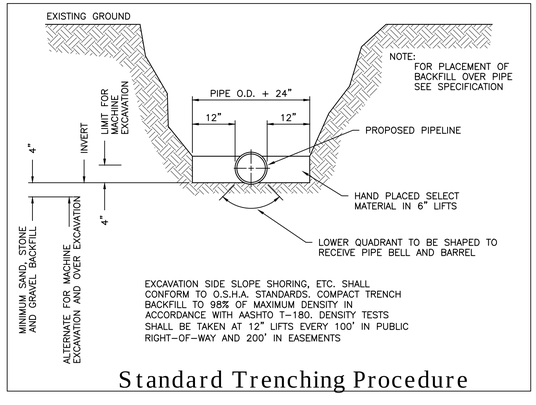

ADA ACCESSIBLE PARKING SPACES
N.T.S.




CURB DETAIL
NTS




SIGN & PAVEMENT MARKING DETAILS
N.T.S.




Standard Trenching Procedure


ABRAHAM CHABAB, Inc.
FL. BOARD OF PROF. ENG. AUTH.#26790
1391 NW St. Lucie West Blvd #411
PORT ST. LUCIE FL. 34986
Email agchabab1@msn.com
Ph: 772–475–6630


HAISLEY FUNERAL HOME

GENERAL NOTES & DETAILS

DESIGNED BY AC
DRAWN BY AC
DATE Oct. 15/2022
SHEET 4 OF 4

| REVISIONS | DATE |
|---|---|
| | |

**Technical Review Committee** **1. e.**

Meeting Date: 02/16/2023

REQUESTED ACTION

Minor Site Plan - 7-Brew - Parcel ID: 2419-601-0014-000-8

LOCATION

at or near 2605, 2607 Kerr Steet, and 2610 Rolyat Street

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

**Form Review**

Form Started By: Vennis Gilmore Started On: 02/01/2023 06:57 PM

Final Approval Date: 02/02/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

| | | |
|---|---|---|
| TO | : | Technical Review Committee |
| FROM | : | Vennis Gilmore, Assistant Planning Director |
| RE | : | Technical Review Project: #23-07000005 |
| BOARD DATE | : | February 16, 2023 |

## Minor Site Plan (Development Review and Design Review) – 7 Brew - (1) Parcel: 2419-601-0014-000-8

Attached is an Application for a Minor Site Plan (Development Review and Design Review) for the subject property located at or near 2605, 2607 Kerr Steet, and 2610 Rolyat Street.

Parcel ID: **2419-601-0014-000-8**

The subject property is approximately 1.38 acres. The property is currently zoned C-3, General Commercial Zone with a Future Land Use of GC, General Commercial. The applicant is requesting approval to construct a drive-through-only coffee shop that consists of a 535 square foot modular building with a 140 sf exterior remote cooler. The development will include supporting infrastructure and site improvements, including but not limited to vehicular access, sidewalks, landscaping, stormwater improvements and utilities.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,
Vennis Gilmore
Assistant Planning Director

Kimley»Horn

January 6, 2023

Alicia Rosenthal
City of Fort Pierce
Planning Department
100 N. US Highway 1
Fort Pierce, Florida 34950

**RE:** ***7 Brew – Ft Pierce***
***Development Review – Site Plan, Design Review, and Concurrency Applications***

Dear Ms. Rosenthal,

On behalf of Transcendent Brands, LLC (Applicant) we are pleased to submit the Development Review package, including Site Plan, Design Review, and Concurrency Review applications, for the 7 Brew Drive-Thru Coffee development project.

## General Statement:

The 7 Brew at Okeechobee & Rolyat (Fort Pierce) development will consist of a drive-through-only coffee shop on a conglomerate of four parcels totaling approximately 1.38 acres in size located within the City of Fort Pierce. The general geographical location is north of Okeechobee Road, east of Rolyat Street, and west of Kerr Street. The 7 Brew – Okeechobee & Rolyat project proposes to construct a 535 sf modular building with a 140 sf exterior remote cooler. The development will include supporting infrastructure and site improvements, including but not limited to vehicular access, sidewalks, landscaping, stormwater improvements and utilities.

### *Property Details:*

- Owner: St. Joseph FTP, LLC
- Parcel ID: 2419-601-0016-000-2 (0.23 ac) - 2605 KERR ST.
  2419-601-0012-000-4 (0.52 ac) - 2610 ROLYAT ST
  2419-601-0015-000-5 (0.24 ac) - 2607 KERR ST
  2419-601-0014-000-8 (0.39 ac) - NO ADDRESS
- Site Address: Not Assigned
- Current Zoning: GC General Commercial
- Current Future Land Use: C-3 General Commercial

### *Consultants:*

- Engineer: Chris Ossa, P.E. – Kimley-Horn & Associates, Inc.
- Surveyor: William E. Hayhurst – KMA Engineering & Surveying, LLC
- Developer: Kevin McCabe – Transcendent Brands, LLC
- Representative: Zach Middlebrooks – Metro Group Development II, LLC

### *Surrounding Future Land Use Designations:*

- North: COM – Commercial (St. Lucie County Future Land Use)
- East: GC – General Commercial
- South: GC – General Commercial
- West: GC – General Commercial

### *Surrounding Zoning Designations:*

- North: CO – Commercial Office (St. Lucie County Zoning)
- East: C-3 – General Commercial
- South: C-3 – General Commercial
- West: C-3 – General Commercial

## Requests:

Applicant seeks the following approvals:

- *Site Plan* – to reflect proposed development layout and to establish proposed development standards

- *Design Review* – to reflect proposed development designs and to establish compatibility to the existing and developing character of the city of Fort Pierce

- *Concurrency Capacity Analysis* – to reflect proposed development facilities and to ensure compliance with the city's concurrency management system

## Development Schedule:

As it stands, the project proposes to begin developing, upon receipt of all required permits, approximately March 2023 starting with site development, infrastructure, stormwater, and land development support systems. This will be followed by 'vertical' development items, including the retail and fitness facilities.

## Utilities:

The development proposes connections to Fort Pierce Utility Authority wastewater facilities to service the proposed development. As directed by City utility staff, the project is to include the connection to an existing 8" WM located to the west of the site along the westerly shoulder of Rolyat Street. Sanitary sewer connection are proposed at an existing manhole to the southeast of the site within the crosswalk of Kerr Street.

## Stormwater Management:

The project will be required to meet all FDEP environmental resource and consumptive use permitting requirements in order to be constructed. All detention areas shall be owned and maintained by the developer and shall be permitted through the Southwest Florida Water Management District (SFWMD), North St. Lucie River Water Control District (NSLRWCD), and City of Fort Pierce. During the construction plan review phase, plans will be submitted to show how the project will meet all pre- and post-development stormwater management as required by the various agencies and the City to obtain all required permits.

## Attachments:

Enclosed in this package please find the following related materials:

*(*Items listed below are also included on the attached flash drive)*

### *Site Plan Application:*

- Check #1142 for Application Fee ($500)
- Transmittal
- Development Review Application
- Warranty Deeds
- SLC Property Record Cards
- General location map
- Letter of Authorization
- Geotechnical Report
- Drainage Report
- Survey
- Signed & Sealed Civil Site Plans (incl. Lighting and Drainage Plans)
- Landscape Plans
- Design Review submittals *(see detailed list below)*
- Concurrency Review submittals *(see detailed list below)*

### *Design Review Application:*

- Check #1143 for Application Fee ($515)
- Design Review Application
- Survey *(included with Site Plan application)*
- Conceptual Site Plan *(included with Site Plan application)*
- Landscape Plans *(included with Site Plan application)*
- Color Elevations
- Elevation Sheets

*Concurrency Review Application:*

- Check #1144 for Application Fee ($2,000)
- Concurrency Capacity Analysis Application

The applicant is pleased to present this package for consideration.

Should you have any questions or need any addition information, please do not hesitate to contact me at 321-222-6925.

Sincerely,

Chris Ossa, P.E.
Project Manager

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DEVELOPMENT REVIEW

**Property Information**

Property address or Location: Okeechobee at Kerr & Rolyat, Fort Pierce, FL 34947

Parcel ID #(s): 2419-601-0012-000-4, 2419-601-0014-000-8, 2419-601-0015-000-5, and 2419-601-0016-000-2

Project description: Construction of a new 7 Brew Drive Thru Coffee location

**Application Type**

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

☐ Minor Amendment ☐ Major Amendment

**Site Information**

*Non-Residential:* Proposed Sq. Ft.: 535 sf Site Acreage: 1.38 ac

*Residential:* Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

St. Joseph FTP LLC
**Property Owner(s)**

402 Ipswich St.
Street Address

Altamonte Springs FL 32701
City State Zip

(407) 331-0400
Phone Number

dtaylor4980@gmail.com
Email Address

Chris Ossa, P.E. (Project Manager)
Kimley-Horn & Associates, Inc.
**Applicant/Representative, Title, Company**

7341 Office Park Place, Ste 102
Street Address

Melbourne FL 32940
City State Zip

321-222-6925
Phone Number

Chris.Ossa@kimley-horn.com
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.*

David Taylor

*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**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# DESIGN REVIEW

**Property Information**

Property address or Location: Okeechobee at Kerr & Rolyat, Fort Pierce, FL 34947

Parcel ID #(s): 2419-601-0012-000-4, 2419-601-0014-000-8, 2419-601-0015-000-5, and 2419-601-0016-000-2

Project description: Construction of a new 7 Brew Drive Thru Coffee location

| | |
|---|---|
| St. Joseph FTP LLC - David Taylor | Chris Ossa, P.E. (Project Manager)<br>Kimley-Horn & Associates, Inc. |
| **Property Owner(s)** | **Applicant/Representative, Title, Company** |
| 402 Ipswich St | 7341 Office Park Place, Ste 102 |
| Street Address | Street Address |
| Altamonte Springs FL 32701 | Melbourne FL 32940 |
| City State Zip | City State Zip |
| (407) 331-0400 | 321-222-6925 |
| Phone Number | Phone Number |
| dtaylor4980@gmail.com | Chris.Ossa@kimley-horn.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.*

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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** | Residential | COM (Commercial - St Lucie County FLU) | CO (Commercial Office - St Lucie County Zoning) |
| **South** | Commercial | GC (General Commercial) | C-3 (General Commercial) |
| **East** | Commercial | GC (General Commercial) | C-3 (General Commercial) |
| **West** | Commercial | GC (General Commercial) | C-3 (General Commercial) |

| | Future Land Use | Zoning Classification | Maximum Intensity<br>Residential: Dwelling Units per Acre<br>Other: Square Footage | Total Acreage | Flood Zone |
|---|---|---|---|---|---|
| **Current** | GC (General Commercial) | C-3 (General Commercial) | 535 Bldg SF | 1.23 Acres | 0.2 PCT ANNUAL |
| ****Proposed** | | | | | 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)<br>Other: 0.125 gallons per day per square foot 535 SF Building |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day 66.875 Gallons |
| **Proposed Zoning/FLU | Total gallons per day |
| **Change in Demand | Total gallons per day |

| **B. Wastewater:** | |
|---|---|
| Average Use | Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)<br>Other: 0.1 gallons per day per square foot 535 SF Building |
| Demand Analysis | Maximum |
| Current Zoning/FLU | Total gallons per day 53.5 |
| **Proposed Zoning/FLU | Total gallons per day |
| **Change in Demand | Total gallons per day |

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

| Park Type | LOS | Existing Population Park Demand | Proposed Population Park Demand | Change in Demand |
|---|---|---|---|---|
| **Regional** | 20 acres per 1,000 people | | | |
| **Urban District** | 5 acres per 1,000 people | | | |
| **Community** | 2.5 acres per 1,000 people | | | |
| **Neighborhood** | 1.36 acres per 1,000 people | | | |

**D. Public Schools (Residential Classifications Only):** N/A
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** | | |
| **City** | | |
| **Distance** | | |
| **Current Zoning/FLU Enrollment Demand** | N/A | |
| ****Proposed Zoning/FLU Enrollment Demand** | | |
| ****Change in Demand** | | |

| **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** | |
| ****Proposed Zoning/FLU** | |
| ***Change in Demand** | |

**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** | No increase to volume discharged in any of the above referenced storm events. Three proposed dry ponds on site will be constructed in order to meet the required treatment/attenuation of all AHJ's. |

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

| **G. Transportation Analysis: Complete ITE Trip Generation Data Form**<br>Most recent ITE Code for use; HCM Roadway Capacity | | |
|---|---|---|
| | **AADT** | **AM/PM Peak Hour Trips** |
| **Demand Analysis** | Maximum | Maximum |
| **Current Zoning/FLU** | | |
| ****Proposed Zoning/FLU** | | |
| ***Change in Demand** | Trips | Trips |
| **Impact to 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: Single Family: Multifamily: |
| Non-residential (square footage): |
| Mixed-use (describe use): |
| (If this is a single phase project, name it Phase I – Total) |

| **RESIDENTIAL DATA** | | | | | |
|---|---|---|---|---|---|
| **Type** | **Phase** | **Number of Units** | **Acres** | **Expected beginning date** | **Expected completion date** |
| Single-family, detached | | | | | |
| Single-family, attached | N/A | | | | |
| Multi-family | | | | | |
| Other (specify) | | | | | |

| NON-RESIDENTIAL DATA | | | | | |
|---|---|---|---|---|---|
| **Type(s) specify** | **Phase** | **Square footage** | **Acres** | **Expecting beginning date** | **Expected completion date** |
| Building | 1 | 535 | | | |
| Exterior / Remote cooler | 1 | 140 | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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? 3 structures totaling 2,936 sf

2. What is the current use of the structure to be demolished or re-used? Vacant residences

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

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## Property Identification

Site Address: 2605 KERR ST
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-601-0016-000-2
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 27488
Map ID: 24/19N
Zoning: Comm Offic

## Ownership

St Joseph FTP LLC

402 Ipswich ST
Altamonte Springs, FL 32701

## Legal Description

SEMINOLE PARK S/D BLK 2 LOT 5-LESS E 5 FT- (MAP 24/19N) (0.23 AC)

## Current Values

| | |
|---|---|
| Just/Market Value: | $84,200 |
| Assessed Value: | $84,200 |
| Exemptions: | $0 |
| Taxable Value: | $84,200 |

**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): | 784 |
| Gross Sketched Area (SF): | 832 |
| Land Size (acres): | 0.23 |
| Land Size (SF): | 10,018.8 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| May 11, 2021 | 4610 / 2003 | 0001 | WD | Blount (TR) Chris Q | $130,000 |
| Mar 19, 1993 | 0832 / 2746 | XX01 | QC | Charles V Blount | $100 |
| Oct 1, 1975 | 0245 / 0624 | XX00 | CV | | $7,000 |

## Building Information (1 of 1)

Finished Area: 784 SF

Gross Sketched Area: 832 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: Tar & Gravel | Roof Structure: Gable |
| Building Type: SFAV | Year Built: 1954 | Frame: |
| Grade: SFAV-Fair | Effective Year: 1954 | Primary Wall: CB Stucco |
| Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 2 | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 1 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: Carpet |
| A/C %: 0% | Heated %: 0% | Sprinkled %: N/A% |

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 784 | 784 | 124 |
| OPAA | Open Porch Attached Average | 48 | 0 | 32 |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $43,000 |
| Land: | $41,200 |
| Just/Market: | $84,200 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $84,200 |
| Exemption(s): | $0 |
| Taxable: | $84,200 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2009 | 2009 | 12 | County Solid Waste | $279.96 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.23 | North St. Lucie Water Management District | $25.00 |

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 |
|---|---|---|---|---|
| 2022 | $84,200 | $84,200 | $0 | $84,200 |
| 2021 | $47,300 | $22,546 | $0 | $22,546 |
| 2020 | $35,300 | $20,497 | $0 | $20,497 |
| 2019 | $39,400 | $18,634 | $0 | $18,634 |

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

Site Address: 2607 KERR ST
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-601-0015-000-5
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 27487
Map ID: 24/19N
Zoning: Comm Genra

## Ownership

St Joseph FTP LLC

402 Ipswich ST
Altamonte Springs, FL 32701

## Legal Description

SEMINOLE PARK S/D BLK 2 N 80 FT OF LOTS 3 AND 4 (MAP 24/19N) (0.24AC)

## Current Values

| | |
|---|---|
| Just/Market Value: | $114,800 |
| Assessed Value: | $81,400 |
| Exemptions: | $0 |
| Taxable Value: | $81,400 |

**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): | 932 |
| Gross Sketched Area (SF): | 1,012 |
| Land Size (acres): | 0.24 |
| Land Size (SF): | 10,454.4 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| May 24, 2019 | 4274 / 1763 | 0002 | WD | Cleveland Robert R | $130,000 |
| Oct 7, 2005 | 2388 / 1147 | XX00 | WD | Polk Georgiana | $200,000 |
| Oct 16, 1996 | 1041 / 0135 | XX00 | WD | Franco Rogolino | $52,000 |
| Feb 1, 1986 | 0492 / 0319 | XX00 | CV | | $40,000 |
| Dec 1, 1975 | 0246 / 2530 | XX00 | CV | | $19,500 |

## Building Information (1 of 1)

Finished Area: 932 SF

Gross Sketched Area: 1,012 SF

Exterior Data

View:
Building Type: SFF
Grade: SFF-Avg

Roof Cover: Tar & Gravel
Year Built: 1955
Effective Year: 1965

Roof Structure: Gable
Frame:
Primary Wall: Alum Siding

| | | |
|---|---|---|
| Story Height: 1 Story | No. Units: 1N/A | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 2 | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 2 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: Terrazo |
| A/C %: 100% | Heated %: 0% | Sprinkled %: 0% |

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 932 | 932 | 130 |
| UTL | UTILITY ROOM | 80 | 0 | 36 |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $44,400 |
| Land: | $70,400 |
| Just/Market: | $114,800 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $33,400 |
| Assessed: | $81,400 |
| Exemption(s): | $0 |
| Taxable: | $81,400 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.24 | North St. Lucie Water Management District | $25.00 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2019 | 0041 | 1 | Fort Pierce Stormwater Charge | $69.00 |

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 |
|---|---|---|---|---|
| 2022 | $114,800 | $81,400 | $0 | $81,400 |
| 2021 | $74,000 | $74,000 | $0 | $74,000 |
| 2020 | $71,000 | $71,000 | $0 | $71,000 |
| 2019 | $40,500 | $18,906 | $18,906 | $0 |

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## Property Identification

Site Address: 2610 ROLYAT ST
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-601-0012-000-4
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 27486
Map ID: 24/19N
Zoning: General Co

## Ownership

St Joseph FTP LLC

402 Ipswich ST
Altamonte Springs, FL 32701

## Legal Description

SEMINOLE PARK S/D BLK 2 LOTS 1 AND 2 (MAP 24/19N) (0.52 AC) (OR 3297-1851)

## Current Values

| | |
|---|---|
| Just/Market Value: | $197,500 |
| Assessed Value: | $105,710 |
| Exemptions: | $0 |
| Taxable Value: | $105,710 |

**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): | 1,220 |
| Gross Sketched Area (SF): | 1,508 |
| Land Size (acres): | 0.52 |
| Land Size (SF): | 22,651.2 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| May 19, 2011 | 3297 / 1851 | 0311 | TR | Taylor (TR) David | $100 |
| Jul 1, 1996 | 1026 / 0332 | XX02 | WD | Clotilde F Taylor | $100 |
| Dec 18, 1992 | 0821 / 2702 | XX01 | WD | Lloyd Taylor | $100 |

## Building Information (1 of 1)

Finished Area: 1,220 SF

Gross Sketched Area: 1,508 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: Roll Comp | Roof Structure: Gable |
| Building Type: SFF | Year Built: 1955 | Frame: |
| Grade: SFF-High | Effective Year: 1968 | Primary Wall: Conc Block |
| Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 2 | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 1 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: Carpet |
| A/C %: 0% | Heated %: 0% | Sprinkled %: N/A% |

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 1220 | 1220 | 172 |
| CPAA | Carport Attached Average | 288 | 0 | 72 |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $44,300 |
| Land: | $153,200 |
| Just/Market: | $197,500 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $91,790 |
| Assessed: | $105,710 |
| Exemption(s): | $0 |
| Taxable: | $105,710 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 1999 | 0041 | 1 | Fort Pierce Stormwater Charge | $69.00 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.52 | North St. Lucie Water Management District | $25.00 |

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 |
|---|---|---|---|---|
| 2022 | $197,500 | $105,710 | $0 | $105,710 |
| 2021 | $96,100 | $96,100 | $0 | $96,100 |
| 2020 | $91,400 | $91,400 | $0 | $91,400 |
| 2019 | $91,200 | $91,200 | $0 | $91,200 |

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## Property Identification

Site Address: KERR ST
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-601-0014-000-8
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 136030
Map ID: 24/19N
Zoning: General Co

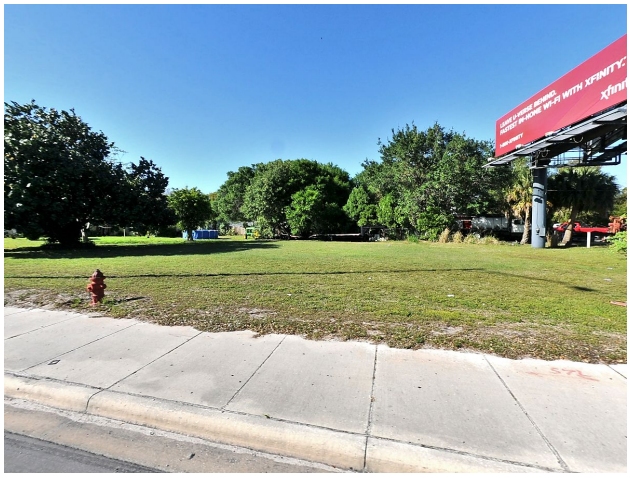
## Ownership

St Joseph FTP LLC

402 Ipswich ST
Altamonte Springs, FL 32701

## Legal Description

SEMINOLE PARK S/D BLK 2 LOTS 3 AND 4-LESS N 80 FT- (MAP 24/19N) (0.39 AC) (OR 3297-1851)



## Current Values

| | |
|---|---|
| Just/Market Value: | $79,300 |
| Assessed Value: | $64,790 |
| Exemptions: | $0 |
| Taxable Value: | $64,790 |

**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): | 0.39 |
| Land Size (SF): | 16,988.4 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| May 19, 2011 | 3297 / 1851 | 0311 | TR | Taylor (TR) David | $100 |
| Jul 1, 1996 | 1026 / 0332 | XX02 | WD | Clotilde F Taylor | $100 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: | Roof Structure: |
| Building Type: | Year Built: N/A | Frame: |
| Grade: | Effective Year: N/A | Primary Wall: |
| Story Height: | No. Units: 0 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 0 | Electric: | Primary Int Wall: |
| Full Baths: 0 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: |
| A/C %: 0% | Heated %: N/A% | Sprinkled %: 0% |

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $79,300 |
| Just/Market: | $79,300 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $14,510 |
| Assessed: | $64,790 |
| Exemption(s): | $0 |
| Taxable: | $64,790 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 1999 | 0041 | 2.5 | Fort Pierce Stormwater Charge | $172.50 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.39 | North St. Lucie Water Management District | $25.00 |

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 |
|---|---|---|---|---|
| 2022 | $79,300 | $64,790 | $0 | $64,790 |
| 2021 | $58,900 | $58,900 | $0 | $58,900 |
| 2020 | $58,900 | $58,900 | $0 | $58,900 |
| 2019 | $58,900 | $58,900 | $0 | $58,900 |

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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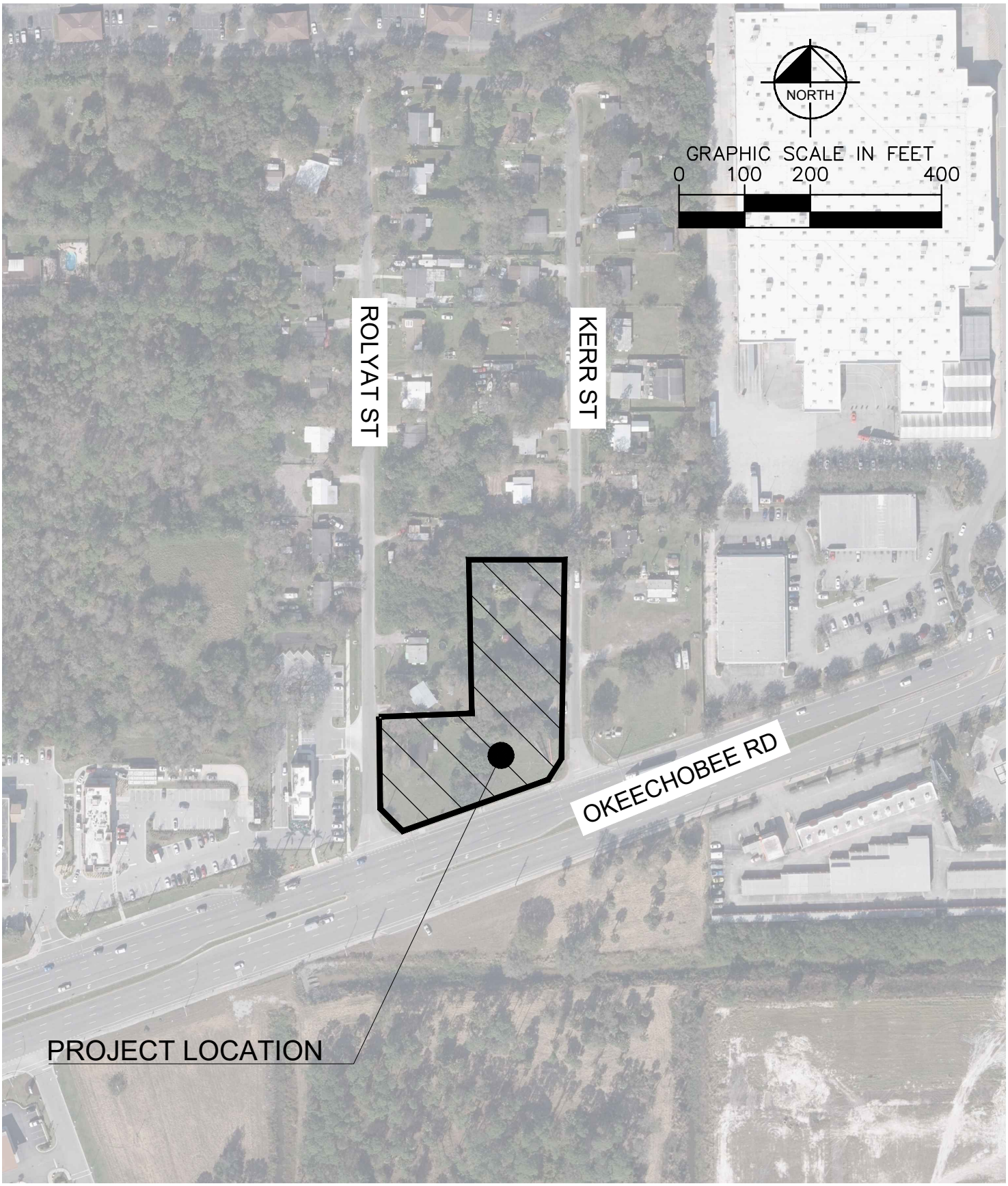


Plotted By:Balroop, Vin Sheet Set:Kha Layout:1 January 06, 2023 11:09:35am K:\VRB_LDEV\7 Brew\147875010 - 7 Brew - Okeechobee & Rolyat (Ft Pierce)\CAD\Exhibits\Location Map.dwg
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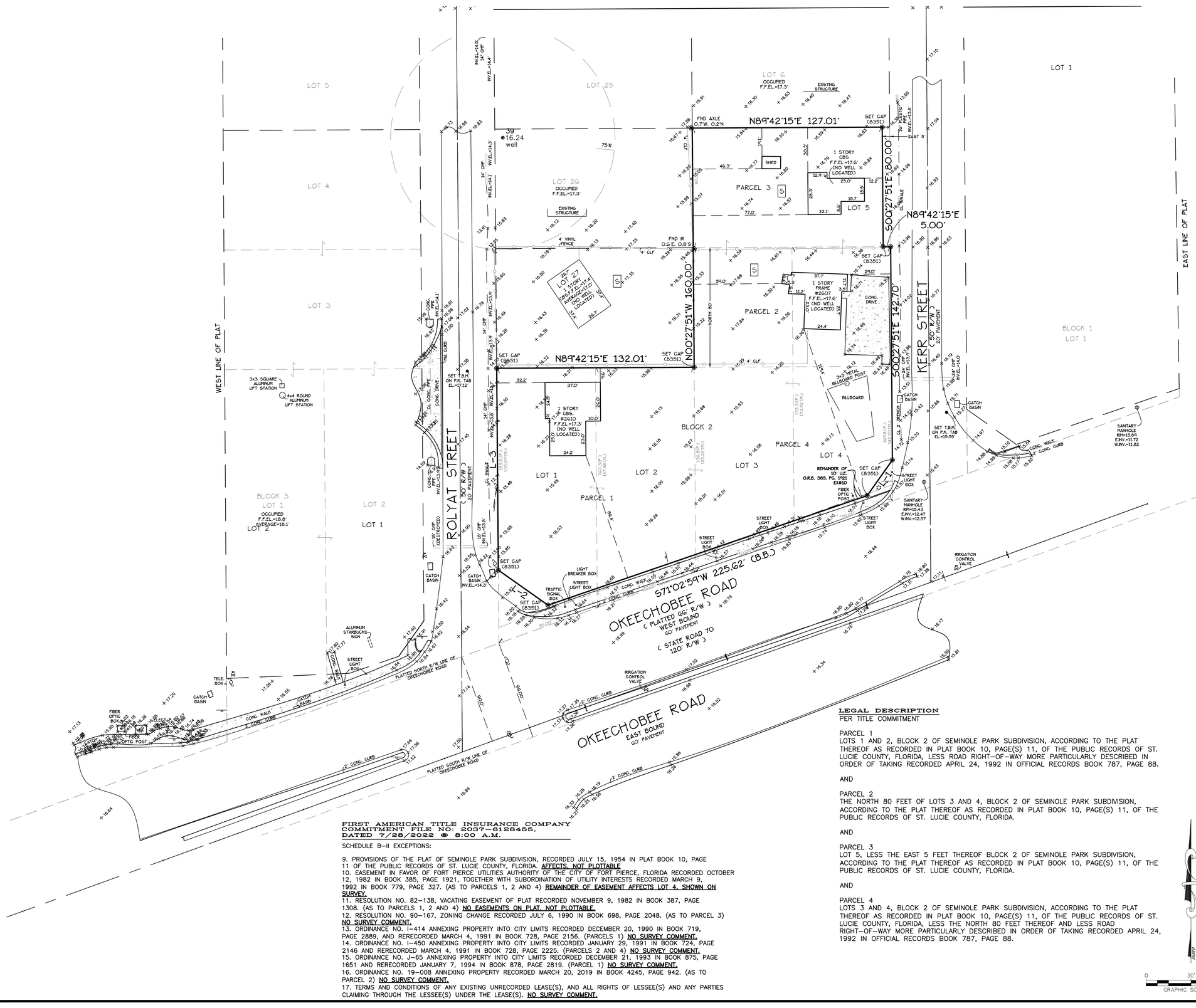
# 7 BREW - FORT PIERCE

## LOCATION MAP

SHEET NUMBER

1 OF 1




## LEGEND OF SURVEY ABBREVIATIONS

| | | | |
|---|---|---|---|
| A | DELTA ANGLE | L. | LENGTH |
| A/C | AIR CONDITIONER | ☼ | LIGHT POLE |
| AVE. | AVENUE | M. | MEASURED |
| AVG. | AVERAGE | M.H. | MANHOLE |
| B.B. | BEARING BASE | M.H.W.L. | MEAN HIGH WATER LINE |
| B.M. | BENCH MARK | MON. | MONUMENT |
| BLK. | BLOCK | N&D | NAIL & DISK |
| BLVD. | BOULEVARD | N. | NORTH |
| B.S.L. | BUILDING SETBACK LINE | No. | NUMBER |
| C. | CURVE | N.IC. | NOT INCLUDED |
| C.B. | CHORD BEARING | O.H.W. | OVERHEAD WIRES |
| C.B.S. | CONCRETE BLOCK STRUCTURE | PG. | PAGE |
| C.D. | CHORD DISTANCE | P.K. | PARKER KALON NAIL |
| ℄ | CENTERLINE | P. | PLAT |
| C.L.F. | CHAIN LINK FENCE | P.C. | POINT OF CURVATURE |
| C.M. | CONCRETE MONUMENT | P.I. | POINT OF INTERSECTION |
| CONC. | CONCRETE | P.L. | PROPERTY LINE |
| C.O. | CLEAN OUT | P.M. | POWER METER |
| C.R. | COUNTY ROAD | P.O.B. | POINT OF BEGINNING |
| CT. | COURT | P.O.C. | POINT OF COMMENCEMENT |
| C/S | CONCRETE SLAB | PRC | POINT OF REVERSE CURVE |
| COR. | CORNER | ○ | POWER POLE |
| D. | DEED | RAD. | RADIAL OR RADIUS |
| D.B. | DEED BOOK | R/W | RIGHT OF WAY |
| DEP | DEPARTMENT OF ENVIRONMENTAL PROTECTION | | SOUTH |
| | | SEC. | SECTION |
| DIST. | DISTANCE | SQ.FT. | SQUARE FEET |
| DNR | DEPARTMENT OF NATURAL RESOURCES | S.R. | STATE ROAD |
| | | ST. | STREET |
| DR. | DRIVE | STA. | STATION |
| E. | EAST | STRUC. | STRUCTURE |
| ESMT. | EASEMENT | SUB. | SUBDIVISION |
| ELEC. | ELECTRICAL | T.B.M. | TEMPORARY BENCH MARK |
| EL. | ELEVATION | TELE. | TELEPHONE |
| E.O.W. | EDGE OF WATER | T.O.B. | TOP OF BANK |
| F.F. | FIRST FLOOR | TOPO. | TOPOGRAPHICAL |
| FND. | FOUND | TR. | TRACT |
| ⊱ | FIRE HYDRANT | TWSP. | TOWNSHIP |
| F.P.L. | FLORIDA POWER & LIGHT | U.R. | UNREADABLE |
| I.P. | IRON PIPE | U & D | UTILITY & DRAINAGE |
| I.R. | IRON ROD | W. | WEST |
| INV. | INVERT | ⊠ | WATER METER |
| F/N | FOUND NAIL | WV | WATER VALVE |
| GOVT | GOVERNMENT | ⟷ | COMBINED LOTS |
| GR. | GRADE | | |
| GND. | GROUND | | |
| HORZ. | HORIZONTAL | | |
| H.W. | HEAD WALL | | |

**SURVEY NOTES:**
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD BY THIS FIRM.
2. THIS SURVEY IS CERTIFIED ONLY TO THE BELOW NAMED INDIVIDUALS.
3. LEGAL DESCRIPTION SUPPLIED BY CLIENT.
4. SQ. FT. OF HOUSE (IF SHOWN) SUPPLIED BY CLIENT.
5. NO STRUCTURES OR UTILITIES THAT ARE BENEATH THE SURFACE HAVE BEEN LOCATED.
6. ALL SET CAPS LABELED PSM L.B. 8351 ARE SUPPORTED WITH AN 18" LONG #5 REBAR. ALL FOUND CAPS ARE A 5/8" ROD WITH A CAP AS LABELED ON SURVEY.
7. ALL LOT DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
8. ORIGINAL IRC BM: GREG EL.=16.33' NAVD 88.
9. ELEVATIONS (IF SHOWN) HEREON ARE BASED ON N.A.V.D. (1988), UNLESS OTHERWISE NOTED.

**CERTIFIED TO:**

FIRST AMERICAN TITLE INSURANCE COMPANY;
BREW HORIZONS LLC AND SHUTTS & BOWEN LLP

L-1
S35°16'40"W 29.20'

L-2
N54°45'52"W 40.61'

L-3
N00°27'51"W 135.09'

**FIRST AMERICAN TITLE INSURANCE COMPANY**
**COMMITMENT FILE NO: 2037-6128455.**
**DATED 7/28/2022 @ 8:00 A.M.**

SCHEDULE B-II EXCEPTIONS:

9. PROVISIONS OF THE PLAT OF SEMINOLE PARK SUBDIVISION, RECORDED JULY 15, 1954 IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. AFFECTS, NOT PLOTTABLE
10. EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA RECORDED OCTOBER 12, 1982 IN BOOK 385, PAGE 1921, TOGETHER WITH SUBORDINATION OF UTILITY INTERESTS RECORDED MARCH 9, 1992 IN BOOK 779, PAGE 327. (AS TO PARCELS 1, 2 AND 4) REMAINDER OF EASEMENT AFFECTS LOT 4, SHOWN ON SURVEY.
11. RESOLUTION NO. 82-138, VACATING EASEMENT OF PLAT RECORDED NOVEMBER 9, 1982 IN BOOK 387, PAGE 1308. (AS TO PARCELS 1, 2 AND 4) NO EASEMENTS ON PLAT, NOT PLOTTABLE.
12. RESOLUTION NO. 90-167, ZONING CHANGE RECORDED JULY 6, 1990 IN BOOK 698, PAGE 2048. (AS TO PARCEL 3) NO SURVEY COMMENT.
13. ORDINANCE NO. I-414 ANNEXING PROPERTY INTO CITY LIMITS RECORDED DECEMBER 20, 1990 IN BOOK 719, PAGE 2889, AND RERECORDED MARCH 4, 1991 IN BOOK 728, PAGE 2156. (PARCELS 1) NO SURVEY COMMENT.
14. ORDINANCE NO. I-450 ANNEXING PROPERTY INTO CITY LIMITS RECORDED JANUARY 29, 1991 IN BOOK 724, PAGE 2146 AND RERECORDED MARCH 4, 1991 IN BOOK 728, PAGE 2225. (PARCELS 2 AND 4) NO SURVEY COMMENT.
15. ORDINANCE NO. J-65 ANNEXING PROPERTY INTO CITY LIMITS RECORDED DECEMBER 21, 1993 IN BOOK 875, PAGE 1651 AND RERECORDED JANUARY 7, 1994 IN BOOK 878, PAGE 2819. (PARCEL 1) NO SURVEY COMMENT.
16. ORDINANCE NO. 19-008 ANNEXING PROPERTY RECORDED MARCH 20, 2019 IN BOOK 4245, PAGE 942. (AS TO PARCEL 2) NO SURVEY COMMENT.
17. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). NO SURVEY COMMENT.

**LEGAL DESCRIPTION**
PER TITLE COMMITMENT

PARCEL 1
LOTS 1 AND 2, BLOCK 2 OF SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY MORE PARTICULARLY DESCRIBED IN ORDER OF TAKING RECORDED APRIL 24, 1992 IN OFFICIAL RECORDS BOOK 787, PAGE 88.

AND

PARCEL 2
THE NORTH 80 FEET OF LOTS 3 AND 4, BLOCK 2 OF SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

PARCEL 3
LOT 5, LESS THE EAST 5 FEET THEREOF BLOCK 2 OF SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

PARCEL 4
LOTS 3 AND 4, BLOCK 2 OF SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 80 FEET THEREOF AND LESS ROAD RIGHT-OF-WAY MORE PARTICULARLY DESCRIBED IN ORDER OF TAKING RECORDED APRIL 24, 1992 IN OFFICIAL RECORDS BOOK 787, PAGE 88.

0 30' 60'
GRAPHIC SCALE 30'

FLOOD ZONE: X
EFFECTIVE DATE: 2/16/2012
PANEL NO.: 12111C0167 J

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY & TOPOGRAPHICAL SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON 10/13/22. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO 4416

11/2/22
DATE

KMA
ENGINEERING & SURVEYING, LLC.
2345 14TH AVE, SUITE #3
VERO BEACH, FL 32960
PHONE: (772) 569-5505
L.B. NO. 8351

| REVISIONS: | | |
|---|---|---|
| BY: | DATE: | COMMENT: |
| PCS | 11/2/22 | ADD B-II EXCEPTIONS |

# 7 BREW DRIVE-THRU
FT. PIERCE, FLORIDA

# BOUNDARY & TOPOGRAPHIC SURVEY

| | |
|---|---|
| PROJECT No.: | 22-2279 |
| DRAWN BY: | SMD/PCS |
| CHECKED BY: | WEH |
| LAST FIELD DATE: | 10/13/22 |
| SCALE: | 1"=30' |

SHEET NUMBER:
**1**

X:\SCANS\KMA-CAB\CAB-2022\2279 7 BREW DRIVE-THRU COFFEE OKEECHOBEE & ROLYAT\22-2279 CAD-------XLAYOUT: 24X36

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3596846 OR BOOK 3297 PAGE 1851, Recorded 06/01/2011 at 09:25 AM
Doc Tax: $0.70

Prepared by:
Thomas F. Kerney, Esq.
1420 E. Concord St.
Orlando, FL 32803

Return to:
Thomas F. Kerney, Esq.
1420 E. Concord St.
Orlando, FL 32803

Property Appraiser Parcel I.D. No.: 2419-601-0012-000-4

# TRUSTEE'S DEED

THIS INDENTURE, made this 19th day of MAY, 2011, between David Taylor, Trustee of the Clotilde F. Taylor Unified Credit Trust U/A Dated September 23, 1991, whose address is 966 Wildflower Way, Longwood, FL 32750, GRANTOR; and MARYLAND FTP, LLC, a Florida limited liability company, GRANTEE, whose address is 966 Wildflower Way, Longwood, FL 32750.

WITNESSETH:

That the GRANTOR, pursuant to the powers granted under that certain Trust Agreement dated September 23, 1991; and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations in hand paid, grants, bargains, aliens, remises, releases, conveys and confirms to the GRANTEE, and GRANTEE'S heirs, personal representatives, successors and assigns forever that certain real property situate in St. Lucie County, Florida, more particularly described as follows:

All of Lots 1 and 2, 3 and 4, less North 80 feet of Lots 3 and 4, Block 2, SEMINOLE PARK SUBDIVISION, according to the plat thereof as recorded in Plat Book 10, Page.11, Public Records of St. Lucie County, Florida. The address of this property is 2610 Rolyat St., Ft. Pierce, FL 34947.

SUBJECT TO:

1. Reservations, dedications, easements and restrictions of record.
2. Taxes for the year 2011 and all subsequent years.
3. All valid zoning ordinances of governmental bodies.

TOGETHER WITH all and singular the tenements, hereditament and appurtenances belonging or in anyway appertaining to said real property.

TO HAVE AND TO HOLD the same unto said GRANTEE, the GRANTEE'S heirs, personal representatives, successors and assigns, in fee simple forever.

AND THE GRANTOR does covenant to and with the GRANTEE, the GRANTEE's heirs, personal representatives, successors and assigns, that David Taylor, presently serves as Trustee under agreement dated September 23, 1991, that said Trust is in full force and effect, that David Taylor as Trustee is directed by said Trust to enter into this deed and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

AND THE GRANTOR further covenants with GRANTEE that GRANTOR has good right and lawful authority and convey the property and GRANTOR warrants the title to the property for any acts of GRANTOR and will defend the title against all lawful claims of all persons claiming by through or under the GRANTOR. Where used herein the terms GRANTOR and GRANTEE shall be construed as singular or plural as the context requires.

IN WITNESS WHEREOF, the GRANTOR has set his hand and seal on the date and year first above written.

Executed in the presence of:

First Witness's Signature

Christopher L Riffe
First Witness's Printed Name

Second Witness's Signature

Colleen Kerney
Second Witness's Printed Name

David Taylor
DAVID TAYLOR, Trustee
of the Clotilde F. Taylor Unified Credit
Trust U/A Dated September 23, 1991

STATE OF FLORIDA
COUNTY OF Orange

The foregoing trustees distributive deed was sworn to and acknowledged before me this 19th day of May, 2011 by David Taylor, Trustee of the Clotilde F. Taylor Unified Credit Trust U/A Dated September 23, 1991, who is personally known to me or who has produced FL Drivers License as identification.

NOTARY PUBLIC

Notary Public State of Florida
Sheri Lee Murphy
My Commission DD835500
Expires 01/22/2013

Sheri Lee Murphy
Sheri Lee Murphy
Notary's Printed Name

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4572908 OR BOOK 4274 PAGE 1763, Recorded 05/24/2019 01:43:21 PM Doc Tax: $910.00

**Prepared by and Return to:**
**Veronika Swords, an employee of**
**First International Title, Inc.**
107 North 2nd Street
Fort Pierce, FL 34950

File No.: 135059-41

# WARRANTY DEED

This indenture made on May 24, 2019, by **Robert R. Cleveland, a single man** whose address is: 326 Queen Road, Epworth, GA 30541 hereinafter called the "grantor",

to **St. Joseph FTP, LLC, a Florida limited liability company** whose address is: 966 Wildflower Way, Longwood, FL 32750 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth,** that the grantor, for and in consideration of the sum of Ten Dollars, ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie** County, **Florida,** to-wit:

The North 80 feet of Lots 3 and 4, Block 2, SEMINOLE PARK SUBDIVISION, according to the Plat thereof, recorded in Plat Book 10, Page(s) 11 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2419-601-0015-000/5

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.

**In Witness Whereof,** the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Robert R. Cleveland

***Signed, sealed and delivered in our presence:***

Witness Signature
Print Name: Kathleen Nalley

Witness Signature
Print Name: Stephanie Smith

State of FLORIDA
County of St. Lucie

**The Foregoing Instrument Was Acknowledged** before me on the 24 day of May 20 19, by **Robert R. Cleveland** who is/are personally known to me or who has/have produced the following as identification: FLDL.

Notary Public
Printed Name:
My Commission expires:

Notary Public State of Florida
Stephanie L Smith
My Commission GG 177678
Expires 01/22/2022

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4863664 OR BOOK 4610 PAGE 2003, Recorded 05/14/2021 10:46:00 AM Doc
Tax: $910.00

PREPARED BY & RETURN TO:

Jeffrey A. Icardi, Esq.
ICARDI & ICARDI, P.A.
557 Wymore Road North, Suite 101
Maitland, FL 32751

Parcel Identification No. 2419-601-0016-000-2

[Space Above This Line for Recording Data]

# Warranty Deed

**THIS WARRANTY DEED** made this 17 day of May, 2021, between **CHRIS Q. BLOUNT, as Trustee for C.V. BLOUNT and JEANETTE H. BLOUNT, and CHRIS Q. BLOUNT,** party of the first part, whose post office address is 778 Bent Creek Dr., Fort Pierce, FL 34947, and **ST. JOSEPH FTP, LLC, a Florida limited liability company,** party of the second part, whose post office address is 966 Wildflower Way, Longwood, FL 32750.

## Witnesseth:

That the said party of the first part, for and in consideration of the sum of $10.00 and other valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, to wit:

Lot 5, less East 5 feet thereof, Block 2, Seminole Park Subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 11, Public Records of St. Lucie County, Florida

TO HAVE AND TO HOLD the same in fee simple forever.

Subject to easements, restrictions and reservations of record not coupled with a right of reverter and taxes for the current year. THIS PROPERTY IS NOT NOW THE HOMESTEAD REAL PROPERTY OF GRANTOR AND NEITHER GRANTOR NOR ANY MEMBERS OF GRANTOR'S HOUSEHOLD RESIDE THEREON.

And the said party of the first part hereby covenants with said party of the second part that the party of the first part is lawfully seized of said land in fee simple; that the party of the first part has good right and lawful authority to sell and convey said land; that the party of the first part hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

SIGNED, SEALED AND DELIVERED in the presence of:

**WITNESSES:**

Sign: Wayland Ashburn
Witness Print Name: Wayland Ashburn

Sign:
Witness Print Name: Michael V Kirby

**C.V. BLOUNT and JEANETTE H. BLOUNT, and CHRIS Q. BLOUNT TRUST**

By: Trustee
Chris Q. Blount, Trustee

STATE OF FLORIDA
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me on May 11, 2021, by means of [X] physical presence or [ ] online notarization by CHRIS Q. BLOUNT, as Trustee of the C.V. Blount and Jeanette H. Blount, and Chris Q. Blount Trust, who is [ ] personally known to me or who [X] has produced FL ID as identification.

[Notary Seal]

MICHAEL V KING
Notary Public - State of Florida
Commission # GG 205106
My Comm. Expires Apr 9, 2022
Bonded through National Notary Assn.

Name Printed: Michael V King
NOTARY PUBLIC, State of Florida
My commission expires: Apr. 9, 2022

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4921314 OR BOOK 4681 PAGE 2957, Recorded 09/10/2021 09:01:31 AM

FPUA
COMMUNITY PROUD
Fort Pierce Utilities Authority
"Committed to Quality"
206 South 6th Street (34950)
Post Office Box 3191
Fort Pierce, Florida 34948-3191
Phn: (772) 466-1600
Fax: (772) 467-3115, (772) 465-0764, (772) 465-6984

# Fort Pierce Utilities Authority
# Voluntary Removal of Meter(s)/Services

## Owner Information

Date: 9-2-2021

Owner Name: ST. JOSEPH FTP, LLC ; DAVID TAYLOR

Mailing Address: 966 WILDFLOWER WAY, LONGWOOD, FL 32750

Phone No.: 407-331-0400

## Service Information

Location Account No.: ~~27488~~ 63425000-26504/6

Location Address: 2605 KERR ST, FORT PIERCE, FL (~~WEST SIDE OF KERR ST~~ NORTH OF SR 70.)

Property APP Address: 2605 KERR ST, FORT PIERCE, FL

Location Legal Description: LOT 5, LESS EAST 5 FEET, BLOCK 2 SEMINOLE PARK SUBDIVISION MAP (24/19 N) ST LUCIE COUNTY, FLA. SECTION/TOWNSHIP/RANGE: 19/35S/40E

Parcel ID: 2419-601-0016-000-2

## Meter Information

Electric Meter No.: E73539

Water Meter No.: NA

Service: ELECTRICAL

Reason for Removal: POSSIBLE DEMOLITION

## Terms and Conditions

In the event the property owner elects to re-install meter(s)/service at this location the property owner will be liable for all accumulated Inactive Account Customer Charges in addition to installation charges and related fees, including AMR meter charges, at the time a service is requested. In the event the property is without Utility Service greater than (60) months, the property owner will be responsible for Capital Improvement Charges instead of the Inactive Account Charges. The property may be subject to City or County Inspection. This document will be recorded with the Clerk of Courts.

I have read and agree to the above terms and conditions.

David L Taylor
Signature - Property Owner or Legal Representative

DAVID L. TAYLOR
Printed Name - Property Owner or Legal Representative

9-3-2021
Date

**STATE OF FLORIDA**
COUNTY OF: Orange
The foregoing instrument was acknowledged before me this 3rd day of September, 2021 by David L. Taylor who is personally known to me or has produced FL Driver License as identification.

Linda D. Clark
Signature of Notary Public - State of Florida

LINDA D. CLARK
Name of Notary Typed, Printed, or Stamped

Commission Expires: October 11, 2024

LINDA D. CLARK
MY COMMISSION # HH 043094
EXPIRES: October 11, 2024
Bonded Thru Notary Public Underwriters

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

## Property Identification

Site Address: 2605 KERR ST
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-601-0016-000-2
Jurisdiction: Saint Lucie County

Use Type: 0100
Account #: 27488
Map ID: 24/19N
Zoning: Comm Offic

## Ownership

St Joseph FTP LLC

402 Ipswich ST
Altamonte Springs, FL 32701

## Legal Description

SEMINOLE PARK S/D BLK 2 LOT 5-LESS E 5 FT- (MAP 24/19N) (0.23 AC)

## Current Values

| | |
|---|---|
| Just/Market Value: | $84,200 |
| Assessed Value: | $84,200 |
| Exemptions: | $0 |
| Taxable Value: | $84,200 |

**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): | 784 |
| Gross Sketched Area (SF): | 832 |
| Land Size (acres): | 0.23 |
| Land Size (SF): | 10,018.8 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| May 11, 2021 | 4610 / 2003 | 0001 | WD | Blount (TR) Chris Q | $130,000 |
| Mar 19, 1993 | 0832 / 2746 | XX01 | QC | Charles V Blount | $100 |
| Oct 1, 1975 | 0245 / 0624 | XX00 | CV | | $7,000 |

## Building Information (1 of 1)

Finished Area: 784 SF

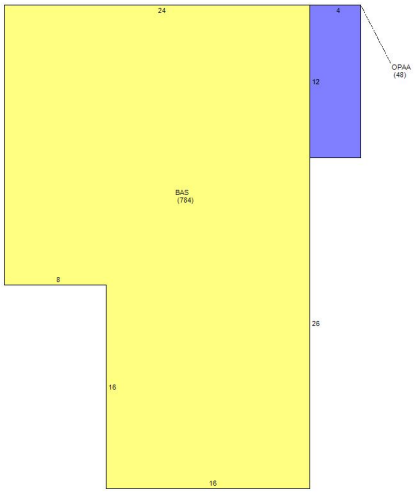
Gross Sketched Area: 832 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: Tar & Gravel | Roof Structure: Gable |
| Building Type: HC- | Year Built: 1954 | Frame: |
| Grade: C- | Effective Year: 1954 | Primary Wall: CB Stucco |
| Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 2 | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 1 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: Carpet |
| A/C %: 0% | Heated %: 0% | Sprinkled %: N/A% |




## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 784 | 784 | 124 |
| OPAA | Open Porch Attached Average | 48 | 0 | 32 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| UTILITY AVG | 1 | 96 | 1999 |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $43,000 |
| Land: | $41,200 |
| Just/Market: | $84,200 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $0 |
| Assessed: | $84,200 |
| Exemption(s): | $0 |
| Taxable: | $84,200 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2009 | 2009 | 12 | County Solid Waste | $279.96 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.23 | North St. Lucie Water Management District | $25.00 |

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 |
|---|---|---|---|---|
| 2022 | $84,200 | $84,200 | $0 | $84,200 |
| 2021 | $47,300 | $22,546 | $0 | $22,546 |
| 2020 | $35,300 | $20,497 | $0 | $20,497 |
| 2019 | $39,400 | $18,634 | $0 | $18,634 |

## 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 Saint Lucie County

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: 2607 KERR ST
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-601-0015-000-5
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 27487
Map ID: 24/19N
Zoning: Comm Genra

## Ownership

St Joseph FTP LLC

966 Wildflower WAY
Longwood, FL 32750

## Legal Description

SEMINOLE PARK S/D BLK 2 N 80 FT OF LOTS 3 AND 4 (MAP 24/19N) (0.24AC)

## Current Values

| | |
|---|---|
| Just/Market Value: | $114,800 |
| Assessed Value: | $81,400 |
| Exemptions: | $0 |
| Taxable Value: | $81,400 |

**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): | 932 |
| Gross Sketched Area (SF): | 1,012 |
| Land Size (acres): | 0.24 |
| Land Size (SF): | 10,454.4 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| May 24, 2019 | 4274 / 1763 | 0002 | WD | Cleveland Robert R | $130,000 |
| Oct 7, 2005 | 2388 / 1147 | XX00 | WD | Polk Georgiana | $200,000 |
| Oct 16, 1996 | 1041 / 0135 | XX00 | WD | Franco Rogolino | $52,000 |
| Feb 1, 1986 | 0492 / 0319 | XX00 | CV | | $40,000 |
| Dec 1, 1975 | 0246 / 2530 | XX00 | CV | | $19,500 |

## Building Information (1 of 1)

Finished Area: 932 SF

Gross Sketched Area: 1,012 SF

Exterior Data

View:
Building Type: HD
Grade: D

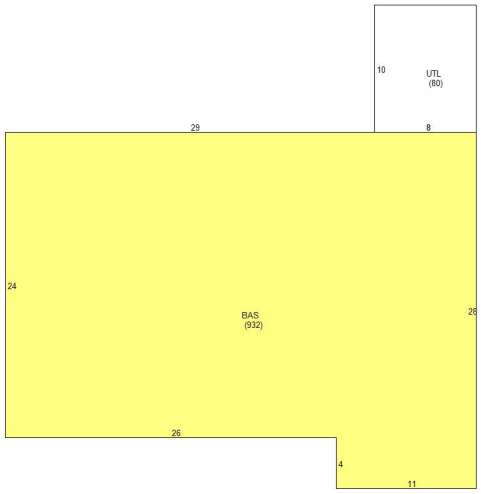
Roof Cover: Tar & Gravel
Year Built: 1955
Effective Year: 1965

Roof Structure: Gable
Frame:
Primary Wall: Alum Siding

Story Height: 1 Story | No. Units: 1N/A | Secondary Wall:

Interior Data

| | | |
|---|---|---|
| Bedrooms: 2 | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 2 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: Terrazo |
| A/C %: 100% | Heated %: 0% | Sprinkled %: 0% |




## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 932 | 932 | 130 |
| UTL | UTILITY ROOM | 80 | 0 | 36 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|
| CHAINLINK 4' | 1 | 280 | 1980 |
| CONCRETE LOW | 1 | 1135 | 1980 |

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $44,400 |
| Land: | $70,400 |
| Just/Market: | $114,800 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $33,400 |
| Assessed: | $81,400 |
| Exemption(s): | $0 |
| Taxable: | $81,400 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.24 | North St. Lucie Water Management District | $25.00 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2019 | 0041 | 1 | Fort Pierce Stormwater Charge | $69.00 |

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 |
|---|---|---|---|---|
| 2022 | $114,800 | $81,400 | $0 | $81,400 |
| 2021 | $74,000 | $74,000 | $0 | $74,000 |
| 2020 | $71,000 | $71,000 | $0 | $71,000 |
| 2019 | $40,500 | $18,906 | $18,906 | $0 |

## 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: 2610 ROLYAT ST
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-601-0012-000-4
Jurisdiction: Fort Pierce

Use Type: 0100
Account #: 27486
Map ID: 24/19N
Zoning: General Co

## Ownership

St Joseph FTP LLC

966 Wildflower WAY
Longwood, FL 32750

## Legal Description

SEMINOLE PARK S/D BLK 2 LOTS 1 AND 2 (MAP 24/19N) (0.52 AC) (OR 3297-1851)

## Current Values

| | |
|---|---|
| Just/Market Value: | $197,500 |
| Assessed Value: | $105,710 |
| Exemptions: | $0 |
| Taxable Value: | $105,710 |

**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): | 1,220 |
| Gross Sketched Area (SF): | 1,508 |
| Land Size (acres): | 0.52 |
| Land Size (SF): | 22,651.2 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| May 19, 2011 | 3297 / 1851 | 0311 | TR | Taylor (TR) David | $100 |
| Jul 1, 1996 | 1026 / 0332 | XX02 | WD | Clotilde F Taylor | $100 |
| Dec 18, 1992 | 0821 / 2702 | XX01 | WD | Lloyd Taylor | $100 |

## Building Information (1 of 1)

Finished Area: 1,220 SF

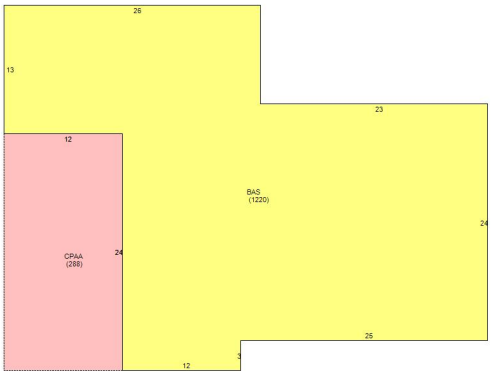
Gross Sketched Area: 1,508 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: Roll Comp | Roof Structure: Gable |
| Building Type: HD+ | Year Built: 1955 | Frame: |
| Grade: D+ | Effective Year: 1968 | Primary Wall: Conc Block |
| Story Height: 1 Story | No. Units: 1 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 2 | Electric: MAXIMUM | Primary Int Wall: |
| Full Baths: 1 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: Carpet |
| A/C %: 0% | Heated %: 0% | Sprinkled %: N/A% |




## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|
| BAS | BASE AREA | 1220 | 1220 | 172 |
| CPAA | Carport Attached Average | 288 | 0 | 72 |

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $44,300 |
| Land: | $153,200 |
| Just/Market: | $197,500 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $91,790 |
| Assessed: | $105,710 |
| Exemption(s): | $0 |
| Taxable: | $105,710 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 1999 | 0041 | 1 | Fort Pierce Stormwater Charge | $69.00 |

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 2013 | 0054 | 0.52 | North St. Lucie Water Management District | $25.00 |

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 |
|---|---|---|---|---|
| 2022 | $197,500 | $105,710 | $0 | $105,710 |
| 2021 | $96,100 | $96,100 | $0 | $96,100 |
| 2020 | $91,400 | $91,400 | $0 | $91,400 |
| 2019 | $91,200 | $91,200 | $0 | $91,200 |

## Permits

| Number | Issue Date | Description | Amount | Fee |
|---|---|---|---|---|
| F96-001156 | Sep 25, 1996 | Roof | $2,475 | $2,475 |

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

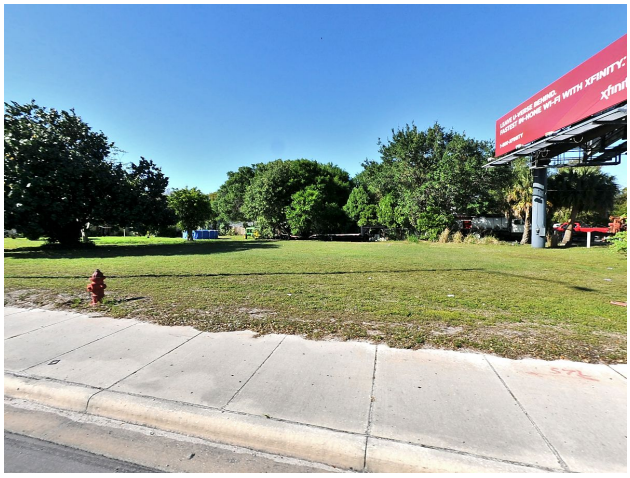
Site Address: KERR ST
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-601-0014-000-8
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 136030
Map ID: 24/19N
Zoning: General Co

## Ownership

St Joseph FTP LLC

966 Wildflower WAY
Longwood, FL 32750



## Legal Description

SEMINOLE PARK S/D BLK 2 LOTS 3 AND 4-LESS N 80 FT- (MAP 24/19N) (0.39 AC) (OR 3297-1851)

## Current Values

| | |
|---|---|
| Just/Market Value: | $79,300 |
| Assessed Value: | $64,790 |
| Exemptions: | $0 |
| Taxable Value: | $64,790 |

**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): | 0.39 |
| Land Size (SF): | 16,988.4 |

## Building Design Wind Speed

| Occupancy Category | I | II | III |
|---|---|---|---|
| Speed | 140 | 150 | 160 |

Sources/links:

## Sale History

| Date | Book/Page | Sale Code | Deed | Grantor | Price |
|---|---|---|---|---|---|
| May 19, 2011 | 3297 / 1851 | 0311 | TR | Taylor (TR) David | $100 |
| Jul 1, 1996 | 1026 / 0332 | XX02 | WD | Clotilde F Taylor | $100 |

## Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

| | | |
|---|---|---|
| View: | Roof Cover: | Roof Structure: |
| Building Type: | Year Built: N/A | Frame: |
| Grade: | Effective Year: N/A | Primary Wall: |
| Story Height: | No. Units: 0 | Secondary Wall: |

Interior Data

| | | |
|---|---|---|
| Bedrooms: 0 | Electric: | Primary Int Wall: |
| Full Baths: 0 | Heat Type: | Avg Hgt/Floor: 0 |
| Half Baths: 0 | Heat Fuel: | Primary Floors: |
| A/C %: 0% | Heated %: N/A% | Sprinkled %: 0% |

Image or Sketch unavailable for display

## Sketch Area Legend

| Sub Area | Description | Area | Fin. Area | Perimeter |
|---|---|---|---|---|

## Special Features and Yard Items

| Type | Qty | Units | Year Blt |
|---|---|---|---|

## Current Year Values

Current Values Breakdown

| | |
|---|---|
| Building: | $0 |
| Land: | $79,300 |
| Just/Market: | $79,300 |
| Ag Credit: | $0 |
| Save Our Homes or 10% Cap: | $14,510 |
| Assessed: | $64,790 |
| Exemption(s): | $0 |
| Taxable: | $64,790 |

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

| Start Year | AssessCode | Units | Description | Amount |
|---|---|---|---|---|
| 1999 | 0041 | 2.5 | Fort Pierce Stormwater Charge | $172.50 |
| Start Year | AssessCode | Units | Description | Amount |
| 2013 | 0054 | 0.39 | North St. Lucie Water Management District | $25.00 |

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 |
|---|---|---|---|---|
| 2022 | $79,300 | $64,790 | $0 | $64,790 |
| 2021 | $58,900 | $58,900 | $0 | $58,900 |
| 2020 | $58,900 | $58,900 | $0 | $58,900 |
| 2019 | $58,900 | $58,900 | $0 | $58,900 |

## 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 Authorization

| | |
|---|---|
| ***Project Name:*** | ***7 Brew – Okeechobee & Rolyat (Ft Pierce)*** |
| ***Project Location:*** | ***Rolyat St. / Okeechobee Rd. / Kerr St***<br>***Fort Pierce, FL 34947*** |
| ***St. Lucie County Parcel ID / Account #:*** | ***2419-601-0016-000-2 / 27488***<br>***2419-601-0012-000-4 / 27486***<br>***2419-601-0015-000-5 / 27487***<br>***2419-601-0014-000-8 / 136030*** |

To whom it may concern,

Please be advised by this correspondence that the below entities are authorized to act as Applicant/Agent on behalf of **St. Joseph FTP, LLC**, for the purpose of making application submittals for permits and negotiating conditions for the development of a 7 Brew Drive-Thru Coffee development at the above-referenced properties.

**Kimley-Horn & Associates, Inc.**
7341 Office Park Place, Suite 102
Melbourne, FL 32940
(321) 430-1138

**Metro Group Development II, LLC**
821 Atlanta St
Roswell, GA 30075
770-641-1671

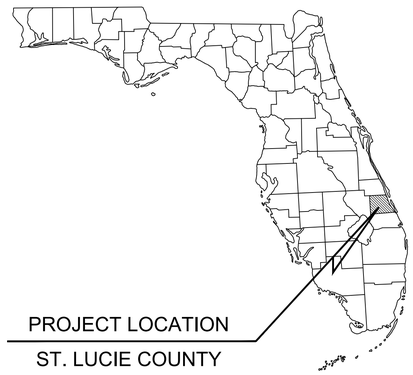
Sincerely,

David Taylor
Signature

12-20-2022
Date

DAVID TAYLOR
Print Name

MANAGER
Title




# CONSTRUCTION PLANS

FOR

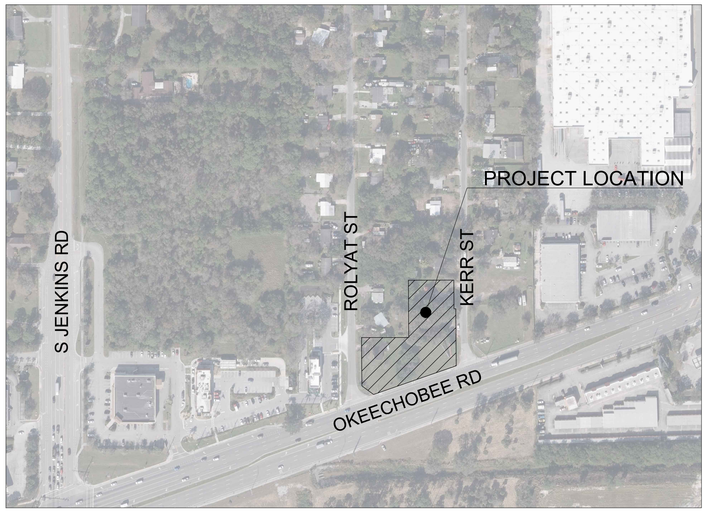
# 7 BREW FT PIERCE

LOCATED AT

OKEECHOBEE ROAD, FORT PIERCE, FLORIDA

SECTION 19, TOWNSHIP 35S, RANGE 40E

PARCEL: 2419-601-0016-000-2, 2419-601-0012-000-4,
2419-601-0015-000-5 & 2419-601-0014-000-8




VICINITY
1" = 200'

| SHEET LIST TABLE | |
|---|---|
| Sheet Number | Sheet Title |
| C-000 | COVER SHEET |
| C-001 | GENERAL NOTES |
| C-100 | DEMOLITION PLAN |
| C-200 | EROSION CONTROL PLAN |
| C-201 | EROSION CONTROL NOTES |
| C-202 | EROSION CONTROL DETAILS |
| C-300 | SITE PLAN |
| C-400 | PAVING GRADING & DRAINAGE PLAN |
| C-500 | UTILITY PLAN |
| C-600 | SITE DETAILS |
| C-601 | SITE DETAILS |
| C-602 | FDOT DETAILS |
| C-603 | FDOT DETAILS |
| C-604 | FDOT DETAILS |
| C-605 | FDOT DETAILS |
| C-606 | FPUA DETAILS |
| C-607 | FPUA DETAILS |
| C-608 | FPUA DETAILS |
| C-700 | ROUTING PLAN |
| LT-1 | PHOTOMETRIC PLAN |

## PROJECT TEAM

**PROPERTY OWNER**
ST JOSEPH FTP LLC
402 IPSWICH STREET
ALTAMONTE SPRINGS, FL 32701

**DEVELOPER**
ZACH MIDDLEBROOKS
METROGROUP DEVELOPMENT II, LLC
821 ATLANTA STREET
ROSWELL, GA 30075
(404) 456-2448
ZMIDDLEBROOKS@METROGROUPDEVELOPMENT.COM

**GEOTECHNICAL ENGINEER**
UNIVERSAL ENGINEERING SCIENCES, INC.
607 NW COMMODITY COVE
PORT ST. LUCIE, FLORIDA 34986
(772) 924-3575

**CIVIL ENGINEER**
CHRISTIAN OSSA, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
7341 OFFICE PARK PLACE, SUITE 102
MELBOURNE, FL 32940
(321) 222-6925
CHRIS.OSSA@KIMLEY-HORN.COM

**SURVEYOR**
WILLIAM E. HAYHURST
KMA ENGINEERING & SURVEYING
2345 14TH AVENUE, SUITE 3
VERO BEACH, FL 32960
(772) 569-5505

**LANDSCAPE ARCHITECT**
JASON RINARD
KEMPTON RINARD LANDSCAPE ARCHITECTS
3242 HENDERSON BLVD SUITE 200
TAMPA, FL 33609
813-258-0066

## LIST OF CONTACTS

**PUBLIC WORKS**
FORT PIERCE
52 SAVANNAH ROAD
FORT PIERCE, FL 34982
(772) 467-3811

**PLANNING AND DEVELOPMENT**
FORT PIERCE
100 N. U.S. HIGHWAY 1
FORT PIERCE, FL 34954
(771) 467-3737

**FORT PIERCE UTILITY AUTHORITY**
FORT PIERCE
206 SOUTH 6TH STREET
FORT PIERCE, FL 34950
(772) 466-1600 EXT. 3474
CONTACT: JOHN BIGGS

**TELEPHONE PROVIDER**
XFINITY
5840 20TH STREET
VERO BEACH, FL 32966
(800) 934-6489

## GENERAL STATEMENT

CLEAR EXISTING AREA FOR THE CONSTRUCTION OF A NEW ONE-STORY 535 SF 7 BREW DRIVE-THRU MODULAR BUILDING WITH 140 SF EXTERIOR COOLER. THE PROPOSED BUILDING WILL NOT HAVE ANY INDOOR OR OUTDOOR SEATING, AND THE BUILDING TYPE IS TYPE V-B. SITE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PARKING INFRASTRUCTURE, DOUBLE DRIVE-THRU LANES, BYPASS LANE, DUMPSTER ENCLOSURE, UTILITY AND DRAINAGE INFRASTRUCTURE, LANDSCAPING, AND PHOTMETRICS.

WATER AND SEWER WILL CONNECT TO THE EXISTING RESPECTIVE UTILITY MAINS THAT RUN THROUGH THE SOUTH PORTION OF THE PROPERTY.

STORMWATER COLLECTION SYSTEM WILL UTILIZE THREE DRY PONDS IN ORDER TO MEET/EXCEED REQUIRED ATTENUATION/TREATMENT WITH A CONNECTION TO THE WESTERLY COUNTY CANAL ALONG ROLYAT STREET WHICH IS CONSISTENT WITH THE SITE'S CURRENT DISCHARGE POINT.

PREPARED BY:

Kimley»Horn

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
*Check positive response codes before you dig!*

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTIAN OSSA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

CHRISTIAN OSSA LICENSE No. 77613 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 147875010
DATE 11/01/22
SCALE AS SHOWN
DESIGNED BY CO
DRAWN BY TE
CHECKED BY CO

COVER SHEET

7 BREW FT PIERCE FL
PREPARED FOR
7 BREW
CITY OF FORT PIERCE

SHEET NUMBER
C-000

Plotted By:Bdroop, Vin Sheet Set:7 BREW FT PIERCE Layout:C-000 COVER SHEET January 05, 2023 04:32:12pm X:\VRB_LDEV\7 Brew\147875010 — 7 Brew — Okeechobee & Rolyat (Ft Pierce)\CAD\PlanSheets\C-000 COVER SHEET.dwg
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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Barcop, Vin, Sheet Set:7 BREW FT PIERCE Layout:C-001 GENERAL NOTES January 05, 2023 02:33:33pm X:\VRB_LDEV\7 Brew\147875010 — 7 Brew — Okeechobee & Royal (Ft Pierce)\CAD\PlanSheets\C-000 COVER SHEET.dwg
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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

## GENERAL

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS–BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS–BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS–BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

## EROSION CONTROL

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN–UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON–SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

## POTABLE WATER AND SANITARY SEWER SYSTEM

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

## MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE–HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

## STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE 2021/2022 EDITION OF F.D.O.T. "STANDARD PLANS FOR ROADWAY CONSTRUCTION"

2. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C–76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.

3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.

4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H–20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.

5. CONSTRUCTION OF THE ENTIRE STORMWATER MANAGEMENT SYSTEM SHOWN ON THE PLANS MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY LOT; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.

6. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER JURISDICTION REGULATIONS (MANUFACTURER'S RECOMMENDATIONS SHALL BE UTILITIZED IF MORE STRINGENT).

7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH SOUTH FLORIDA WATER MANAGEMENT DISTRICT STANDARDS.

## PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN–PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

## DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION.

2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT–OF–WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS–OF–WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS–OF–WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF–SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17–302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

## DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF–SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION
9. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
10. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE B

## DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED. CONTRACTOR TO COORDINATE WITH THE VARIOUS UTILITIES TO REMOVE, CAP, RELOCATE, BYPASS, OR OTHERWISE ENSURE THAT THE UTILITY SERVICES WILL NOT BE INTERRUPTED DURING CONSTRUCTION/DEMOLITION.
7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY CITY OF WEST LAKE AND CONSTRUCTION MANAGER.
9. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
10. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
11. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
12. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF DRIVEWAYS AND ENTRANCES.
13. ALL ITEMS NOT IDENTIFIED FOR REMOVAL SHALL BE PROTECTED AND REMAIN UNDISTURBED TO THE BEST EXTENT PRACTICAL.
14. STRIPPING (CLEARING AND GRUBBING) BY THE CONTRACTOR SHALL BE PERFORMED TO THE MINIMUM EXTENT PRACTICAL TO COMPLETE WORK. THE CONTRACTOR SHALL GENERALLY BE WITHIN THE LIMITS OF CONSTRUCTION AND STRIP SURFACES OF VEGETATION, STUMPS, DEBRIS, ORGANIC TOP SOIL (ORGANIC CONTENT > 5%) OR OTHER DELETERIOUS MATERIALS AS ENCOUNTERED.
15. REMOVE EXISTING TREES PER LANDSCAPE PLAN AND CITY OF MELBOURNE STANDARDS.
16. CONTRACTOR SHALL REFER TO GENERAL NOTES SHEET FOR OTHER DEMOLITION CONSIDERATIONS.
17. SAWCUT PAVEMENT AT PAVEMENT DEMO LIMITS.
18. PHASED DEMOLITION, MAINTENANCE OF TRAFFIC AND LOGISTICS RELATING TO CIVIL ENGINEERING ACTIVITIES SHALL BE MANAGED BY THE CONTRACTOR AND COORDINATED WITH THE OWNER AND ENGINEER. CONSTRUCTION FENCING LIMITS ARE AT THE DISCRETION OF THE CONTRACTOR.
19. SEE SURVEY FOR EXISTING CONDITIONS AND FOR EXISTING ITEMS LEGEND NOT INDICATED HEREIN.
20. CONTRACTOR SHALL REVIEW THE SITE GEOTECHNICAL REPORT PRIOR TO CONDUCTING ANY EARTHWORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROCURE A GEOTECHNICAL REPORT/TESTING FOR THEIR PURPOSES OF COMPACTION, FILL REQUIREMENTS, ETC. AS NECESSARY.
21. UTILITY COVERS WITHIN THE LOC SHALL BE ADJUSTED TO MEET EXISTING OR PROPOSED GRADES RESPECTIVELY.
22. ANY SHORING OR BRACING SHALL BE BY THE CONTRACTORS MEANS AND METHODS, BUT DOES NOT PRECLUDE STRUCTURAL ENGINEERING PROCUREMENT AT THEIR OWN EXPENSE AS NEEDED DURING EARTH OR DEMOLITION WORK ADJACENT TO ITEMS SUCH AS WALLS, UTILITY POLES, ETC.
23. REMOVAL OF DRIVEWAY, SIDEWALK, AND CURB TO BE FROM JOINT TO JOINT.
24. ALL ITEMS NOT IDENTIFIED FOR REMOVAL SHALL BE PROTECTED AND REMAIN UNDISTURBED TO THE BEST EXTENT PRACTICAL.
25. UTILITIES UNDER THE BUILDING FOOTPRINT TO BE DEMOLISHED SHALL BE REMOVED (FOUNDATIONS, UTILITY LINES) OR RELOCATED UNLESS OTHERWISE DIRECTED. THIS IS STATED FOR INFORMATIONAL PURPOSES ONLY AND THE CONTRACTOR SHALL REFER TO THE RESPECTIVE ENGINEERING DISCIPLINE PLAN SET FOR SPECIFIC GUIDANCE AND DETAIL
26. REMOVE STRIPING BY GRINDING, WATER JET BLASTING, OR SAND BLASTING.
27. SEE SHEET **C-605** FOR MAINTENANCE OF TRAFFIC (MOT).
28. THE SITE CONTRACTOR, GENERAL CONTRACTOR AND A LICENSED WELL DRILLING CONTRACTOR SHALL COORDINATE THE PROPER ABANDONMENT, GROUTING, AND PLUGGING OF WELLS (IF ANY). THESE PARTIES SHALL PROVIDE THE PROPER PERMITTING NECESSARY TO ACCOMPLISH THIS EFFORT.
29. ALL AREAS OF EXISTING ASPHALT DRIVEWAYS IN THE FDOT RIGHT-OF-WAY ARE TO HAVE ALL LIMEROCK MATERIALS REMOVED AND SUITABLE SOIL MATERIAL REPLACED AND SODDED.
30. **CONTRACTOR SHALL CONTACT FDOT AND SET-UP A PRE-CONSTRUCTION MEETING PRIOR TO STARTING ANY WORK IN FDOT RIGHT-OF-WAY.**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

## LEGEND

- PROPERTY LINE
- EXISTING CONCRETE/STRUCTURE (TO BE REMOVED)
- EXISTING CURB (TO BE REMOVED)
- SITE ELEMENT REMOVAL
- 10.5 EXISTING SPOT ELEVATION

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
*Check positive response codes before you dig!*

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTIAN OSSA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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| CHECKED BY | CO |

# DEMOLITION PLAN

# 7 BREW FT PIERCE
PREPARED FOR
7 BREW

CITY OF FORT PIERCE FL

SHEET NUMBER
C-100

Plotted By:Baircop, Vin Sheet Set:7 BREW FT PIERCE Layout:C-100 DEMOLITION PLAN January 05, 2023 02:33:58pm X:\VEB_LIVE\7 Brew\147875010 — 7 Brew — Okeechobee & Rolyat (Ft Pierce)\CAD\PlanSheets\DEMOLITION PLAN.dwg
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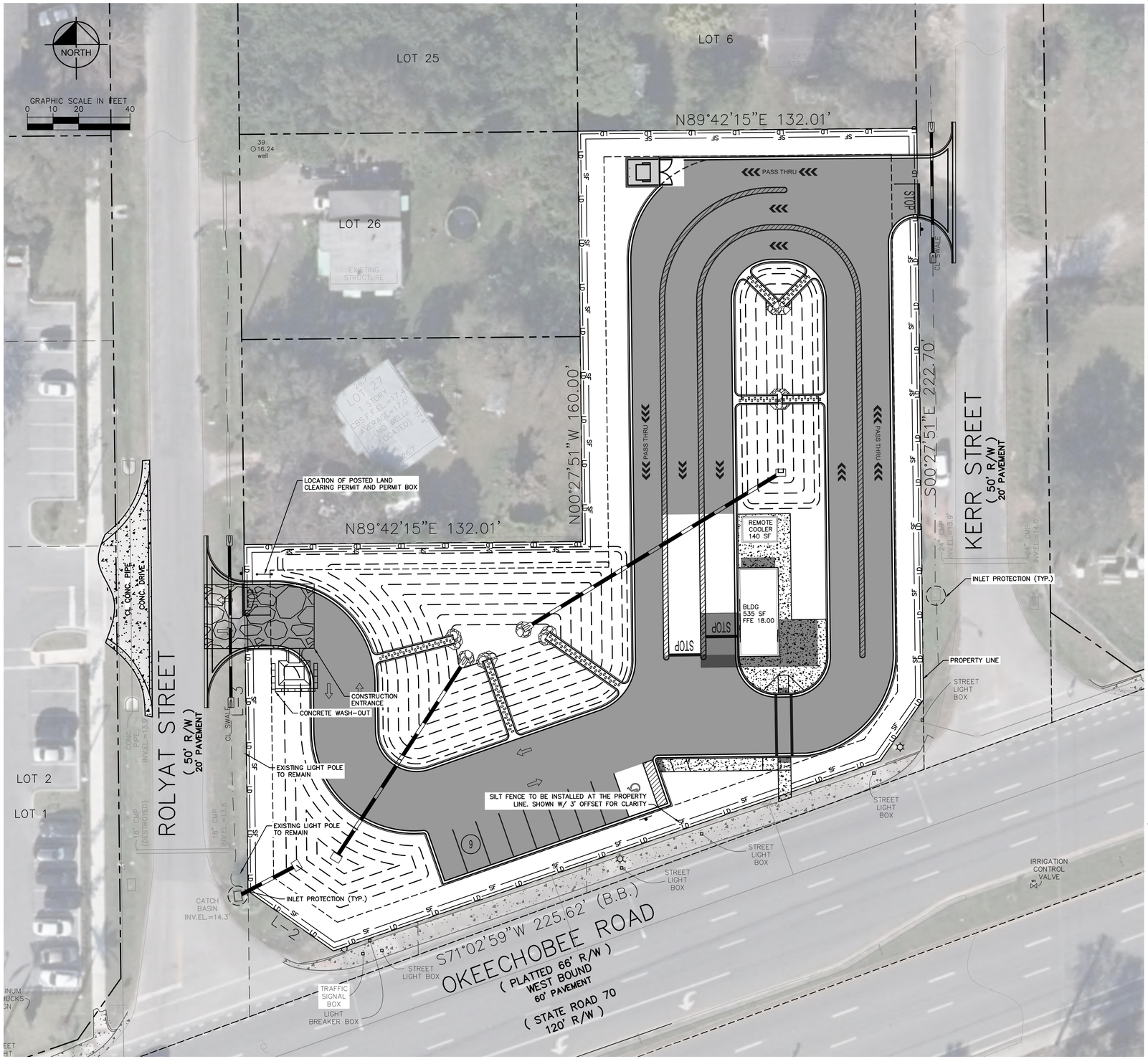


## SEQUENCE OF CONSTRUCTION CLARIFICATION

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

## CONSTRUCTION EXIT

CONTRACTOR TO MONITOR AND TAKE ALL NECESSARY STEPS TO PREVENT SEDIMENT TRACK-OUT. IF ANY TRACK-OUT IS IDENTIFIED, CONTRACTOR TO IMMEDIATELY SWEEP CONSTRUCTION ENTRANCE AND ANY AFFECTED AREA AS NECESSARY.

## SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHOULD BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

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## SEDIMENT AND EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. IT MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
6. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
7. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
8. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
9. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (F.D.E.P.) CHAPTER 6.
10. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL 4 THIS SHEET FOR TYPICAL CONSTRUCTION.
11. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
12. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
13. ALL DISTURBED AREAS SHALL BE STABILIZED THROUGH COMPACTION, SILT SCREENS, SYNTHETIC BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
14. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION, AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
15. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
16. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF SJRWMD FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THE COMPLIANCE SHALL BE PART OF THE CONTRACT.
17. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
18. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
19. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
20. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
21. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
22. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
23. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
24. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
25. NOI TO BE POSTED ON SITE.
26. CONTRACTOR SHALL UTILIZE DITCHES, PIPES, AND/OR PUMPS AS NECESSARY TO MAINTAIN THE EXISTING DRAINAGE DURING ALL PHASES OF CONSTRUCTION. EXISTING DRAINAGE SHALL NOT BE BLOCKED OR ADVERSELY AFFECTED DURING CONSTRUCTION.
27. LIMITS OF DISTURBANCE (LD) & SILT FENCE (SF) IS OFFSET FOR CLARITY. WHERE THIS OCCURS, THE LIMIT OF DISTURBANCE THE PROPERTY LINE.

GENERAL RECOMMENDED CONSTRUCTION SEQUENCE:

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A SWPPP SPECIFIC FOR EACH CONSTRUCTION SITE AND PHASE. HOWEVER, THE FOLLOWING GENERAL RECOMMENDATIONS MAY BE USED AS A GUIDELINE FOR ORDINARY CONSTRUCTION:
   - 1.1. PLACE PERIMETER PROTECTIVE MEASURES (SILT FENCE, SYNTHETIC BALES, ETC.) AROUND ONSITE LAKES, AT POINTS OF OFFSITE DISCHARGE, AND AROUND WORK AREAS.
   - 1.2. REROUTE RUNOFF FROM AREAS OUTSIDE OF THE DEVELOPMENT AREA TO MINIMIZE FLOW THROUGH AREAS TO BE DISTURBED BY CONSTRUCTION. BERMS, SWALES AND OTHER MEANS USED FOR SUCH CONVEYANCE SHALL BE VEGETATED AND MEASURES TAKEN TO PROVIDE PROTECTION UNTIL STABILIZATION HAS BEEN ESTABLISHED.
   - 1.3. SELECT LOCATIONS FOR PLACEMENT OF MATERIAL, WHETHER SUITABLE FOR FILL OR UNSUITABLE, AND CONSTRUCT CONTAINMENT BERMS AROUND THE AREA. THE USE OF STRIPPING FOR THIS PURPOSE MAY ACCELERATE BERM REVEGETATION. CONSTRUCT TEMPORARY OUTLETS FROM CONTAINMENT AREAS WITH SCREENS, SYNTHETIC BALES, SETTLING BASINS OR OTHER MEASURES TO PREVENT SILT TRANSPORTATION.
   - 1.4. SELECT/DESIGNATE ACCESS ROUTING FOR CONSTRUCTION EQUIPMENT AND VEHICLES AND PROVIDE PERIMETER PROTECTIVE MEASURES WHERE EXISTING TERRAIN WILL BE SUBJECT TO DISRUPTION BY SUCH TRAFFIC.
   - 1.5. IF REQUIRED, CONSTRUCT ABOVE GROUND OR OTHER CONTAINMENT AREAS FOR CONSTRUCTION AREA RUNOFF. PROVIDE SCREENS, SYNTHETIC BALES, ETC., TO FILTER DISCHARGE FROM THESE AREAS.
   - 1.6. GRASSING, SODDING, ETC., SHALL BE IN PLACE IMMEDIATELY UPON COMPLETION OF DISTURBED AREAS WITHIN PROJECT AREA. BAHIA (OR PROJECT SPECIFIC) SOD IS REQUIRED AROUND ALL STORMWATER INLETS IN UNPAVED AREAS.
   - 1.7. IN ANY EVENT, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING ANY AND ALL MEASURES ARE TAKEN TO COMPLY WITH LOCAL, STATE, FEDERAL AND OWNER REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTIAN OSSA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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KHA PROJECT 147875010
DATE 11/01/22
SCALE AS SHOWN
DESIGNED BY CO
DRAWN BY TE
CHECKED BY CO

# EROSION CONTROL PLAN

# 7 BREW FT PIERCE
PREPARED FOR
7 BREW
CITY OF FORT PIERCE FL

SHEET NUMBER
C-200

Plotted By:Bstropp, Vin Sheet Set:7 BREW FT PIERCE Layout:C-200 EROSION CONTROL PLAN January 05, 2023 02:34:38pm K:\VRB_LDE\VY Brew\147875010 - 7 Brew — Okeechobee & Rolyat (Ft Pierce)\CAD\PlanSheets\C-200 EROSION CONTROL PLAN.dwg
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PROJECT NAME:
7 BREW FT PIERCE
LATITIDE: N 27° 25' 9"
LONGITUDE: W 80° 22' 47"

OWNER:
ST JOSEPH FTP LLC

OWNER'S ADDRESS:
402 IPSWICH STREET
ALTAMONTE SPRINGS, FL 32701

DESCRIPTION OR NATURE OF CONSTRUCTION ACTIVITY:

CONSTRUCTION OF INFRASTRUCTURE FOR NEW DRIVE-THROUGH COFFEE SHOP.

SOIL DISTURBING ACTIVITIES INCLUDE:
CONSTRUCTION OF EROSION AND SEDIMENT CONTROLS, CLEARING AND GRUBBING, GRADING, AND CONSTRUCTION OF STORM SEWER.
PROJECT AREA CONTAINS ±1.23 ACRES.

SEQUENCE OF MAJOR ACTIVITIES:

1. REFER TO SHEET C-200 FOR BEST MANAGEMENT PRACTICES SEQUENCES

NAME OF RECEIVING WATER: ST LUCIE RIVER

## CONTROLS

### EROSION AND SEDIMENTATION CONTROLS

### STABILIZATION PRACTICES

TEMPORARY STABILIZATION: TOP OF SOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITH TEMPORARY GRASS AND MULCH NO LATER THAN 5 DAYS FROM THE LAST CONSTRUCTION ACTIVITY. GRASS SEED SHALL BE A MIXTURE OF 20 PARTS OF BERMUDA SEED AND 80 PARTS OF PENSACOLA BAHIA THE SEPARATE TYPES OF SEED SHALL BE BE THOROUGHLY DRY MIXED IMMEDIATELY BEFORE SOWING. SEED WHICH HAS BECOME WET SHALL NOT BE USED. THE MULCH MATERIAL USED SHALL NORMALLY BE DRY MULCH. DRY MULCH SHALL BE STRAW OR HAY, CONSISTING OF OAT, RYE OR WHEAT STRAW, OR OF PANGOLA, PEANUT, COASTAL BERMUDA OR BAHIA GRASS HAY. ONLY UNDETERIORATED MULCH WHICH CAN BE READILY CUT INTO THE SOIL SHALL BE USED. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING STABILIZATION AND BASE.

PERMANENT STABILIZATION: DISTRUBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED PER LANDSCAPE PLAN NO LATER THAN 5 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

### STRUCTURAL PRACTICES

STAKED SILT FENCE: THE STAKED SILT FENCES WILL BE CONSTRUCTED PER PLAN. THESE DEVICES WILL STOP AND DIVERT RUNOFF TO THE SEDIMENT BASINS.

SEDIMENT BASINS: THE STORM WATER MANAGEMENT AREA WILL ACT AS SEDIMENT BASINS DURING CONSTRUCTION. THE SEDIMENT BASINS WILL BE CONSTRUCTED TO THE DESIGN CROSS-SECTION, OR A MINIMUM OF 2' BELOW EXISTING GROUND AT THE CONTRACTORS DISCRETION TO ALLOW SILTS TO BE COLLECTED AND REMOVED PRIOR TO COMPLETION OF THE GRADING.

### STORMWATER MANAGMENT

STORMWATER DRAINAGE WILL BE PROVIDED BY A CURB, STORM SEWER, AND CATCH BASIN SYSTEM FOR THE DEVELOPED AREAS. WHEN CONSTRUCTION IS COMPLETE THE IMPROVED PORTION OF THE SITE WILL BE TREATED WITH DRY RETENTION PONDS ONSITE.

## OTHER CONTROLS

### WASTE DISPOSAL

WASTE MATERIALS: ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN DUMPSTERS PER LOCAL AGENCIES REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTERS. THE DUMPSTERS WILL BE EMPTIED A MINIMUM OF ONCE A WEEK OR MORE OFTEN IF NECESSARY, AND THE TRASH WILL BE HAULED TO A REGISTERED LANDFILL OR DISPOSAL. NO CONSTRUCTION MATERIALS WILL BE BURIED ON-SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED IN THE ON-SITE OFFICE TRAILER AND THE CONSTRUCTION MANAGER RESPONSIBLE FOR THE DAY-TO-DAY-SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES AND FOLLOWED.

HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIALS, IF ENCOUTERED, WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS. THE CONTRACTOR WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR, AS REQUIRED BY LOCAL REGULATION.

### OFFSITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREETS WILL BE CLEANED AS NEEDED TO REMOVED ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM OR TO THE SITE WILL BE COVERED WITH A TARPAULIN AT ALL TIMES.

## TIMING OF CONTROL MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, STAKED SILT BARRIERS, STABILIZED CONSTRUCTION ENTRANCES AND SEDIMENT BASINS WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS WILL BE STABILIZED WITH A TEMPORARY GRASS AND MULCH WITHIN 5 DAYS OF THE LAST DISTURBANCE . ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN THAT AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SOD. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE TRAPS AND THE STAKED SILT BARRIERS WILL BE REMOVED.

## CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

THE STORM WATER POLLUTION PREVENTION PLAN REFLECTS THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS FOR STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL, AS ESTABLISHED BY THE FLORIDA ADMINISTRATIVE CODE, CHAPTER 400-4 AND 400-40. TO ENSURE COMPLIANCE, THIS PLAN WAS PREPARED IN ACCORDANCE WITH SFWMD'S "BASIS OF REVIEW FOR SURFACE WATER MANAGEMENT PERMIT APPLICATIONS WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. 'THIS PLAN ALSO REFLECTS THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

## MAINTENANCE INSPECTION PROCEDURES

### EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THESE ARE THE INSPECTION AND MAINTENANCE PRACTICES THAT SHALL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROL.

ALL CONTROL MEASURES IN DISTURBED AREAS WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS OF THE END OF ANY STORM EVENT OF 0.25 INCHES OR GREATER BY A CONTRACTORS REPRESENTATIVE. (WHERE SITES HAVE BEEN FINALLY STABILIZED SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH.) ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS BEEN REACHED ONE-THIRD THE HEIGHT OF THE FENCE. SILT FENCE WILL BE INSPECTED REGULARLY FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. THE SEDIMENT BASINS WILL BE THE INSPECTED FOR DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB. TEMPORARY AND PERMANENT GRASSING, MULCHING AND SODDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. A MAINTENANCE INSPECTION REPORT SHALL BE MADE AFTER EACH INSPECTION BY THE CONTRACTOR AND SHALL BE KEPT IN A ACTIVE LOG READILY AVAILABLE AT THE JOB SITE CONSTRUCTION TRAILER. THE SITE SUPERINTENDENT WILL SELECT INDIVIDUALS WHO WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES. FILLING OUT THE INSPECTION AND MAINTENANCE REPORT WILL BE BY THE CONTRACTOR. PERSONNEL SELECTED FOR MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER.

## NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STOMR WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

WATER FROM FIRE FIGHTING ACTIVITIES, FIRE HYDRANT FLUSHING, WATER LINE FLUSHING, WATER USED TO SPRAY OFF LOOSE SOILS FROM VEHICLES, DUST CONTROL, PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

GROUNDWATER DEWATERING ACTIVITIES ARE NOT COVERED BY THIS PERMIT. THE CONTRACTOR MUST APPLY FOR COVERAGE UNDER THE GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUNDWATER FROM ANY NON-CONTAMINATED SITE ACTIVITY PURSUANT TO 62-621.300(2), F.A.C.

## INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED, BUT NOT LIMITED, TO BE PRESENT ON-SITE DURING CONSTRUCTION:

CONCRETE
DETERGENTS
PAINTS (ENAMEL AND LATEX)
METAL STUDS
GLASS
TAR
SAND
FERTILIZERS
PETROLEUM BASED PRODUCTS AND FUELS
CLEANING SOLVENTS
WOOD
MASONRY BLOCK
ROOFING SHINGLES
STONE

## SPILL PREVENTION

### MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES SHALL BE FOLLOWED ON-SITE DURING THE CONSTRUCTION PROJECT.

AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB. ALL MATERIALS STORED ON-SITE SHALL BE STORED NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER CONTAINED ENCLOSURE. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL MANUFACTURER'S LABELED CONTAINERS. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON-SITE.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

PRODUCTS SHALL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS' OR LOCAL AND STATE RECOMMENDED METHODS OF PROPER DISPOSAL SHALL BE FOLLOWED.

THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON-SITE:

PETROLEUM PRODUCTS:

ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ON-SITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS:

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTICALLY USED BAG OF FERTILIZER WILL BE TRANSFERRED TO BE SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS:

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS:

CONTRACTOR SHALL DESIGNATE AN AREA FOR DISCHARGE OF SURPLUS CONCRETE OR DRUM WASH WATER AND SHALL INSTALL A CONTAINMENT BERM AROUND THIS AREA TO PREVENT RUNOFF TO THE REMAINDER OF THE SITE. HARD DEBRIS SHALL BE DISPOSED OF BY CONTRACTOR UPON COMPLETION OF THE PROJECT.

## SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMEND METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON-SITE. EQUIPMENT AND MATERIALS WILL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREAS WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL. IF THERE IS ANOTHER ONE, A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEAN UP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE WILL DESIGNATE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEAN UP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ON-SITE.

## NOTICE OF INTENT (NOI) / NOTICE OF TERMINATION (NOT)

- THIS NOTICE OF INTENT (NOI) FORM IS TO BE COMPLETED AND SUBMITTED TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) BEFORE USE OF THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PROVIDED IN SUBSECTION 62-621.300(4), F.A.C.
- A NOTICE OF TERMINATION WILL BE SUBMITTED TO EPA AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

## POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THESE CONSTRUCTION PLANS, THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM, AS SHOWN ON THESE CONSTRUCTION PLANS, DESIGNED TO ASSURE THAT APPROPRIATE POLLUTION PREVENTION MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AND TO ASSURE THAT THE QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER:

SIGNED: _____

NAME AND TITLE: _____

COMPANY: _____

ADDRESS: _____

NAME AND TITLE: _____

DATE: _____

## CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERIC STORM WATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATE WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

| SIGNATURE | FOR | RESPONSIBLE FOR |
|---|---|---|
| | | |
| COMPANY: | COMPANY: | |
| NAME: | NAME: | |
| TITLE: | TITLE: | |
| DATE: | DATE: | |
| | | |
| COMPANY: | COMPANY: | |
| NAME: | NAME: | |
| TITLE: | TITLE: | |
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| COMPANY: | COMPANY: | |
| NAME: | NAME: | |
| TITLE: | TITLE: | |
| DATE: | DATE: | |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTIAN OSSA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn
7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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CHRISTIAN OSSA LICENSE No. 77913 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER

KHA PROJECT 147875010
DATE 11/01/22
SCALE AS SHOWN
DESIGNED BY CO
DRAWN BY TE
CHECKED BY CO

# EROSION CONTROL NOTES

# 7 BREW FT PIERCE
PREPARED FOR
7 BREW

FL
CITY OF FORT PIERCE

SHEET NUMBER
C-201

Plotted By:Batroop, Vin Sheet Set:7 BREW FT PIERCE Layout:C-201 EROSION NOTES January 05, 2023 04:33:28pm X:\VRB-LDEV\7 Brew\147875010 - 7 Brew - Okeechobee & Royal (Ft Pierce)\CAD\PlanSheets\C-200 EROSION CONTROL PLAN.dwg
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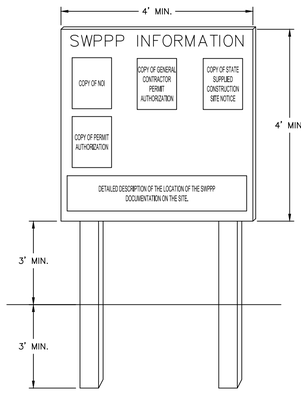
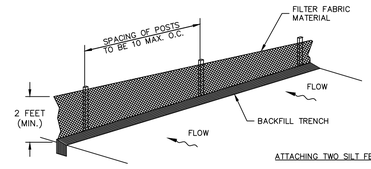
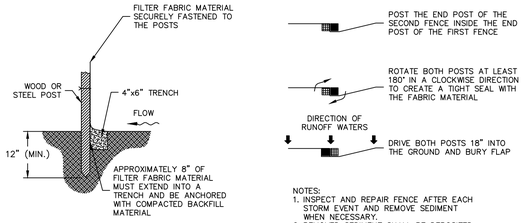



NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

## SWPPP INFORMATION SIGN
N.T.S



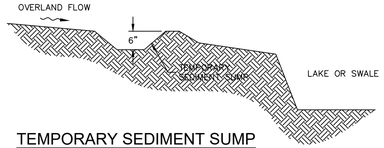




ATTACHING TWO SILT FENCES




NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

## SILT FENCE INSTALLATION
N.T.S



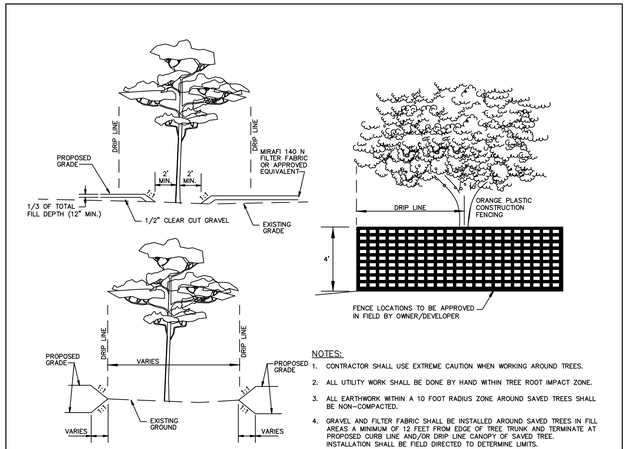

## TEMPORARY SEDIMENT SUMP
N.T.S

| LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE | | |
|---|---|---|
| PROPERTIES | TEST METHOD | UNITS |
| GRAB TENSILE STRENGTH | ASTM D-4632 | 300 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20 % |
| PUNCTURE | ASTM D-4833 | 120 LBS |
| MULLEN BURST | ASTM D-3786 | 800 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 120 LBS |
| UV RESISTANCE | ASTM D-4355 | 80 % |
| APPARENT OPENING SIZE | ASTM D-4751 | 40 US SIEVE |
| FLOW RATE | ASTM D-4491 | 40 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 0.55 SEC $^{-1}$ |
| MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE | | |
| PROPERTIES | TEST METHOD | UNITS |
| GRAB TENSILE STRENGTH | ASTM D-4632 | 265 LBS |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20 % |
| PUNCTURE | ASTM D-4833 | 135 LBS |
| MULLEN BURST | ASTM D-3786 | 420 PSI |
| TRAPEZOID TEAR | ASTM D-4533 | 45 LBS |
| UV RESISTANCE | ASTM D-4355 | 90 % |
| APPARENT OPENING SIZE | ASTM D-4751 | 20 US SIEVE |
| FLOW RATE | ASTM D-4491 | 200 GAL/MIN/SQ FT |
| PERMITTIVITY | ASTM D-4491 | 1.5 SEC $^{-1}$ |

NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS, NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEED REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.

## EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.
19. DEWATERING ACTIVITIES:
    A. DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    B. CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING".
    C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
    D. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.




NOTES:
1. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING AROUND TREES.
2. ALL UTILITY WORK SHALL BE DONE BY HAND WITHIN TREE ROOT IMPACT ZONE.
3. ALL EARTHWORK WITHIN A 10 FOOT RADIUS ZONE AROUND SAVED TREES SHALL BE NON-COMPACTED.
4. GRAVEL AND FILTER FABRIC SHALL BE INSTALLED AROUND SAVED TREES IN FIL AREAS A MINIMUM OF 12 FEET FROM EDGE OF TREE TRUNK AND TERMINATE AT PROPOSED CURB LINE AND/OR DRIP LINE CANOPY OF SAVED TREE. INSTALLATION SHALL BE FIELD DIRECTED TO DETERMINE LIMITS.

## TREE SAVE GRADING AND PROTECTION DETAILS
NO FILL WITHIN DRIP LINE

## TREE PROTECTION NOTES

1. PROTECT EXISTING TREES AND UNDERGROWTH TO REMAIN AGAINST:

+ UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS AND LIMBS
+ SKINNING AND BRUISING OF BARK
+ SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIAL WITHIN DRIP-LINE
+ EXCESS FOOT OR VEHICULAR TRAFFIC
+ PARKING VEHICLES WITHIN DRIP-LINE

2. ERECT TEMPORARY CONSTRUCTION FENCING BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE SHALL BE A MINIMUM HEIGHT OF 4 FT. WITH STEEL POSTS SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHOULD BE SET BEYOND THE DRIP-LINE OF EXISTING TREES AND A MINIMUM OF 10' CLEAR DISTANCE FROM THE FACE OF ANY TREES AND SHALL FULLY ENCLOSE ALL TREES AND UNDERGROWTH SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF THE FENCE, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION MATERIALS, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS. FOR TREES LARGER THAN 8" DBH, THE FENCE SHALL BE NO CLOSER THAN 15' FROM FACE OF TREE. WHEN PAVING, EXCAVATION, OR HARDSCAPE MUST BE DONE WITHIN THE FENCE, THE FENCE SHALL BE MOVED TO A SECONDARY LOCATION AT THE EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THIS TIME BY THE CONTRACTOR TO INSURE THAT NO DAMAGE TO THE TREE AND UNDERGROWTH OCCURS.

3. PROVIDE WATER TO TREES AND UNDERGROWTH AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION.

4. FOR GRADE CUTS WITHIN THE DRIP LINES, ROOTS SHALL NOT BE TRACTOR CLEARED. LIMIT OF CONSTRUCTION SHALL BE DETERMINED, FENCE PLACED, AND ROOTS CUT CLEAN WITH A POWER SAW. CLEAN CUTS WILL AVOID "SHEARING" OF ROOTS. COVER EXPOSED ROOTS WITH MOIST MULCH TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.

5. NO CLEARING OF UNDERGROWTH SHALL TAKE PLACE WITHOUT PRIOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE. WHEN THE CLEARING OF UNDERGROWTH DOES TAKE PLACE, IT SHALL BE DONE BY QUALIFIED PERSONNEL (LANDSCAPE CONTRACTOR) UNDER THE DIRECTION OF THE OWNER OR THEIR REPRESENTATIVE. MULCH SHALL BE IMMEDIATELY PLACED OVER ANY CLEARED UNDERGROWTH AREA TO PROTECT SURFACE ROOTS OF TREES.

6. NO GRADE CHANGES ARE TO BE MADE WITHIN THE FENCE WITHOUT PRIOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.

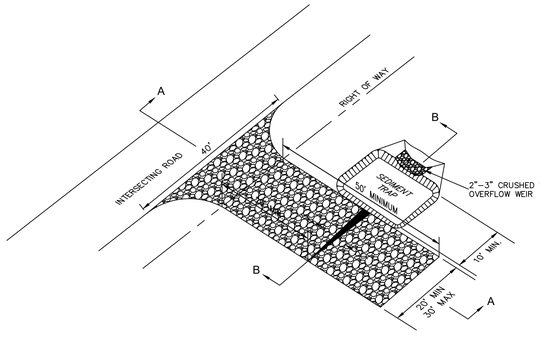
7. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS REPRESENTATIVE BY A QUALIFIED TREE SURGEON.

8. THE CONTRACTOR SHALL REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONSTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGE TO TREES AND SHRUBS, PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE. CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE OWNER OR THEIR DESIGNATED REPRESENTATIVE OF REPAIRS OR RECOMMENDATIONS FROM THE TREE SURGEON.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR TREES DAMAGED BEYOND REPAIR. TREES SHALL BE REPLACED ON AN INCH FOR INCH BASIS WITH TREES OF 5" CAUPER OR GREATER OF THE SAME SPECIES EQUALING THE OVERALL CAUPER OF THE TREE REMOVED. IF A 20" CAUPER TREE IS REMOVED, IT SHALL BE REPLACED WITH 4-5" CAUPER TREES. REPLACEMENT TREES SHALL BE "FLORIDA #1 GRADE" OR BETTER. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR NEGLIGENCE, THE CONTRACTOR SHALL BEAR THE BURDEN OF COST OF REPAIR OR REPLACEMENT.

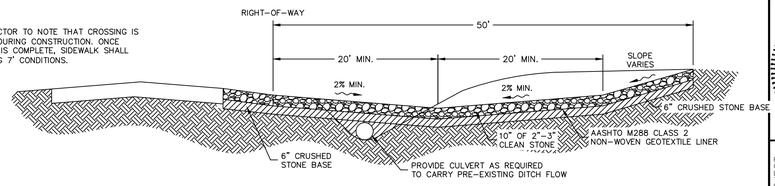
## TREE PROTECTION
N.T.S.

9

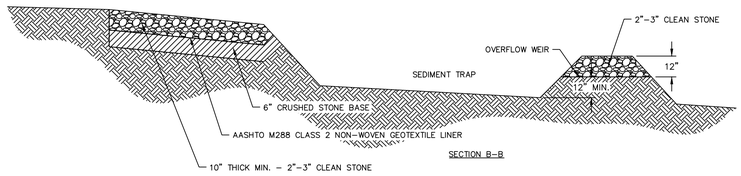



ISOMETRIC VIEW

NOTE: CONTRACTOR TO NOTE THAT CROSSING IS TO REMAIN 8' DURING CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE, SIDEWALK SHALL MATCH EXISTING 7' CONDITIONS.



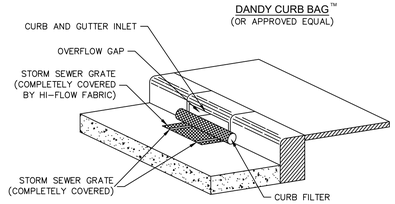

SECTION A-A



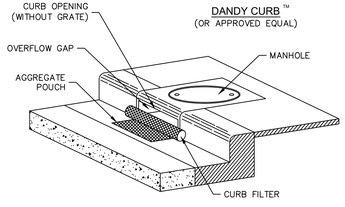

SECTION B-B

## CONSTRUCTION EXIT
N.T.S

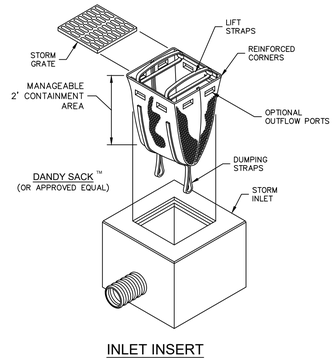
DANDY CURB BAG™
(OR APPROVED EQUAL)




DANDY CURB™
(OR APPROVED EQUAL)




## CURB INLET SEDIMENT CONTROL
N.T.S




## INLET INSERT
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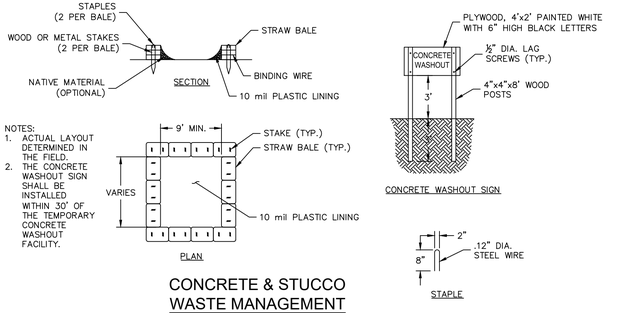


## CONCRETE & STUCCO WASTE MANAGEMENT
N.T.S

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Kimley»Horn
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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106
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KHA PROJECT 147875010
DATE 11/01/22
SCALE AS SHOWN
DESIGNED BY CO
DRAWN BY TE
CHECKED BY CO

# 7 BREW FT PIERCE
PREPARED FOR 7 BREW
FL
CITY OF FORT PIERCE

# EROSION CONTROL DETAILS

SHEET NUMBER
C-202

Plotted By:Bstroop, Vn Sheet Set:7 BREW FT PIERCE Layout:C-205 EROSION DETAILS January 05, 2023 02:34:47pm X:\VRB-LDEV\7 Brew\147875010 — 7 Brew — Okeechobee & Royal (Ft Pierce)\CAD\PlanSheets\C-205 EROSION CONTROL PLAN.dwg
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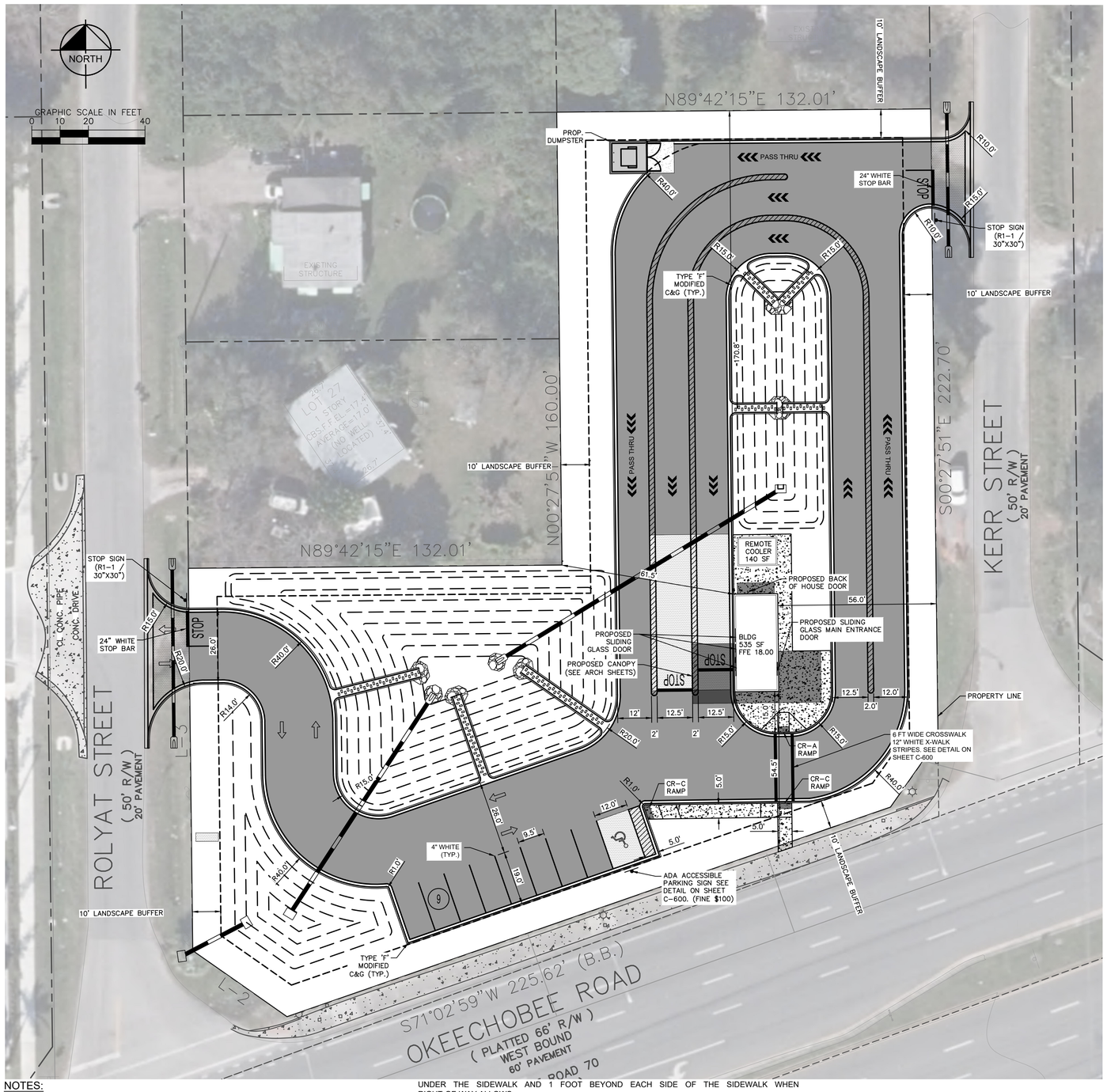


## NOTES:

1. ALL PARKING SPACES INCLUDING HANDICAPPED PARKING SPACES SHALL BE STRIPPED IN WHITE THERMOPLASTIC PAINT AND BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, SECTION 711.
2. LIGHT POLES ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO PHOTOMETRIC PLAN FOR EXACT LOCATIONS AND CONSTRUCTION.
3. ALL CURB RAMPS (CR-A, B, ETC.) SHOWN ON THESE PLANS SHALL BE PER FDOT STANDARD PLANS INDEX #522-002.
4. THE SURFACE WHICH IS TO BE PAINTED SHALL BE CLEANED, BY COMPRESSED AIR OR OTHER EFFECTIVE MEANS, IMMEDIATELY BEFORE THE START OF PAINTING, AND SHALL BE CLEAN AND DRY WHEN THE PAINT IS APPLIED. ANY VEGETATION OR SOIL SHALL BE REMOVED FROM THE PAVEMENT BEFORE STRIPING IS BEGUN. WAIT 30 DAYS FOR CONCRETE/ASPHALT TO CURE BEFORE FINAL STRIPING.
5. COMPACT FILL AREAS, INCLUDING CUT AREAS UNDER THE SIDEWALK THAT HAVE BEEN EXCAVATED MORE THAN 6 INCHES BELOW THE BOTTOM OF SIDEWALK, TO A MINIMUM OF 95% OF AASHTO T99 DENSITY. THE AREA TO BE COMPACTED IS DEFINED AS THAT AREA DIRECTLY UNDER THE SIDEWALK AND 1 FOOT BEYOND EACH SIDE OF THE SIDEWALK WHEN RIGHT-OF-WAY ALLOWS.
6. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2022/23 EDITION OF FDOT DESIGN STANDARDS, 2022 FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE 2017 UTILITY ACCOMMODATION MANUAL.
7. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL BE SODDED WITH COMMON BERMUDA OR BAHIA SOD.
8. ALL CONCRETE TICKETS AND DENSITY REPORTS ARE TO BE SUBMITTED TO THE FDOT PERMITS DEPARTMENT FOR REVIEW AND ACCEPTANCE PRIOR TO USE OF THE DRIVEWAY OR SIDEWALK.
9. ALL STRIPING WITHIN THE FDOT RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER FDOT 2022/23 DESIGN STANDARDS AND SECTION 711 OF THE FDOT 2022 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. A MINIMUM OF 4 FEET FROM THE STOP BAR TO THE PEDESTRIAN CROSSING, PER MUTCD SECTION 3B.16, IS REQUIRED AT ALL DRIVEWAYS WITH CROSS WALKS AND STOP BARS.
11. ALL RAISED PAVEMENT MARKERS (RPM's) WITHIN THE FDOT RIGHT-OF-WAY AND ON PROPOSED DRIVEWAY CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE 2022 FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION SECTION 706.
12. RAISED PAVEMENT MARKERS (RPM'S) ARE TO BE INSTALLED ALONG BOTH SIDES OF THE 6" YELLOW DOUBLE LINES WITHIN THE FDOT RIGHT-OF-WAY AND PROPOSED DRIVEWAY CONNECTION AT 20 FEET ON CENTERS AND SHALL BE OFFSET 1" FROM SOLID LONGITUDINAL LINES.
13. ALL EXISTING ASPHALT DRIVEWAYS IN THE FDOT RIGHT-OF-WAY ARE TO HAVE ALL LIMEROCK MATERIALS REMOVED AND SUITABLE SOIL MATERIAL REPLACED AND SODDED.
14. ADJACENT PROPERTY OWNERS SHALL BE NOTIFIED PRIOR TO DRIVEWAY CONNECTIONS BEING CONSTRUCTED.
15. SITE DESIGNED IN NAVD88. CONVERSION FACTOR TO NGVD29 IS +1.489'.
16. BUILDING PERMIT IS REQUIRED FOR ALL STRUCTURAL COMPNENTS INCLUDING BUT NOT LIMITED TO RETAINING WALLS, MASONRY WALLS, FENCING, ETC.

## GENERAL STATEMENT

CONSTRUCTION OF A NEW 535SF 7 BREW DRIVE-THRU MODULAR BUILDING WITH 140 SF EXTERIOR COOLER. THE PROPOSED BUILDING WILL NOT HAVE ANY INDOOR OR OUTDOOR SEATING, AND THE BUILDING TYPE IS TYPE V-B. SITE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PARKING INFRASTRUCTURE, DOUBLE DRIVE-THRU LANES, BYPASS LANE, DUMPSTER ENCLOSURE, UTILITY AND DRAINAGE INFRASTRUCTURE, LANDSCAPING, AND PHOTOMETRICS.

WATER WILL CONNECT TO A MAIN ON THE WEST SIDE OF THE SITE AND SEWER WILL CONNECT TO A GRAVITY SEWER ON THE SOUTHEAST SIDE OF THE SITE.

STORMWATER COLLECTION SYSTEM WILL UTILIZE THREE DRY PONDS IN ORDER TO MEET/EXCEED REQUIRED ATTENUATION/TREATMENT WITH A CONNECTION TO THE WESTERLY COUNTY CANAL ALONG ROLYAT STREET WHICH IS CONSISTENT WITH THE SITE'S CURRENT DISCHARGE POINT.

## LEGAL DESCRIPTION

PARCEL 1
LOT 1 AND 2, BLOCK 2 OF SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY MORE PARTICULARLY DESCRIBED IN ORDER OF TAKING RECORDED APRIL 24, 1992 IN OFFICIAL RECORDS BOOK 787, PAGE 88.

AND

PARCEL 2
THE NORTH 80 FEET OF LOTS 3 AND 4, BLOCK 2 OF SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

AND

PARCEL 3
LOT 5, LESS THE EAST 5 FEET THEREOF BLOCK 2 OF SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA,

AND

PARCEL 4
LOTS 3 AND 4, BLOCK 2 OF SEMINOLE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE(S) 11, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE NORTH 80 FEET THEREOF AND LESS ROAD RIGHT-OF-WAY MORE PARTICULARLY DESCRIBED IN ORDER OF TAKING RECORDED APRIL 24, 1992 IN OFFICIAL RECORDS BOOK 787, PAGE 88.

CONTAINING 53454.1 SQUARE FEET (1.23 ACRES), MORE OR LESS

## SITE DATA

| | |
|---|---|
| ADDRESS: | 2610 ROLYAT ST, FORT PIERCE, FL 34947 |
| FEMA (FIRM): | 12009C0320H EFF. 1/29/2021 |
| FLOOD ZONE: | ZONE X |
| PARCEL ID: | 2419-601-0012-000-4<br>2419-601-0014-000-8<br>2419-601-0015-000-5<br>2419-601-0016-000-2 |
| TAX ID: | 27488, 27486, 27487 |
| ZONING: | C-3 |
| FUTURE LAND USE: | COMMERCIAL |
| PARCEL AREA: | ±1.23 AC |
| PROJECT AREA: | ±1.23 AC |
| EXISTING BUILDINGS GFA: | 3,489 SF |
| PROPOSED BUILDINGS GFA: | 535 SF BUILDING + 140 SF COOLER = 675 SF |
| FLOOR TO AREA RATIO: | 675 SF / 53,454 SF = 0.01 |
| EX. STRUCTURES TO REMAIN QTY: | 0 |
| PROPOSED STRUCTURES QTY: | 1 |
| PROPOSED STORIES QTY: | 1 |
| MAXIMUM BUILDING HEIGHT: | 65' |
| PROPOSED BUILDING HEIGHT: | 19'-4" |
| PROPOSED CANOPY HEIGHT: | 10' |
| PROPOSED DUMPSTER HEIGHT: | 7' |
| LOT COVERAGE: | 1.26% |

| EXISTING CONDITIONS: | | |
|---|---|---|
| PROJECT AREA | 53,454 SF | 100.00% |
| BUILDINGS | 3,667 SF | 6.86% |
| PAVEMENT (ASPHALT/CONCRETE) | 1,550 SF | 2.90% |
| TOTAL IMPERVIOUS AREA | 5,217 SF | 9.76% |
| TOTAL PERVIOUS AREA | 48,237 SF | 90.24% |

| PROPOSED CONDITIONS: | | |
|---|---|---|
| PROJECT AREA | 53,454 SF | 100.00% |
| BUILDINGS | 675 SF | 1.26% |
| PAVEMENT (ASPHALT/CONCRETE) | 27,907 SF | 52.21% |
| TOTAL IMPERVIOUS AREA | 28,582 SF | 53.47% |
| TOTAL PERVIOUS AREA | 24,872 SF | 46.53% |
| NET IMPERVIOUS AREA INCREASE | 23,365 SF | 43.71% |

## PARKING SUMMARY

| | |
|---|---|
| PARKING SPACE(S) REQUIRED = | 1 SPACE PER 75SF = 8 SPACES |
| ADA SPACE(S) REQUIRED = | 1 SPACE |
| TOTAL PARKING SPACE(S) REQUIRED = | 8 SPACES |
| PARKING SPACE(S) PROVIDED = | 9 SPACES |
| ADA SPACE(S) PROVIDED = | 1 SPACE |

## SETBACKS

| SIDE | | REQUIRED SETBACK | PROVIDED SETBACK |
|---|---|---|---|
| NORTH | (REAR) | 15 FT | 170.8 FT |
| SOUTH | (FRONT) | 25 FT | 54.5 FT |
| EAST | (SIDE/INTERIOR) | 15 FT | 56.0 FT |
| WEST | (SIDE/INTERIOR) | 15 FT | 61.5 FT |

## FLOOD ZONE

THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP. COMMUNITY-PANEL NUMBER 12111C0167J , ST. LUCIE COUNTY, FLORIDA, DATED FEBRUARY 16, 2012, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**LEGEND AND ABBREVIATIONS**

| | |
|---|---|
| PROP. | PROPOSED |
| RPM | REFLECTIVE PAVEMENT MARKER |
| LP | LIGHT POLE |
| TYP. | TYPICAL |
| SQ. FT. | SQUARE FEET |
| ROW | RIGHT OF WAY |
| PGD | PAVING, GRADING AND DRAINAGE |
| CONC. | CONCRETE |
| C&G | CURB & GUTTER |

LANDSCAPE AREAS (SEE LANDSCAPE PLANS, OTHERWISE SOD)
EXISTING PROPERTY/ROW LINE
PROPOSED BUFFERS
PROPOSED LIGHT POLE (SEE C-600 FOR DETAIL)
PROPOSED BOLLARDS - CONCRETE BOLLARDS. SEE C-600 FOR SITE BOLLARD DETAIL.
ONSITE ASPHALT PAVEMENT AREA (SEE CONSTRUCTION DETAIL ON C-600)
ONSITE CONCRETE PAVEMENT AREA (SEE CONSTRUCTION DETAIL ON C-600)
CONCRETE SIDEWALKS (SEE CONSTRUCTION DETAIL ON C-600)
EXISTING CONCRETE SIDEWALKS

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
*Check positive response codes before you dig!*

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PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

CHRISTIAN O.S.S.A. LICENSE No. 77913 STATE OF FLORIDA PROFESSIONAL ENGINEER

| | |
|---|---|
| KHA PROJECT | 147875010 |
| DATE | 11/01/22 |
| SCALE | AS SHOWN |
| DESIGNED BY | CO |
| DRAWN BY | TE |
| CHECKED BY | CO |

# SITE PLAN

# 7 BREW FT PIERCE FL

PREPARED FOR
7 BREW

CITY OF FORT PIERCE

SHEET NUMBER
C-300

Plotted By:Bdroop, Vin Sheet Set:7 BREW FT PIERCE Layout:C-300 SITE PLAN January 05, 2023 02:35:32pm X:\VRB_LDE\V7 Brew\147875010 - 7 Brew - Okeechobee & Rolyat (Ft Pierce)\CAD\PlanSheets\C-300 SITE PLAN.dwg
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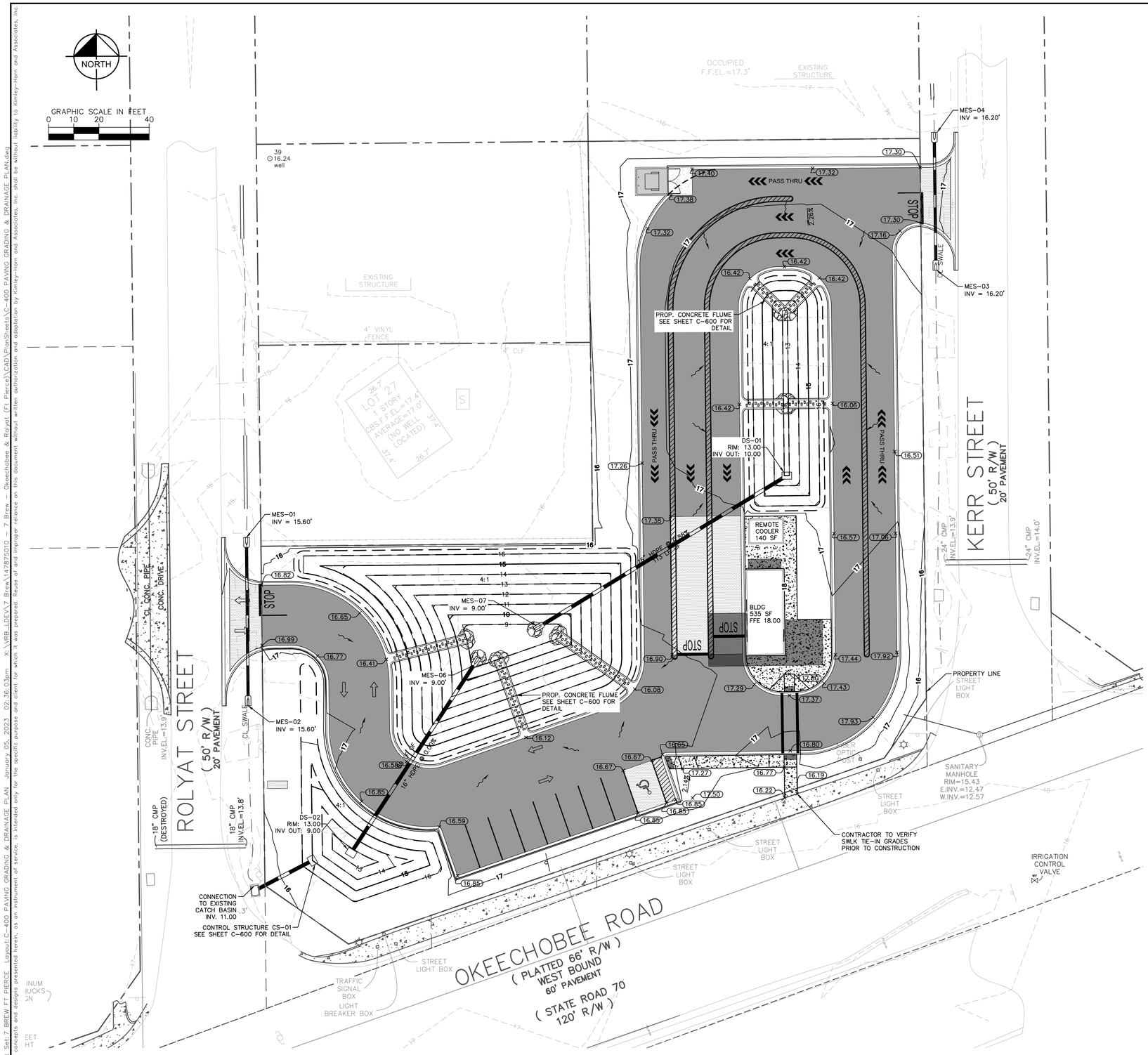


## FDOT NOTES

1. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF -WAY SHALL BE IN ACCORDANCE WITH 2022 EDITION OF THE FDOT STANDARDS PLANS FOR ROAD AND BRIDGE CONSTRUCTION, 2023 SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE 2017 UTILITY ACCOMMODATION MANUAL.
2. ALL PAVEMENT MARKINGS PERTAINING TO FDOT PROPOSED DRIVEWAY CONNECTION SHALL BE THERMOPLASTIC.
3. ALL RAISED PAVEMENT MARKERS (RPM) INSTALLED WITHIN THE FDOT RIGHT-OF-WAY AND PROPOSED DRIVEWAY CONNECTION SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX #706-001.
4. ALL EXCAVATIONS WITHIN TEN (10) FEET OF THE TRAVEL LANES AND GREATER THAN THREE (3) INCHES DEEP MUST BE FILLED IN OR HAVE A SHOULDER TREATMENT PLACED AT THE DROP-OFF PER INDEX #102-600 OF FDOT STANDARDS PLANS INDEXES AT THE END OF THE WORKDAY.
5. CONTRACTOR SHALL CONTACT FDOT TWO WEEKS IN ADVANCE AND SET UP A PRE-CONSTRUCTION MEETING PRIOR TO STARTING ANY WORK IN FDOT RIGHT OF WAY.
6. ALL TRAFFIC CONTROL DEVICES MUST BE IN PLACE BEFORE WORK CAN START.
7. MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A FDOT CERTIFIED WORK TRAFFIC SUPERVISOR.
8. IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FDOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
9. PERMITTEE SHALL NOT BEGIN THE WORK WITHIN THE FDOT RIGHT-OF-WAY UNTIL A FDOT INSPECTOR IS PRESENT AT THE JOB SITE AND AGREES THAT PROPER PREPARATIONS HAVE BEEN MADE.
10. SOD ALL UNPAVED AREAS WITHIN FDOT RIGHT OF WAY THAT ARE DISTURBED BY CONSTRUCTION PER FDOT STANDARDS PLANS INDEX #570-010.
11. ALL SIDEWALK TO BE REMOVED AND REPLACED FROM JOINT TO JOINT AND HAVE ½" EXPANSION JOINTS (PREFORMED JOINT FILLER) PLACED BETWEEN OLD AND NEW SIDEWALK.
12. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
13. ENGINEER'S CERTIFICATIONS TOGETHER WITH AS-BUILT PLANS ARE REQUIRED TO BE SUBMITTED WITHIN 30 DAYS OF COMPLETION WORK WITHIN FDOT RIGHT-OF-WAY.
14. PERMITTEE SHALL NOT COMMENCE USE OF CONNECTION PRIOR TO FINAL INSPECTION AND FINAL ACCEPTANCE BY DEPARTMENT. FAILURE TO COMPLY WITH PERMIT CONDITION MAY RESULT IN REVOCATION OF THE PERMIT AND CLOSURE OF DRIVEWAY PER FL RULE CHAPTER 14-96.

## GRADING NOTES

1. ALL SPOT ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
6. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
7. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERIC N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
12. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
13. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
14. ALL ELEVATIONS REFERENCE NORTH AMERICAN VERTICAL DATUM 1988.
15. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF PIPE MATERIALS, STRUCTURES, GRATES, SPECIFICATIONS TO CEC FOR REVIEW PRIOR TO ORDERING MATERIAL.
16. UPON COMPLETION OF SITE'S STORMWATER MANAGEMENT PIPING/EXFILTRATION TRENCH, THE CONTRACTOR SHALL JET AND VACUUM THE ENTIRE SYSTEM TO REMOVE ALL SEDIMENT AND DEBRIS. THE CONTRACTOR SHALL NOTIFY CEC AT LEAST 48 HOURS PRIOR TO JETTING AND VACUUMING COMMENCES TO ESTABLISH AN INSPECTION DATE.
17. ACCESSIBLE STALL PARKING SHALL MEET THE REQUIREMENTS OF FDOT STANDARD DESIGN INDEX 17346 'SPECIAL MARKING AREAS', LATEST EDITION.
18. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH, 6" RISE, AND 1:12 SLOPE. LANDINGS ASSOCIATED WITH RAMPS AND AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

## GENERAL NOTES

1. CIVIL SITE WORK (GRADING, PAVING, CONCRETE INSTALLATION, DRAINAGE) SHALL BE CROSS REFERENCED TO ARCHITECTURAL, STRUCTURAL, TANK & PUMP PLANS RESPECTIVELY. OVERLAPPING INFORMATION PROVIDED HEREIN IS SUBJECT TO INTERDISCIPLINE COORDINATION. CONTRACTOR TO COORDINATE ACCORDINGLY.
2. REINFORCED CONCRETE PIPE SHALL BE CLASS III OR GREATER WITHIN BREVARD COUNTY ROW.
3. DOWNSPOUT COLLECTION SYSTEM (BOXES, BACKWATER VALVES, ETC.) PER PLUMBING PLANS (SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.)
4. REFER TO STRUCTURAL/ARCHITECTURAL PLANS FOR CONSTRUCTION & EXPANSION JOINT DETAILS WHERE SIDEWALKS ABUT BUILDINGS.
5. CONTRACTOR TO FIELD VERIFY PIPE COVER AND CLEARANCES DURING CONSTRUCTION AND NOTIFY ENGINEER PRIOR TO TRENCH CLOSURE WHEN MINIMUM REQUIREMENTS CANNOT BE ARCHIVED. CONCRETE ENCASEMENT MAY BE NECESSARY.
6. ROOF DRAIN LEADERS ARE LOCATED TO THE BEST EXTENT PRACTICAL. EXACT LOCATION MAY VARY AND/OR REQUIRE FIELD VERIFICATION. EXACT SIZES TO BE VERIFIED WITH PLUMBING PLANS.
7. ALL CLEANOUTS RIMS/COLLARS TO MATCH FINAL GRADE ACCORDINGLY.
8. CONTRACTOR TO COORDINATE CONSIDERATION FOR LANDSCAPE IMPROVEMENTS (TOP SOIL, MULCH, VEGETATION, ETC.) WHEN ESTABLISHING ROUGH AN FINAL GRADES.
9. CONCRETE JOINT (EXPANSION, CONTROL, ETC.) LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
10. MATCH EXISTING GRADES AT SITE PERIMETER UNLESS SHOWN OTHER WISE.
11. ALL DRAINAGE STRUCTURES WITHIN PROJECT BOUNDARY SHALL BE CLEANED OF SAND, SILT, CONCRETE DEBRIS, ETC. AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
12. FULL DEPTH CONSTRUCTION PER FDOT DRIVEWAY CONNECTION SPECIFICATIONS AND FDOT 2015 STANDARD SPECIFICATIONS ARE REQUIRED AT DRIVEWAY OFF OF US-1. - SEE SECTION B-B ON SHEET CFG09.5 FOR PAVEMENT RECONSTRUCTION LIMITS AND DETAIL.
13. ALL EXCAVATIONS WITH TEN (10) FEET OF THE TRAVEL LANES AND GREATER THAN THREE (3) INCHES DEEP MUST BE FILLED IN OR HAVE A SHOULDER TREATMENT PLACED AT THE DROP-OFF PER INDEX NO. 600 OF FDOT 2016 DESIGN STANDARD AT THE END OF THE WORK DAY.
14. ALL DRIVEWAYS WITH EXISTING ASPHALT AND LIME ROCK IN THE FDOT RIGHT-OF-WAY THAT IS TO BE REMOVED AND REPLACED ARE TO HAVE SUITABLE MATERIAL ADDED AND SODDED.
15. ALL CUTS IN CONCRETE AND ASPHALT SHALL BE STRAIGHT CUTS, NOT PUZZLE CUTS.
16. ALL DRAINAGE SYSTEMS WILL BE PRIVATELY MAINTAINED.

## LEGEND

- PROPERTY LINE
- X.XX — PROPOSED SLOPE
- 21.58 — PROPOSED SPOT GRADE
- TOB — PROPOSED TOP OF BANK
- ONSITE ASPHALT PAVEMENT AREA (SEE CONSTRUCTION DETAIL ON C-600)
- ONSITE CONCRETE PAVEMENT AREA (SEE CONSTRUCTION DETAIL ON C-600)
- CONCRETE SIDEWALKS (SEE CONSTRUCTION DETAIL ON C-600)
- EXISTING SIDEWALKS

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
*Check positive response codes before you dig!*

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7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940
PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

CHRISTIAN OSSA — LICENSE No. 77913 — STATE OF FLORIDA — ENGINEER — PROFESSIONAL

| | |
|---|---|
| KHA PROJECT | 147875010 |
| DATE | 11/01/22 |
| SCALE | AS SHOWN |
| DESIGNED BY | CO |
| DRAWN BY | TE |
| CHECKED BY | CO |

# PAVING GRADING & DRAINAGE PLAN

# 7 BREW FT PIERCE

PREPARED FOR
7 BREW

CITY OF FORT PIERCE FL

SHEET NUMBER
C-400

Plotted By:Banopp, Vin Sheet Set:7 BREW FT PIERCE Layout:C-400 PAVING GRADING & DRAINAGE PLAN January 05, 2023 02:36:03pm X:\VRB-LDEV\7 Brew\147875010 — 7 Brew — Okeechobee & Rolyat (Ft Pierce)\CAD\PlanSheets\C-400 PAVING GRADING & DRAINAGE PLAN.dwg
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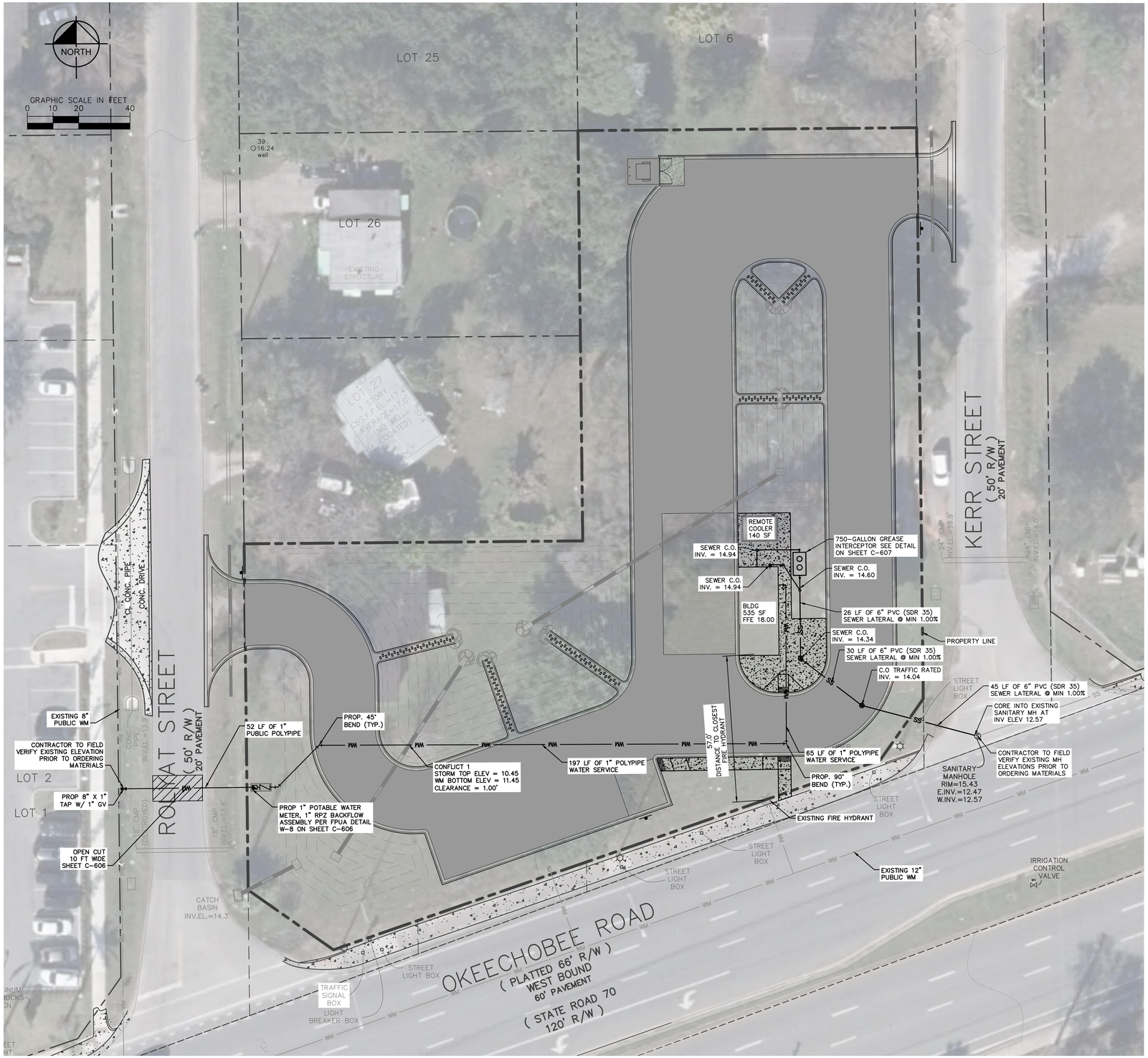


## LEGEND

- WM — PROPOSED WATER MAIN
- SS — PROPOSED SANITARY MAIN
- PROPOSED STORM DRAIN
- TEL — PROPOSED TELEPHONE
- E — E — PROPOSED BURIED ELECTRICAL
- WM — EXISTING WATER MAIN
- SS — EXISTING SEWER MAIN
- FM — EXISTING FORCEMAIN
- EXISTING WATER METER
- EXISTING FIRE HYDRANT

NOTES:

1. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
2. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION. ALL EXISTING UTILITIES TO BE FIELD VERIFIED
3. A MINIMUM OF 5' SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREES, UNLESS A ROOT BARRIER IS PROVIDED.
4. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW.
5. SANITARY LATERALS MUST MAINTAIN A 1.04% MINIMUM SLOPE TO ENSURE PROPER FLOW.
6. CONTRACTOR SHALL ADJUST EXISTING VALVES AND OTHER APPURTENANCES TO FINAL GRADE. ALL SURFACE UTILITIES TO REMAIN SHALL HAVE TRAFFIC RATED LIDS IN PAVEMENT AREAS
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT SUNSHINE STATE ONE CALL SYSTEM AT 1-800-432-4770 FOR LOCATIONS OF THIS EQUIPMENT AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES.
9. ALL PRESSURE PIPING FITTINGS/JOINTS SHALL BE RESTRAINED AS REQUIRED. REFER TO RESTRAINING SCHEDULE DETAIL.
10. POTABLE WATER DISTRIBUTION AND SANITARY COLLECTION SYSTEM REQUIREMENTS SHALL MEET OR EXCEED THE AUTHORITY HAVING JURISDICTION (AHJ) AND /OR FDEP CONSTRUCTION CRITERIA.
11. DEFLECT WATER PIPING AT JOINTS HORIZONTALLY OR USE 45° BENDS WHEN NECESSARY TO AVOID CONFLICTS. CONTRACTOR SHALL MEET THE MANUFACTURERS REQUIREMENT FOR DEFLECTIONS.
12. SEE DETAILS (SHEET C-605 - C-608) AND SPECIFICATIONS FOR FURTHER INFORMATION.
13. IRRIGATION HAS BEEN DESIGNED BY KEMPTON RINARD. IRRIGATION INSTALLATION SHALL BE THROUGH GENERAL CONTRACTOR SCOPE. CONTRACTOR SHALL COORDINATE LOCATIONS, NECESSITY, AND INSTALLATION OF IRRIGATION SLEEVES AND CHASE TUBES PRIOR TO PAVEMENT INSTALLATION.
14. CONTRACTOR TO VERIFY UTILITY CROSSING CLEARANCES IN AREA INDICATED. THE USE OF THE PERTINENT CROSSING CONFLICT METHODS SHALL BE INCLUDED IN THE BID PRICING (CONCRETE ENCASEMENT, EQUIVALENT PIPE SIZE SUBSTITUTIONS, ETC.).
15. PROPOSED STORM PIPES ARE SHOWN FADED BACK ON THESE UTILITY PLANS FOR CLARITY PURPOSES ONLY. REFER TO PGD PLAN FOR STORM PIPE CONSTRUCTION.
16. UTILITY COVERS WITHIN DISTURBED AREAS SHALL BE ADJUSTED TO MEET EXISTING OR PROPOSED GRADES RESPECTIVELY.
17. UTILITY MATERIALS, PROCEDURES AND CONSTRUCTION CRITERIA SHALL MEET THE AHJ REQUIREMENTS AND CRITERIA AND BE IN ACCORDANCE WITH THE FPUA STANDARDS.
18. POTABLE WATER SERVICES SHALL BE FLUSHED, SWABBED, AND BACTERIOLOGIC TESTED PRIOR TO USE. RESULTS SHALL BE PROVIDED TO THE ENGINEER. TEMPORARY SERVICES AND INSTALLATIONS SHALL MEET THE SAME CRITERIA AND NOT BE CONSTRUCTED AS TO RESTRICT THE CONTRACTOR IN THEIR MEANS AND METHODS OR CONFLICT WITH AHJ REQUIREMENTS.
19. ANY EXISTING WATER SERVICES NOT BEING USED WILL NEED TO BE CUT AND CAPPED AT THE CORPORATION STOP AT THE MAIN (NOT AT THE PROPERTY LINE) AND METERS SHALL BE RETURNED TO THE CITY. PER AHJ STANDARDS.
20. GREASE TRAP IS SHOWN FOR REFERENCE ONLY. GREASE TRAP SIZING CALCULATIONS AND SHOP DRAWINGS ARE TO BE SUBMITTED AS PART OF THE BUILDING PERMIT APPLICATION PROCESS.
21. IF OPEN CUT PAVEMENT IS REQUIRED, ASPHALT SHALL BE PATCHED 50 FT ON EACH SIDE OF THE OPEN CUT.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

CHRISTIAN O.S.S.A. LICENSE No. 77913 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 147875010
DATE 11/01/22
SCALE AS SHOWN
DESIGNED BY CO
DRAWN BY TE
CHECKED BY CO

# UTILITY PLAN

# 7 BREW FT PIERCE
PREPARED FOR
7 BREW
CITY OF FORT PIERCE FL

SHEET NUMBER
C-500

Plotted By:Bdroop, Vin Sheet Set:7 BREW FT PIERCE Layout:C-500 UTILITY PLAN January 05, 2023 02:44:22pm X:\VRB_LDEV\Y Brew\147875010 - 7 Brew - Okeechobee & Royal (Ft Pierce)\CAD\PlanSheets\C-500 UTILITY PLAN.dwg
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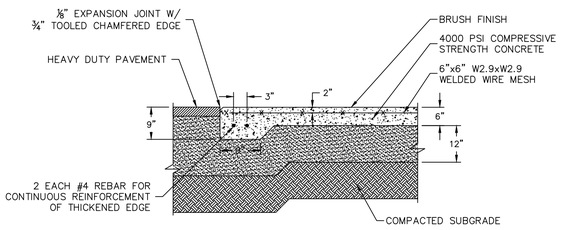
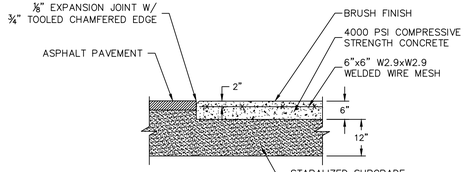
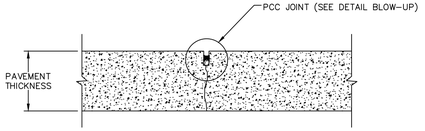



## HEAVY DUTY CONCRETE THICKEND EDGE DETAIL
N.T.S

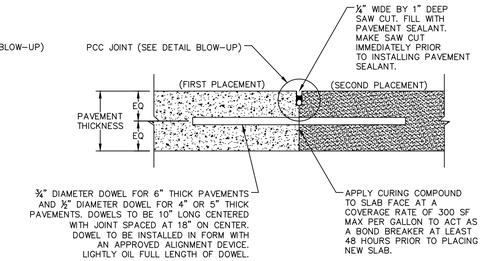



## HEAVY DUTY CONCRETE EDGE DETAIL
N.T.S

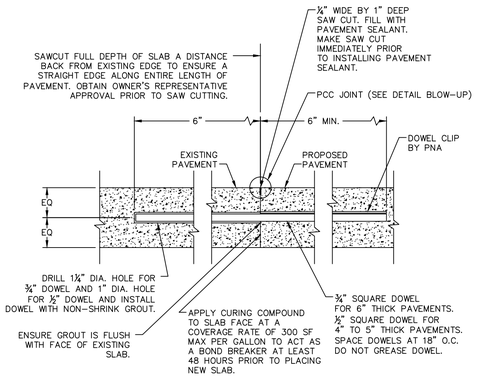



NOTE:
10' JOINT SPACING UNLESS OTHERWISE NOTED

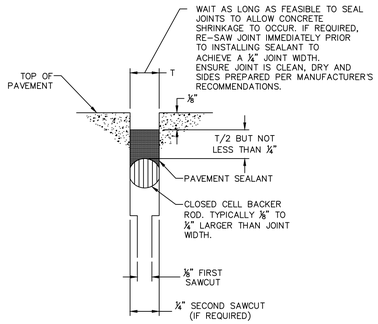
CONTRACTION JOINT




CONSTRUCTION JOINT



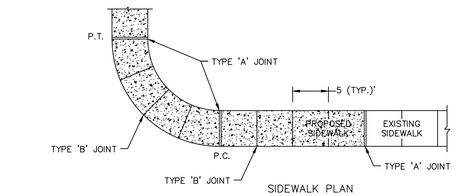

CONSTRUCTION JOINT TO EXISTING PAVEMENT



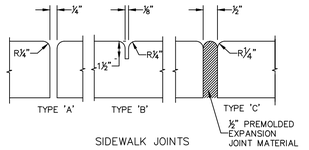

NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

PCC JOINT DETAIL BLOW-UP (TYP.)

## HEAVY DUTY CONCRETE JOINT DETAILS
N.T.S

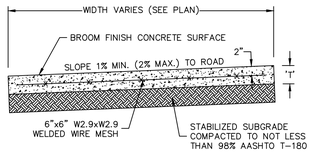



SIDEWALK PLAN




SIDEWALK JOINTS

| TABLE OF SIDEWALK JOINTS | |
|---|---|
| TYPE | LOCATION |
| 'A' | 100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS. |
| 'B' | 5'-0" CENTER TO CENTER |
| 'C' | WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES. |

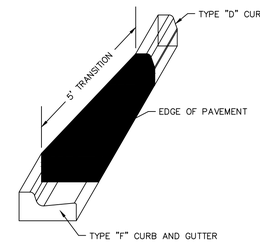



STANDARD CROSS SECTION

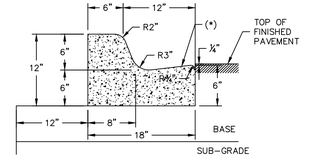
| TABLE OF SIDEWALK THICKNESS | |
|---|---|
| LOCATION | 'T' |
| PEDESTRIAN ONLY AREAS | 4" |
| DRIVEWAYS AND OTHER TRAFFIC AREAS | 6" |

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

## CONCRETE SIDEWALK
N.T.S

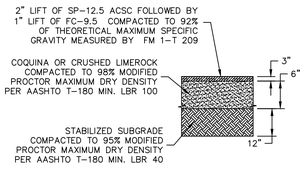



## 5' CURB TRANSITION
N.T.S

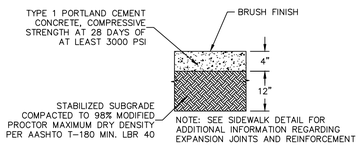



* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.

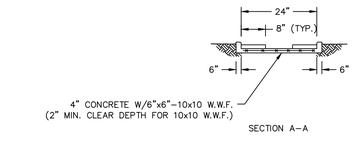
## 18" MODIFIED TYPE "F" CURB AND GUTTER
N.T.S



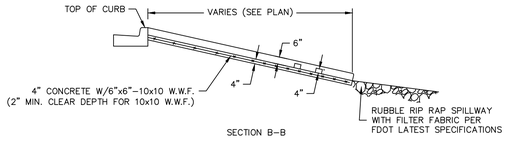

## STANDARD DUTY ASPHALT
N.T.S



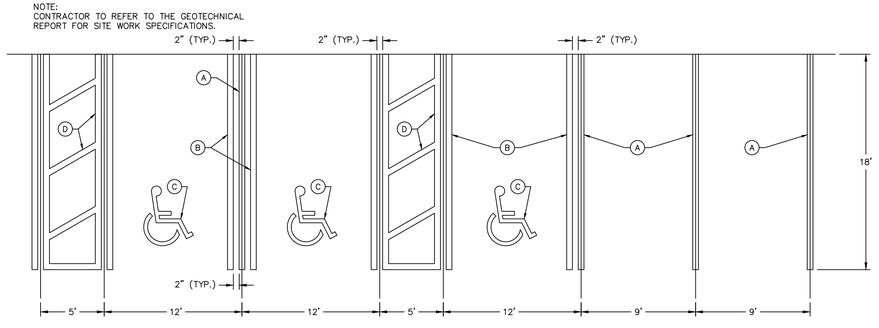

## STANDARD DUTY CONCRETE
N.T.S




SECTION A-A

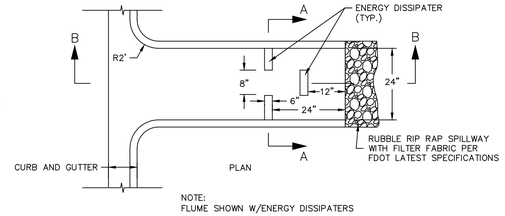



SECTION B-B




## PARKING STALL STRIPING (FDOT)
N.T.S

(A) 6" WHITE
(B) 6" BLUE
(C) 4" WHITE
(D) 6" WHITE @ 60° (EQUALLY SPACED)




NOTE:
FLUME SHOWN W/ENERGY DISSIPATERS

## CONCRETE FLUME
N.T.S

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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PHONE: 321-430-1138
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| | |
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| KHA PROJECT | 147875010 |
| DATE | 11/01/22 |
| SCALE | AS SHOWN |
| DESIGNED BY | CO |
| DRAWN BY | TE |
| CHECKED BY | CO |

SITE DETAILS

7 BREW FT PIERCE
PREPARED FOR
7 BREW

CITY OF FORT PIERCE FL

SHEET NUMBER
C-600

Plotted By:Bgroop, Vm Sheet Set:7 BREW FT PIERCE Layout:C-600 SITE DETAILS January 05, 2023 02:36:47pm X:\VRB_LDE\VV Brew\147875010 - 7 Brew - Okeechobee & Royal (Ft Pierce)\CAD\PlanSheets\C-600 FPUA DETAILS.dwg
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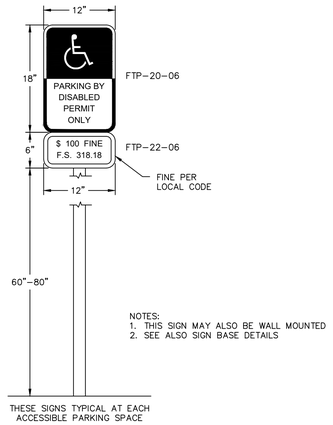
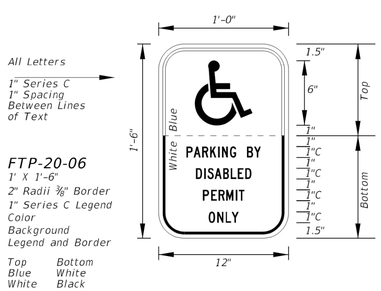
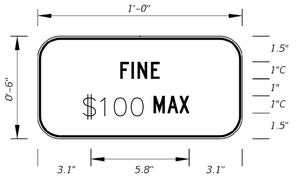



NOTES:
1. THIS SIGN MAY ALSO BE WALL MOUNTED
2. SEE ALSO SIGN BASE DETAILS

THESE SIGNS TYPICAL AT EACH ACCESSIBLE PARKING SPACE

## ACCESSIBLE PARKING SIGN
N.T.S

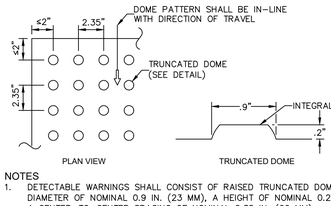



FTP-22-06
1' X 6"
1" Radii 3/8" Border
1" Series C Legend
White Background
Black Legend and Border

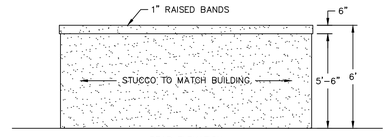
Supplemental Panel
for the FTP-20-06
and FTP-21-06 signs

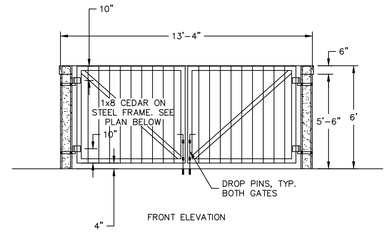
## HANDICAP SIGN DETAILS (FDOT INDEX 700-102)
N.T.S

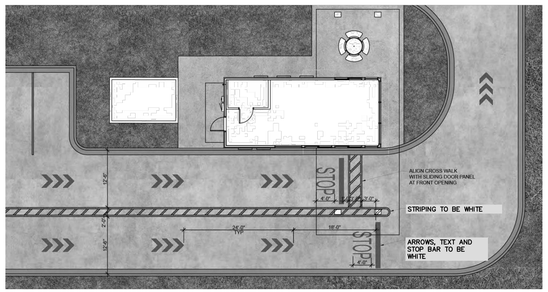



NOTES
1. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN. (23 MM), A HEIGHT OF NOMINAL 0.2 IN (5MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. (60 MM)
2. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES) AND SHALL EXTEND EITHER THE FULL DEPTH OF THE CURB RAMP OR 24" DEEP MINIMUM MEASURED FROM THE BACK OF THE CURB ON THE RAMP SURFACE.
3. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
4. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTREGAL PART OF THE WALKING SURFACE.

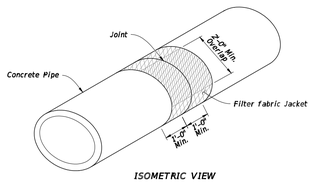
## DETECTABLE WARNING
N.T.S



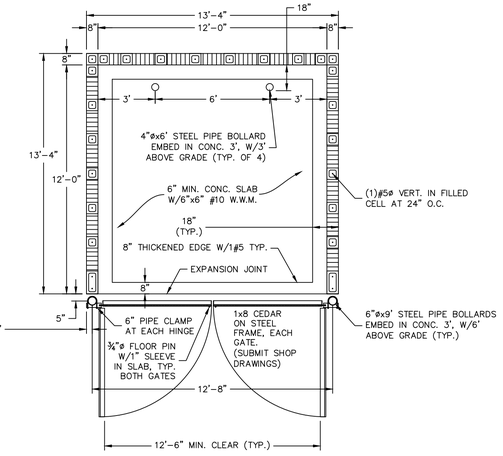




## STRIPING DETAIL
N.T.S



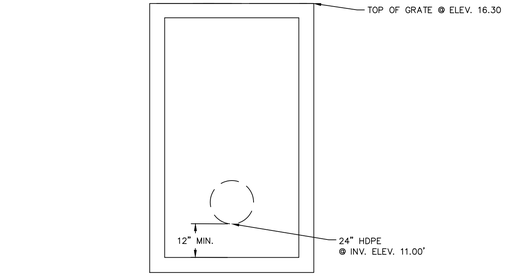

FILTER FABRIC JACKET
(For All Pipe Types - Concrete Elliptical Pipe Shown)

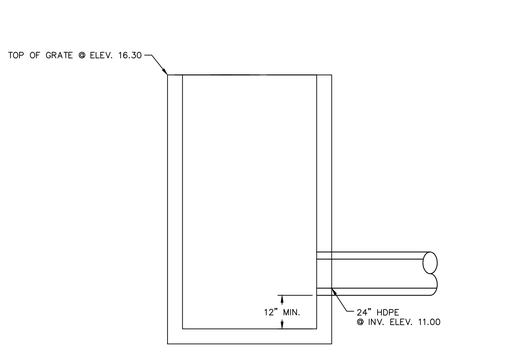
## PIPE JOINT FILTER FABRIC JACKET (FDOT INDEX 430-001)
N.T.S




PLAN VIEW

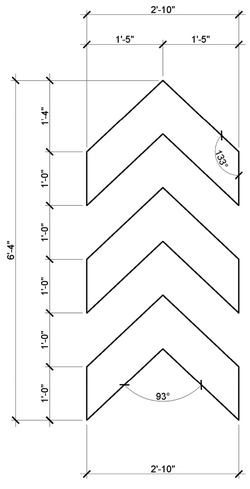
## DUMPSTER ENCLOSURE (12' SINGLE)
N.T.S

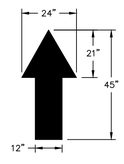



CONTROL STRUCTURE NOTES:
1. CONTRACTOR TO REFER TO FDOT FY 2022-23 STANDARD PLANS INDEX 425-052 FOR REBAR SPACING AND SIZING.

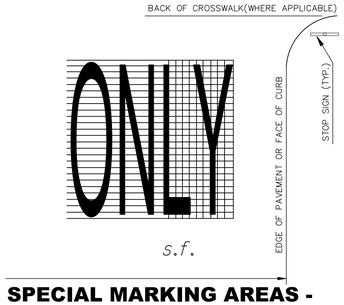
## CONTROL STRUCTURE (CS-01) FDOT TYPE 'D' STRUCTURE
NTS



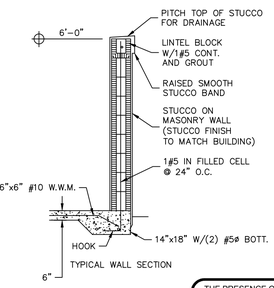




NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT

## ON-SITE TRAFFIC FLOW ARROW
N.T.S




## SPECIAL MARKING AREAS - FDOT INDEX 17346
N.T.S




TYPICAL WALL SECTION

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

CHRISTIAN OSSA LICENSE No. 77913 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 147875010
DATE 11/01/22
SCALE AS SHOWN
DESIGNED BY CO
DRAWN BY TE
CHECKED BY CO

# SITE DETAILS

# 7 BREW FT PIERCE
PREPARED FOR
7 BREW
CITY OF FORT PIERCE FL

SHEET NUMBER
C-601

Plotted By:Bstroop, Vin Sheet Set:7 BREW FT PIERCE Layout:C-601 SITE DETAILS January 05, 2023 02:36:43pm X:\VRB_LDEV\7 Brew\147875010 — 7 Brew — Okeechobee & Rolyat (Ft Pierce)\CAD\PlanSheets\C-600 FPUA DETAILS.dwg
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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Bgroop, Vm Sheet Set:7 BREW FT PIERCE Layout:C-602 FDOT DETAILS January 05, 2023 02:37:00pm X:\VRB-LDEV\7 Brew\147875010 — 7 Brew — Okeechobee & Rolyat (Ft Pierce)\CAD\PlanSheets\C-602 FDOT DETAILS.dwg
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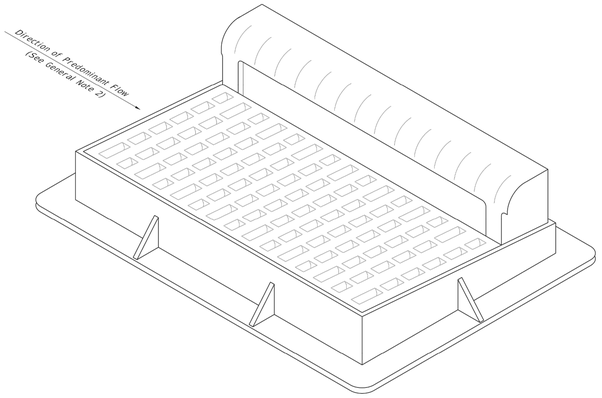
### GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. Orient grate with vanes directed toward predominant flow.
3. Provide 1¼" minimum cover for steel in slab tops unless otherwise shown. Tops may be either cast-in-place or precast concrete.
4. Place top slab openings such that 2 edges of inlet Frame will be located directly above bottom wall or riser wall for Alternate B applications..
5. When used on a structure with dimensions larger than those detailed on Sheet 3 and risers are not applied, construct the top slab using Index 425-010 with the slab opening adjusted to 24"x36". The "Special Top Slab" on Index 425-010 is not permitted.
6. Frame may be adjusted with one to six courses of brick.
7. Vaned grates with approximately equal openings that satisfy AASHTO HL-93 loading are permitted. Provide reversible (right or left) grates.




CURB INLET TOP TYPE 9

### TABLE OF CONTENTS:


| Sheet | Description |
|---|---|
| 1 | General Notes and Contents |
| 2 | Frame and Grate Details |
| 3 | Top Slab Details |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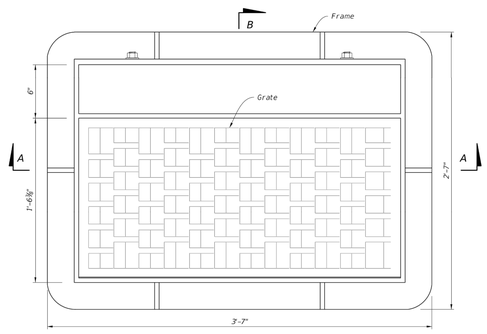
| LAST REVISION | DESCRIPTION: | | | INDEX | SHEET |
|---|---|---|---|---|---|
| 11/01/20 | | FDOT FY 2022-23 STANDARD PLANS | CURB INLET TOP TYPE 9 | 425-024 | 1 of 3 |

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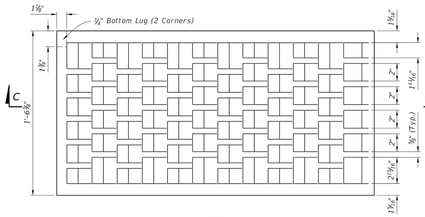


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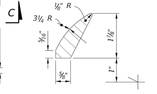
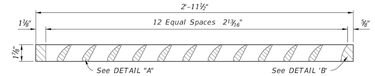
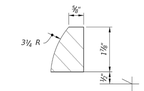



DETAIL "A"

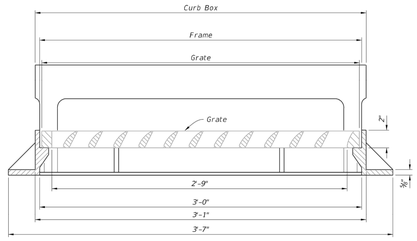



SECTON C-C

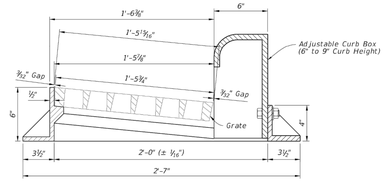



DETAIL "B"

GRATE DETAILS




SECTION A-A




SECTION B-B

FRAME AND GRATE DETAILS

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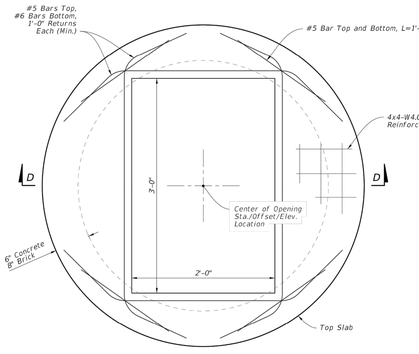
| LAST REVISION | DESCRIPTION: | | | INDEX | SHEET |
|---|---|---|---|---|---|
| 11/01/20 | | FDOT FY 2022-23 STANDARD PLANS | CURB INLET TOP TYPE 9 | 425-024 | 2 of 3 |

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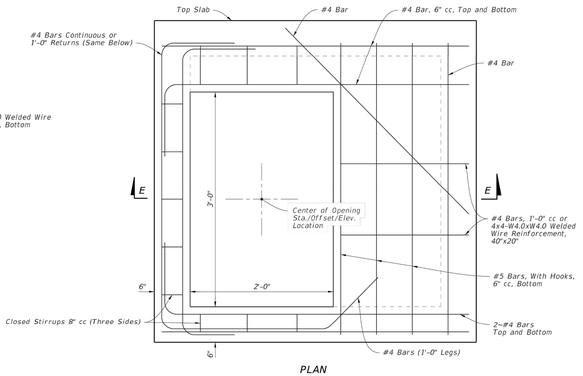


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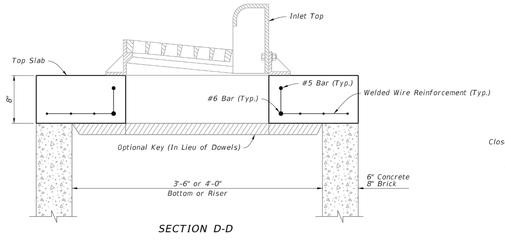
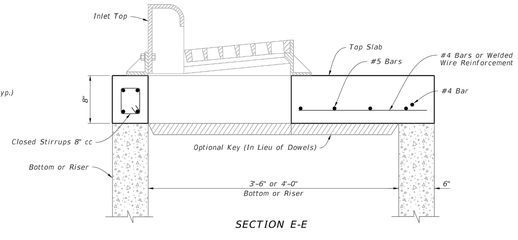



SECTION D-D




SECTION E-E

TOP SLAB DETAILS

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| LAST REVISION | DESCRIPTION: | | | INDEX | SHEET |
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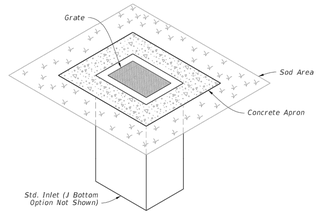
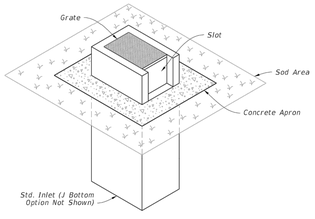
| 11/01/20 | | FDOT FY 2022-23 STANDARD PLANS | CURB INLET TOP TYPE 9 | 425-024 | 3 of 3 |

### GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.
2. Chamfer all exposed edges and corners ¾" chamfer or tooled to ¼" radius.
3. All reinforcing is Grade 60 bars with 2" minimum cover unless otherwise noted. Cut or bend bars for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.
4. Use Concrete Apron on inlets without slots and inlets with non-traversable slots only when called for in the Plans.
5. Quantities are for informational and estimating purposes only.



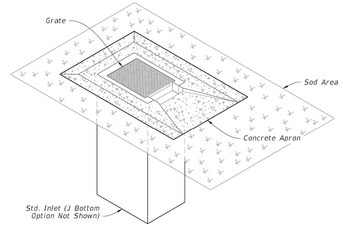

DITCH BOTTOM INLET TYPE C TRAVERSABLE
(Without Slot - Type D, E, and H Similar, Pipe Connection Not Shown)




DITCH BOTTOM INLET TYPE C NON-TRAVERSABLE
(Slot > 7" Shown - Type D, E, and H Similar, Pipe Connection Not Shown)

### TABLE OF CONTENTS:


| Sheet | Description |
|---|---|
| 1 | General Notes and Contents |
| 2 | Type C - Dimensional, Reinforcing, and Grate Details |
| 3 | Type D - Dimensional, Reinforcing, and Grate Details |
| 4 | Type E - Dimensional, Reinforcing, and Grate Details |
| 5 | Type H (2 & 3 Grate) - Dimensional, Reinforcing, and Steel Grate Details |
| 6 | Type H (4 Grate) - Dimensional, Reinforcing, and Steel Grate Details |
| 7 | Cast Iron Grate Details |
| 8 | Non-Traversable Inlet Details |
| 9 | Traversable Inlet Without Slot Details |
| 10 | Traversable Inlet With Slot Details |
| 11 | Case 1 - Add Traversable Slots to Existing Inlets |
| 12 | Case 2 - Add Traversable Slots (Partial) to Existing Inlets |
| 13 | Case 3 - Add Traversable Slots (Partial) to Existing Inlets and Ditch Block |
| 14 | Alternate A Structure Bottom - Top Slab Details |


DITCH BOTTOM INLET TYPE C TRAVERSABLE
(Single Slot < 7" Shown, Double Slot, Type D, and E Similar, Pipe Connection Not Shown)

| LAST REVISION | DESCRIPTION: | | | INDEX | SHEET |
|---|---|---|---|---|---|
| 11/01/20 | | FDOT FY 2022-23 STANDARD PLANS | DITCH BOTTOM INLET TYPE C, D, E, AND H | 425-052 | 1 of 14 |

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CHRISTIAN OSSA LICENSE No. 77913 STATE OF FLORIDA PROFESSIONAL ENGINEER

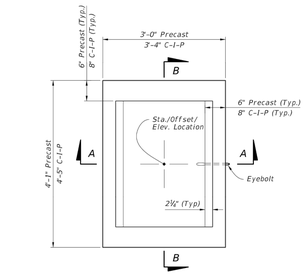
| KHA PROJECT | 147875010 |
|---|---|
| DATE | 11/01/22 |
| SCALE | AS SHOWN |
| DESIGNED BY | CO |
| DRAWN BY | TE |
| CHECKED BY | CO |

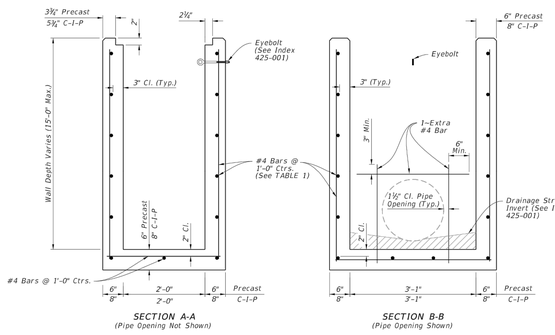
FDOT DETAILS

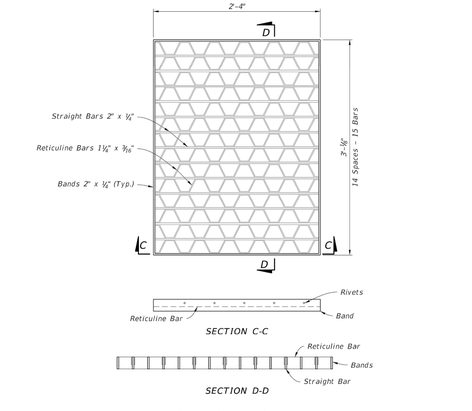
7 BREW FT PIERCE
PREPARED FOR
7 BREW

CITY OF FORT PIERCE FL

SHEET NUMBER
C-602




STEEL GRATE DETAIL

(Approx. 104 Lbs. - See Sheet 7 For Cast Iron Grates)

| TABLE 1 HORIZONTAL WALL REINFORCING SCHEDULE | | | | |
|---|---|---|---|---|
| WALL DEPTH | SCHEDULE | AREA (in²/ft.) | MAX. SPACING | |
| | | | BARS | WWF |
| 0' - 15' | A12 | 0.20 | 12" | 8" |

NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

DIMENSIONAL AND REINFORCING DETAILS

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

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|---|---|---|---|---|---|
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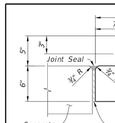
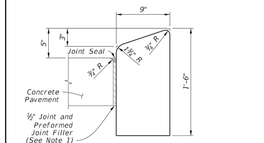


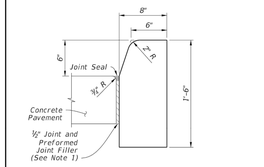

NOTE: For use adjacent to concrete or flexible pavement, concrete shown (See Note 4).

TYPE A




NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

TYPE B

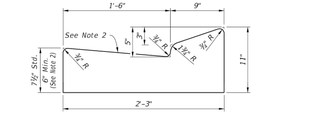



NOTE: For use adjacent to concrete or flexible pavement, concrete shown.

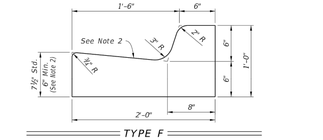
TYPE D

NOTES:

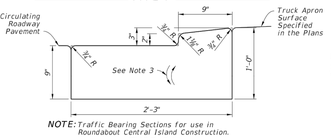
1. For Type A, Type B, and Type D Curb: Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter: When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.




TYPE E

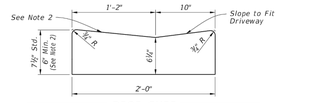



TYPE F

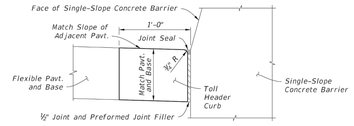



NOTE: Traffic Bearing Sections for use in Roundabout Central Island Construction.

TYPE RA

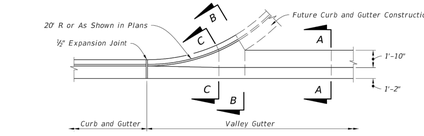



DROP CURB

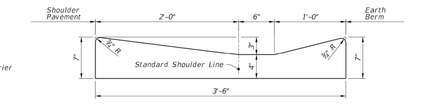



NOTE: See the toll site details for conduit requirements.

TOLL HEADER CURB




VALLEY GUTTER




SHOULDER GUTTER

CONCRETE CURB AND GUTTER

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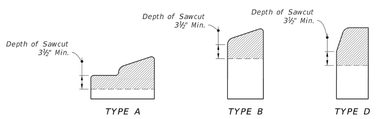
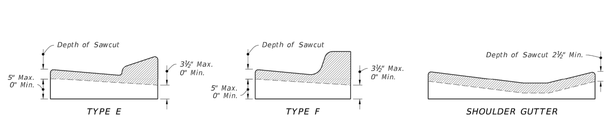
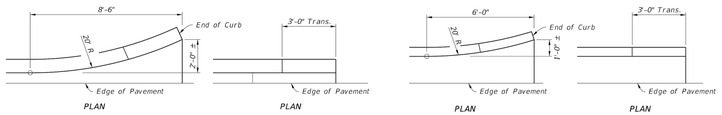


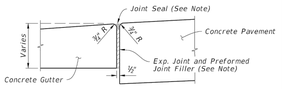




NOTE: Sawcuts should be avoided within valley gutter and within curb and gutter endings.

CONTRACTION JOINTS IN CURB

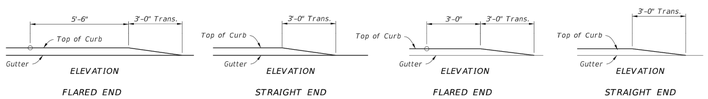
CONTRACTION JOINTS IN CURB & GUTTER




NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

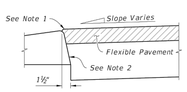



CURB TYPE A

CURB AND GUTTER TYPE E AND TYPE F

NOTE: Ends of Type B and D Curb transition from full to zero heights in 3 ft.

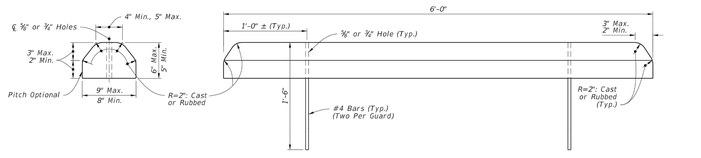
CURB AND CURB & GUTTER ENDINGS



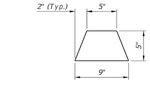

NOTES:

1. Surface on Low Side of Pavement to be ½" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT




CONCRETE BUMPER GUARD



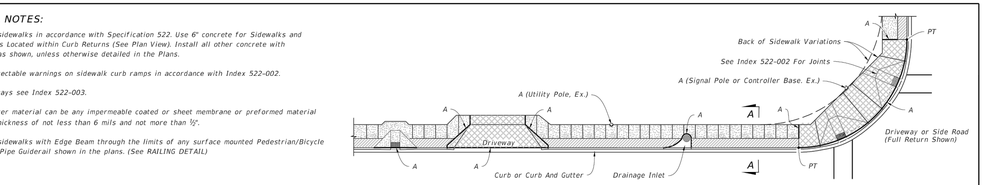

ASPHALTIC CONCRETE CURB

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

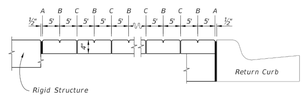
| LAST REVISION | DESCRIPTION: | FDOT FY 2022-23 STANDARD PLANS | CURB AND GUTTER | INDEX | SHEET |
|---|---|---|---|---|---|
| 11/01/21 | REVISION | | | 520-001 | 3 of 3 |

GENERAL NOTES:

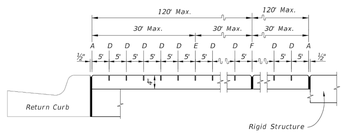
1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)




SIDEWALK WITH UTILITY STRIP




OPEN JOINTS




SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

C- ⅛" Formed Open Joints

D- 7/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

E- 7/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

G- Cold Joint With Bond Breaker, Tooled

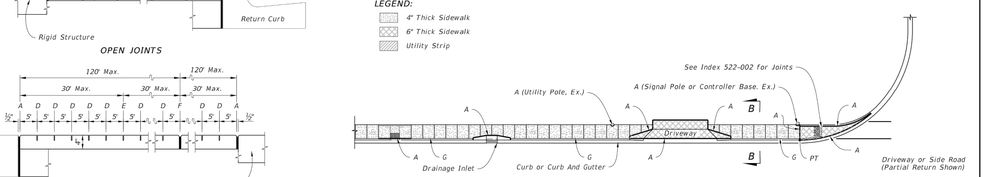
SIDEWALK JOINTS

LEGEND:

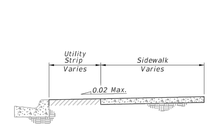
4" Thick Sidewalk

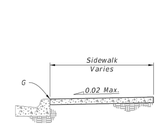
6" Thick Sidewalk

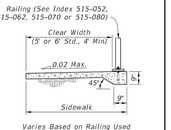
Utility Strip




SIDEWALK WITHOUT UTILITY STRIP




GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

| LAST REVISION | DESCRIPTION: | FDOT FY 2022-23 STANDARD PLANS | CONCRETE SIDEWALK | INDEX | SHEET |
|---|---|---|---|---|---|
| 11/01/18 | REVISION | | | 522-001 | 1 of 2 |

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| No. | REVISIONS | DATE | BY |
|---|---|---|---|

Kimley»Horn

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PHONE: 321-430-1138
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CHRISTIAN OSSA LICENSE No. 77913 STATE OF FLORIDA PROFESSIONAL ENGINEER

| KHA PROJECT | 147875010 |
|---|---|
| DATE | 11/01/22 |
| SCALE | AS SHOWN |
| DESIGNED BY | CO |
| DRAWN BY | TE |
| CHECKED BY | CO |

FDOT DETAILS

7 BREW FT PIERCE

PREPARED FOR

7 BREW

FL

CITY OF FORT PIERCE

SHEET NUMBER

C-603

Plotted By: Bolnicap, Vin Street Set: 7 BREW FT PIERCE Layout: C-603 FDOT DETAILS January 05, 2023 02:37:09pm X:\VRB-LDEV\7 Brew\147875010 — 7 Brew — Okeechobee & Rolyat (Ft Pierce)\CAD\PlanSheets\C-600 FPUA DETAILS.dwg
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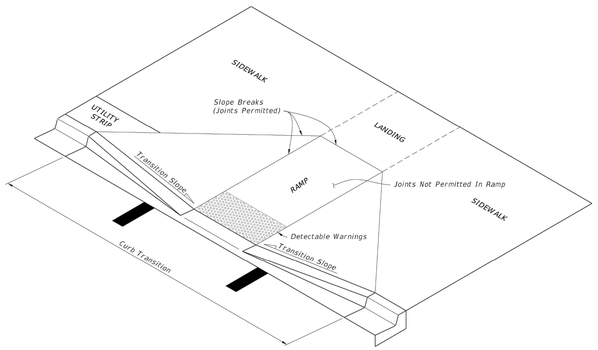
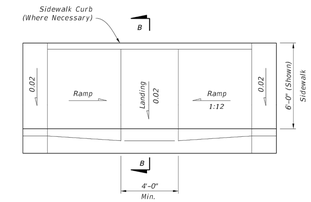
Plotted By:Bstroop, Vin Sheet Set:7 BREW FT PIERCE Layout:C-604 FDOT DETAILS January 05, 2023 02:37:17pm X:\VRB_LDEV\7 Brew\147875010 — 7 Brew — Okeechobee & Royal (Ft Pierce)\CAD\PlanSheets\C-600 FPLA DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument 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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

### GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   - A. Refer to Index 522-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
   - C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.
3. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

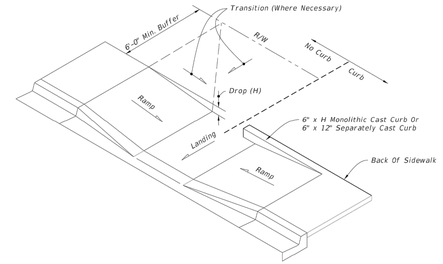



CURB RAMP NOMENCLATURE

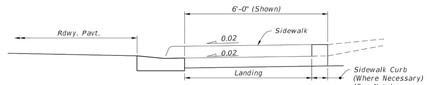



PLAN VIEW

CR-C

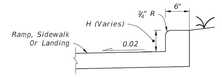



CONSTRUCTION OF SIDEWALK CURB IN CUT SECTIONS

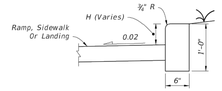



NOTE: For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details.

SECTION B-B




MONOLITHIC CAST CURB

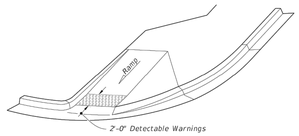



SEPARATELY CAST CURB

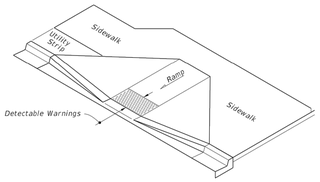
SIDEWALK CURB OPTIONS

SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

| LAST REVISION | DESCRIPTION: | | | | |
|---|---|---|---|---|---|
| 11/01/20 | | FDOT FY 2022-23 STANDARD PLANS | DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS | INDEX 522-002 | SHEET 3 of 7 |




ISOMETRIC VIEW

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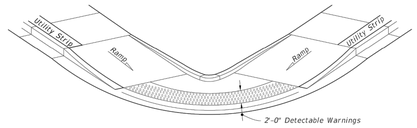
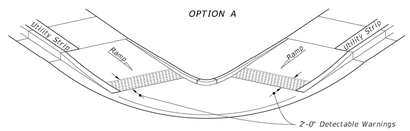
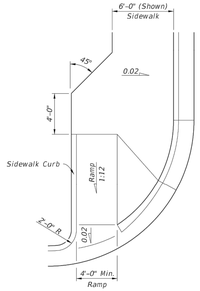



OPTION A



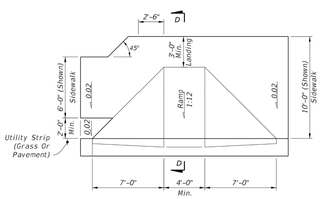

OPTION B

ISOMETRIC VIEW



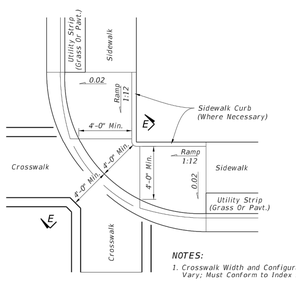

PLAN VIEW

CR-H




PLAN VIEW

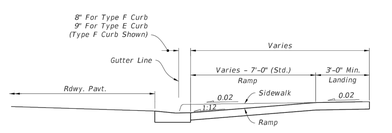
CR-K



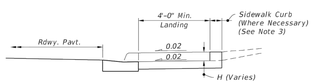

NOTES:
1. Crosswalk Width and Configuration Vary; Must Conform to Index 711-001.
2. 15' Radius Curve Shown for CR-L.
3. For additional information on sidewalk curb construction, see SIDEWALK CURB OPTIONS details, on Sheet 3.

PLAN VIEW

CR-L



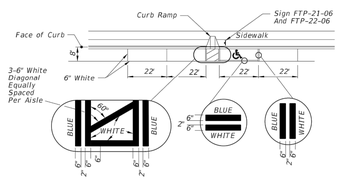

SECTION D-D

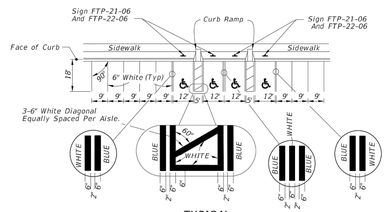



SECTION E-E

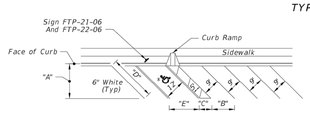
SIDEWALK CURB RAMPS CR-H, CR-K & CR-L

| LAST REVISION | DESCRIPTION: | | | | |
|---|---|---|---|---|---|
| 11/01/20 | | FDOT FY 2022-23 STANDARD PLANS | DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS | INDEX 522-002 | SHEET 5 of 7 |

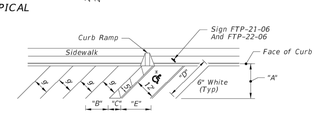



TYPICAL




FORWARD-IN PARKING




REVERSE-IN PARKING

*FOR ACCESSIBLE MARKINGS - SEE ABOVE

| DIMENSIONS | | | | | |
|---|---|---|---|---|---|
| ∠ θ | "A" | "B" | "C" | "D" | "E" |
| 45° | 17'-0" | 12'-9" | 7'-0" | 24'-0" | 17'-0" |

PAVEMENT MARKING FOR PARKING

(See Note 5)

UNIVERSAL SYMBOL OF ACCESSIBILITY

NOTES:
1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Mount FTP-22-06 sign below the FTP-21-06 sign.
5. Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.

| LAST REVISION | DESCRIPTION: | | | | |
|---|---|---|---|---|---|
| 11/01/21 | | FDOT FY 2022-23 STANDARD PLANS | PAVEMENT MARKINGS | INDEX 711-001 | SHEET 11 of 13 |

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| No. | REVISIONS | DATE | BY |
|---|---|---|---|

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CHRISTIAN OSSA LICENSE No. 77913 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 147875010
DATE 11/01/22
SCALE AS SHOWN
DESIGNED BY CO
DRAWN BY TE
CHECKED BY CO

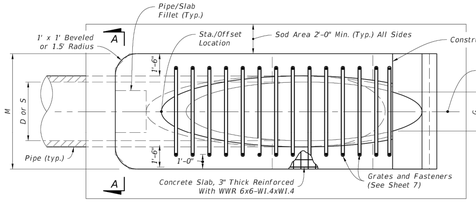
# FDOT DETAILS

# 7 BREW FT PIERCE

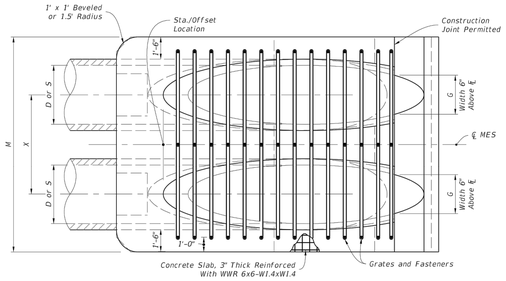
PREPARED FOR
7 BREW

FL
CITY OF FORT PIERCE

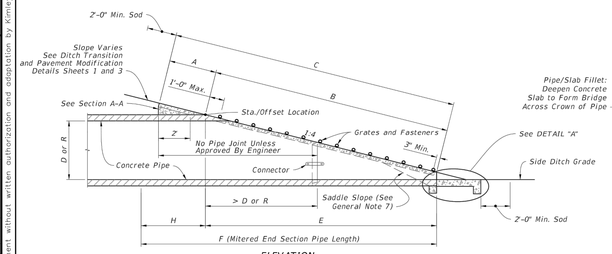
SHEET NUMBER
C-604



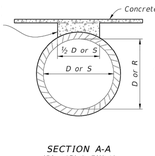

PLAN - SINGLE PIPE



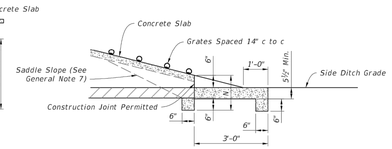

PLAN - MULTIPLE PIPE




ELEVATION




SECTION A-A
(Pipe/Slab Fillet)




DETAIL "A"

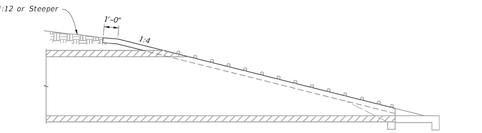
ROUND CONCRETE PIPE
(Elliptical Pipe Similar)

## SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

| Pipe | Dia. D | Rise R | Span S | X | A | B | C | E | F | G | H | GRATE SIZES Single Pipe | GRATE SIZES Double Pipe | GRATE SIZES Triple Pipe | GRATE SIZES Quad. Pipe | N | 3" CONC. SLAB (CY) STANDARD WEIGHT PIPE | 3" CONC. SLAB (CY) EXTRA STRONG PIPE | SODDING (SY) Single Pipe | SODDING (SY) Double Pipe | SODDING (SY) Triple Pipe | SODDING (SY) Quad. Pipe |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Round Concrete | 15" | — | — | 2'-7" | 2.27' | 4.09' | 6.36' | 4.03' | 8' | 1.22' | 4.0' | 4.63' | 7.21' | 9.79' | 12.37' | 1.19' | | | 0.76 | 1.16 | 1.54 | 1.94 |
| | 18" | — | — | 2'-10" | 2.36' | 5.12' | 7.48' | 5.03' | 9' | 1.41' | 4.0' | 4.92' | 7.75' | 10.58' | 13.42' | 1.21' | | | 0.85 | 1.28 | 1.71 | 2.17 |
| | 24" | — | — | 3'-5" | 2.53' | 7.18'△ | 9.71' | 7.03' △ | 11' | 1.73' | 4.0' | 5.50' | 8.92' | 12.33' | 15.75' | 1.25' | | | 1.02 | 1.58 | 2.15 | 2.75 |
| | 30" | — | — | 4'-3" | 2.70' | 9.25' | 11.95' | 9.03' | 13' | 2.00' | 4.0' | 6.08' | 10.33' | 14.58' | 18.83' | 1.29' | 2½" | 3" | 1.23' | 1.98' | 2.74' | 3.50 |
| | 36" | — | — | 5'-1" | 2.87' | 11.31'◇ | 14.18' | 11.03' ◇ | 15' | 2.24' | 4.0' | 6.67' | 11.75' | 16.83' | 21.92' | 1.33' | 2½" | 3" | 1.40 | 2.38 | 3.33 | 4.24 |
| | 42" | — | — | 6'-0" | 3.05' | 13.37' | 16.42' | 13.03' | 17' | 2.45' | 4.0' | 7.25' | 13.25' | 19.25' | 25.25' | 1.38' | 2½" | 3½" | 1.60 | 2.83 | 4.04 | 5.26 |
| | 48" | — | — | 6'-9" | 3.22' | 15.43' | 18.65' | 15.03' | 19' | 2.65' | 4.0' | 7.83' | 14.58' | 21.33' | 28.08' | 1.42' | 2½" | 3½" | 1.81 | 3.26 | 4.70 | 6.14 |
| | 54" | — | — | 7'-8" | 3.39' | 17.49' | 20.88' | 17.03' | 21' | 2.83' | 4.0' | 8.42' | 16.08' | 23.75' | 31.42' | 1.46' | 3" | 4" | 2.03 | 3.78 | 5.54 | 7.28 |
| | 60" | — | — | 8'-6" | 3.56' | 19.55' | 23.11' | 19.03' | 23' | 3.00' | 4.0' | 9.00' | 17.50' | 26.00' | 34.50' | 1.50' | 3" | 4" | 2.28 | 4.36 | 6.43 | 8.50 |
| Elliptical Concrete | — | 12" | 18" | 2'-10" | 2.36' | 3.06' | 5.42' | 3.03' | 5' | 1.50' | 2.0' | 4.92' | 7.75' | 10.58' | 13.42' | 1.21' | | | 0.68 | 1.04 | 1.41 | 1.77 |
| | — | 14" | 23" | 3'-4" | 2.44' | 3.75' | 6.19' | 3.70' | 6' | 1.90' | 2.3' | 5.38' | 8.71' | 12.04' | 15.38' | 1.23' | | | 0.76 | 1.19 | 1.63 | 2.05 |
| | — | 19" | 30" | 4'-0" | 2.62' | 5.47' | 8.09' | 5.36' | 8' | 2.33' | 2.6' | 6.04' | 10.04' | 14.04' | 18.04' | 1.27' | 2½" | 3" | 0.95 | 1.52 | 2.09 | 2.65 |
| | — | 24" | 38" | 5'-0" | 2.79' | 7.18' | 9.97' | 7.03' | 10' | 2.85' | 3.0' | 6.79' | 11.79' | 16.79' | 21.79' | 1.31' | 2½" | 3" | 1.18 | 1.95 | 2.74 | 3.53 |
| | — | 29" | 45" | 5'-11" | 3.05' | 8.90' | 11.95' | 8.70' | 12' | 3.19' | 3.3' | 7.50' | 13.42' | 19.33' | 25.25' | 1.38' | 2½" | 3½" | 1.41 | 2.42 | 3.44 | 4.45 |
| | — | 34" | 53" | 7'-0" | 3.22' | 10.62' | 13.84' | 10.36' | 13' | 3.57' | 2.6' | 8.25' | 15.25' | 22.25' | 29.25' | 1.42' | 3" | 3½" | 1.63 | 2.92 | 4.22 | 5.52 |
| | — | 38" | 60" | 7'-10" | 3.39' | 11.99' | 15.38' | 11.70' | 15' | 3.95' | 3.3' | 8.92' | 16.75' | 24.58' | 32.42' | 1.46' | 3" | 4" | 1.83 | 3.36 | 4.89 | 6.41 |
| | — | 43" | 68" | 8'-11" | 3.56' | 13.71' | 17.27' | 13.36' | 17' | 4.28' | 3.6' | 9.67' | 18.58' | 27.50' | 36.42' | 1.50' | 3" | 4" | 2.09 | 3.95 | 5.80 | 7.65 |
| | — | 48" | 76" | 9'-11" | 3.73' | 15.43' | 19.16' | 15.03' | 19' | 4.59' | 4.0' | 10.42' | 20.33' | 30.25' | 40.17' | 1.54' | 3" | HSS 5"x5"x¼" | 2.37 | 4.54 | 6.73 | 8.92 |
| | — | 53" | 83" | 10'-8" | 3.91' | 17.15' | 21.06' | 16.70' | 20' | 4.77' | 3.3' | 11.08' | 21.75' | 32.42' | 43.08' | 1.58' | 3" | HSS 5"x5"x¼" | 2.61 | 5.09 | 7.56 | 10.03 |
| | — | 58" | 91" | 11'-8" | 4.08' | 18.87' | 22.95' | 18.36' | 22' | 5.01' | 3.6' | 11.83' | 23.50' | 35.17' | 46.83' | 1.63' | 3½" | HSS 5"x5"x¼" | 2.91 | 5.77 | 8.64 | 11.50 |

△6.42' ◇10.40' Dimensions permitted to allow use of 8' standard pipe lengths.

△6.25' ◇10.10' Dimensions permitted to allow use of 12' standard pipe lengths.




PERMISSIBLE PAVEMENT MODIFICATION

CONCRETE PIPE DIMENSIONS AND QUANTITIES AND PERMISSIBLE PAVEMENT MODIFICATION

| LAST REVISION | DESCRIPTION: | | | | |
|---|---|---|---|---|---|
| 11/01/18 | | FDOT | FY 2023-24 STANDARD PLANS | SIDE DRAIN MITERED END SECTION | INDEX 430-022 / SHEET 2 of 7 |

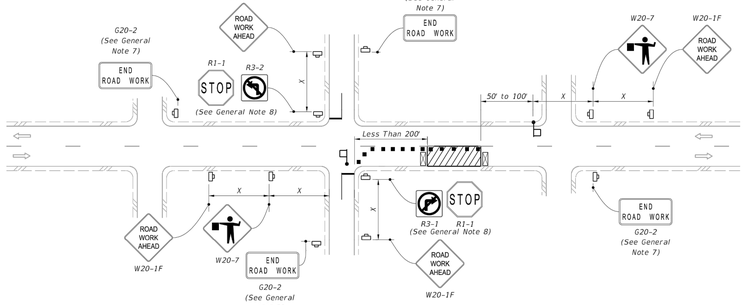
| LAST REVISION | DESCRIPTION: | | | | |
|---|---|---|---|---|---|
| 11/01/19 | | FDOT | FY 2023-24 STANDARD PLANS | SIDE DRAIN MITERED END SECTION | INDEX 430-022 / SHEET 3 of 7 |

### GENERAL NOTES:

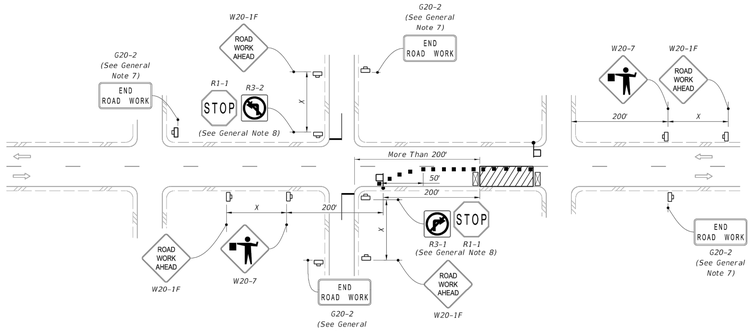
1. This Index applies to two-lane, two-way roadways with work within or near the intersection.
2. X = Work Zone Sign Spacing
   See Index 102-600 for "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with text (W20-7A) instead of "Flagger Ahead" sign with symbol (W20-7).
4. If vehicles in a parking zone block the line of sight to TCZ signs, locate and post mount signs in accordance with Index 700-101.
5. If the work area extends across a crosswalk, close the crosswalk in accordance with Index 102-660.
6. For unsignalized intersections, use Temporary Raised Rumble Strips in accordance with Index 102-603. Placement of Rumble Strips and additional signs should begin at FLAGGER sign location.
7. The "End Road Work" signs (G20-2) along with the associated work zone sign distances may be omitted when the work zone will be in place for 24 hours or less.
8. As an option to the "STOP" sign (R1-1) and Restricted Left/Right Turning Movement sign (R3-1 or R3-2), the "SIDE ROAD INTERSECTING THE WORK ZONE" flagging operation from Index 102-600 may be used.

### SYMBOLS:

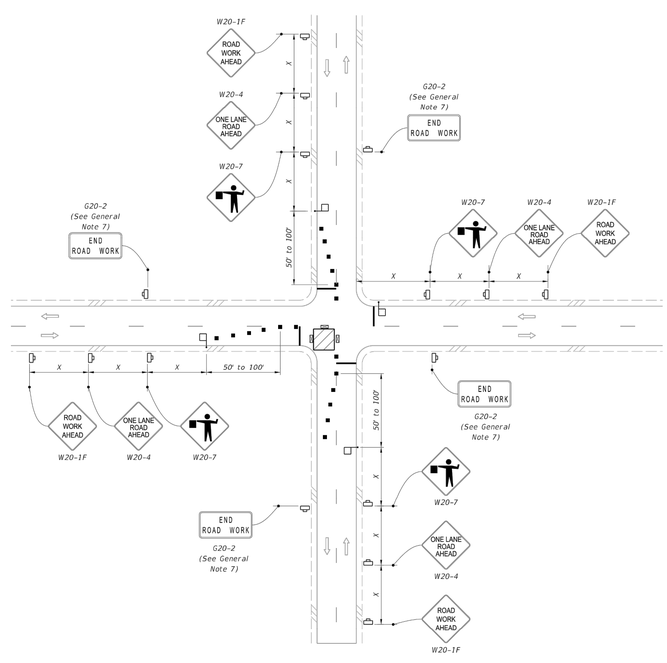
- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Type III Barricade
- Stop Bar
- Flagger
- Lane Identification and Direction of Traffic




LANE CLOSURE FOR WORK LESS THAN 200' FROM INTERSECTION




LANE CLOSURE FOR WORK MORE THAN 200' FROM INTERSECTION




WORK IN INTERSECTION OF TWO-LANE ROADWAY

| LAST REVISION | DESCRIPTION: | | | | |
|---|---|---|---|---|---|
| 11/01/22 | | FDOT | FY 2023-24 STANDARD PLANS | TWO-LANE, TWO-WAY, INTERSECTION WORK | INDEX 102-604 / SHEET 1 of 2 |

| LAST REVISION | DESCRIPTION: | | | | |
|---|---|---|---|---|---|
| 11/01/22 | | FDOT | FY 2023-24 STANDARD PLANS | TWO-LANE, TWO-WAY, INTERSECTION WORK | INDEX 102-604 / SHEET 2 of 2 |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTIAN OSSA, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| | | | |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PHONE: 321-430-1138
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



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CHRISTIAN OSSA LICENSE No. 77913 STATE OF FLORIDA PROFESSIONAL ENGINEER

| KHA PROJECT | 147875010 |
|---|---|
| DATE | 11/01/22 |
| SCALE | AS SHOWN |
| DESIGNED BY | CO |
| DRAWN BY | TE |
| CHECKED BY | CO |

# FDOT DETAILS

# 7 BREW FT PIERCE

PREPARED FOR
7 BREW

CITY OF FORT PIERCE, FL

SHEET NUMBER
C-605


Plotted By: Bstropp, Vin Sheet Set: 7 BREW FT PIERCE Layout: C-605 FDOT DETAILS January 05, 2023 02:37:25pm X:\VRB_LGE\V 7 Brew — Okeechobee & Rolyat (Ft Pierce)\CAD\PlanSheets\C-605 FDOT DETAILS.dwg
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## GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.




NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ① SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②, OR ALONG THE PROPERTY LINES MARKED AREA ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

### WATER METER PLACEMENT
(N.T.S.)

| WATER METER PLACEMENT POLICY | W-1 |
|---|---|
| 02-08 DESIGN 02-19 DRAWN: CHECKED: JJC APPROVED: JLM SCALE: N.T.S. DATE: 2010 | REVISION: TAL JJC APPD. COMPUTER FILE # WATER DETAILS 2006002.DWG WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1 |




NOTES:

1. BLUE 10 GAUGE THWN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

### TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

| TYPICAL SINGLE WATER SERVICE CONNECTION | W-2 |
|---|---|
| 02-08 DESIGN 02-19 DRAWN: CHECKED: JJC APPROVED: JLM SCALE: N.T.S. DATE: 2010 | REVISION: TAL JJC APPD. COMPUTER FILE # WATER DETAILS 2006002.DWG WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1 |




### BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)




### BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

| BACTERIOLOGICAL SAMPLING POINT DETAIL | W-6 |
|---|---|
| 02-08 DESIGN 02-19 DRAWN: CHECKED: JJC APPROVED: JLM SCALE: N.T.S. DATE: 2010 | REVISION: TAL JJC APPD. COMPUTER FILE # MISTERDETAIL.DWG WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1 |

## FORT PIERCE UTILITIES AUTHORITY
## WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THWN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600, -- 2 HR MINIMUM TEST

$$L = \frac{SD(P)\ 1/2}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45E AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

| WATER DISTRIBUTION | G-1 NOTES |
|---|---|
| 02-08 DESIGN DRAWN: CHECKED: JJM APPROVED: AJC SCALE: N.T.S. DATE: 2010 | REVISION: TAL JJC APPD. COMPUTER FILE # DETAIL NOTES 2006002.DWG WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 2 |




PLAN




PROFILE

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

### WATER METER/BACKFLOW PREVENTER ASSEMBLY DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

| WATER METER/BACKFLOW PREVENTER ASSEMBLY 3/4"-10" FIRE SERVICE | W-8 |
|---|---|
| 02-08 DESIGN 02-19 DRAWN: CHECKED: JJC APPROVED: JLM SCALE: N.T.S. DATE: 2010 | REVISION: TAL JJC APPD. COMPUTER FILE # WATER DETAILS 2006002.DWG WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1 |




NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

| SIZE | SERVICE | LENGTH |
|---|---|---|
| 4 | DOUBLE DETECTOR | 53 INCHES |
| 6 | DOUBLE DETECTOR | 62 INCHES |
| 8 | DOUBLE DETECTOR | 69 INCHES |
| 10 | DOUBLE DETECTOR | 76 INCHES |

### BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
(N.T.S.)

| BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE | W-10 |
|---|---|
| 02-08 CONCRETE PAD 02-19 DRAWN: CHECKED: JJC APPROVED: JLM SCALE: N.T.S. DATE: 2010 | REVISION: TAL JJC APPD. COMPUTER FILE # WATER DETAILS 2006002.DWG WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1 |




| SIZE | SERVICE | LENGTH |
|---|---|---|
| 3 | DOMESTIC | 83 INCHES |
| 4 | DOMESTIC | 95 INCHES |
| 6 | DOMESTIC | 106 INCHES |

| SIZE | SERVICE | LENGTH |
|---|---|---|
| 4 | FIRE DDC | 53 INCHES |
| 6 | FIRE DDC | 62 INCHES |
| 8 | FIRE DDC | 69 INCHES |
| 10 | FIRE DDC | 76 INCHES |

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

| WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY | W-11 |
|---|---|
| 02-08 CONCRETE PAD 02-19 DRAWN: CHECKED: JJC APPROVED: JLM SCALE: N.T.S. DATE: 2010 | REVISION: TAL JJC APPD. COMPUTER FILE # WATER DETAILS 2006002.DWG WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1 |

## FORT PIERCE UTILITIES AUTHORITY
## WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, OR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 250, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THWN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

| WATER DISTRIBUTION | G-1 NOTES |
|---|---|
| 02-08 DESIGN DRAWN: CHECKED: JJM APPROVED: AJC SCALE: N.T.S. DATE: 2010 | REVISION: TAL JJC APPD. COMPUTER FILE # DETAIL NOTES 2006002.DWG WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 2 OF 2 |

## FORT PIERCE UTILITIES AUTHORITY
## WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT, IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1'8 MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TO WYES, LOCATION OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERRABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER.
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES. PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITIES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

| WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS | G-2 CONSTRUCTION NOTES |
|---|---|
| 02-08 DESIGN DRAWN: CHECKED: JJC APPROVED: JLM SCALE: N.T.S. DATE: 2010 | REVISION: TAL JJC APPD. COMPUTER FILE # DETAIL NOTES 2006002.DWG WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1 |

## STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

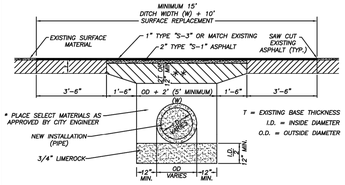
IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES, THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 350 MIN. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

| STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT | G-3 WATER/SEWER CONFLICT |
|---|---|
| 02-08 DRAWN: CHECKED: JJC APPROVED: JLM SCALE: N.T.S. DATE: 2010 | REVISION: TAL JJC APPD. COMPUTER FILE # WATER DETAILS 2006002.DWG WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1 |

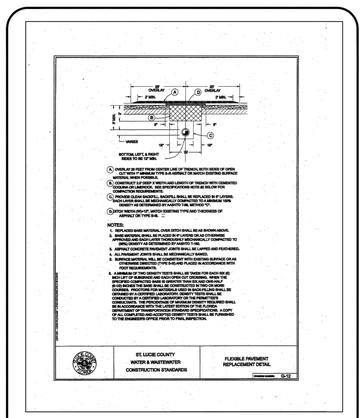

ROADWAY
EDGE OF ASPHALT PAVEMENT REPLACEMENT (TYP.)
EDGE OF PAVEMENT SHOULDER OR CURB
EDGE OF CONCRETE PAVEMENT REPLACEMENT
LIMITS OF REMOVAL AND REPLACEMENT
6"MIN.
3:1
3:1
TYP




* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 4" LIFTS. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99. UPPERMOST 12" BE COMPACTED TO 98% OF T-99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

| PAVEMENT RESTORATION DETAIL WITH TRENCH CITY REQUIREMENTS | R-3 |
|---|---|
| 03-08 REVISION: COMPUTER FILE # MISC. DETAILS 2006\02.DWG | WATER/WASTEWATER ENGINEERING |
| DRAWN BY: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: DATE: 2010 | SHEET 1 OF 1 |



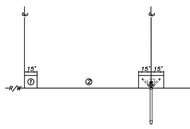

NOTES:
1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 8" LAYERS OR AS OTHERWISE DIRECTED BY THE ENGINEER AND SHALL BE COMPACTED TO 98% (MINIMUM) OF AS DETERMINED BY AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
4. ALL MATERIALS SHALL BE IN ACCORDANCE WITH FDOT.
5. SUITABLE MATERIAL FOR FILL OR CONSTRUCTION WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED. TYPE S-III OR PLACED IN ACCORDANCE WITH SPECIFICATION NOTE #5.
6. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH 100 LIN. FT. OF SUBGRADE AND EACH OPEN CUT CROSSING. WHERE THE TRENCH IS LESS THAN 100 FEET IN LENGTH, ONE TEST SHALL BE TAKEN. IN NO INSTANCE THERE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACKFILLING SHALL BE DETERMINED BY AASHTO METHOD T-180 AND SHALL BE TAKEN AND CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE.
7. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
8. AS-BUILT SURVEY SHALL BE SUBMITTED DIRECTLY TO FPUA, OR FURNISHED TO THE ENGINEERS OFFICE PRIOR TO FINAL INSPECTION.

| ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS | FLEXIBLE PAVEMENT REPLACEMENT DETAIL — S-12 |
|---|---|

| FLEXIBLE PAVEMENT REPLACEMENT DETAIL | R-4 |
|---|---|
| 03-08 REVISION: COMPUTER FILE # MISC. DETAILS 2006\02.DWG | WATER/WASTEWATER ENGINEERING |
| DRAWN BY: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: DATE: 2010 | SHEET 1 OF 1 |

## GENERAL POLICY

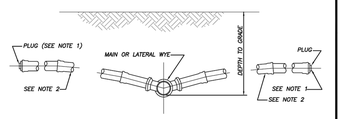
WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY, DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.




NOTES:
1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ①, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. SEWER LATERAL WITHIN AREA ①, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ②.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
4. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT-OF-WAY AND TERMINATE AT THE PROPERTY LINE.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTEWATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WASTEWATER SERVICE PLACEMENT
(N.T.S.)

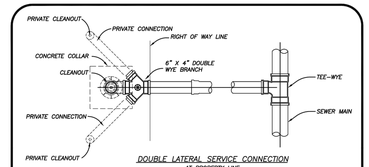
| WASTEWATER SERVICE PLACEMENT POLICY | S-1 |
|---|---|
| 02-06 02-18 REVISION: COMPUTER FILE # SEWER DETAIL 2006\02.DWG | WATER/WASTEWATER ENGINEERING |
| DRAWN BY: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: DATE: 2010 | SHEET 1 OF 1 |




NOTES:
1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

| SERVICE CONNECTION WASTEWATER | S-2 |
|---|---|
| 02-06 REVISION: COMPUTER FILE # SEWER DETAIL 2006\02.DWG | WATER/WASTEWATER ENGINEERING |
| DRAWN BY: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: DATE: 2010 | SHEET 1 OF 1 |



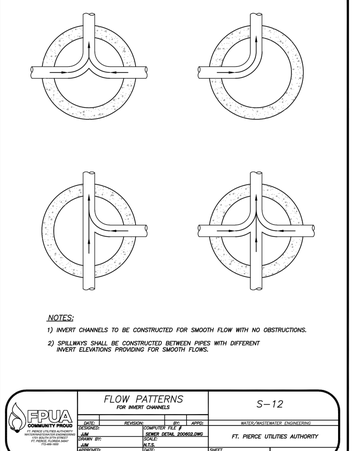

DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

SINGLE SERVICE LATERAL CONNECTION

⊕ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

| SERVICE CONNECTION WASTEWATER | S-3 |
|---|---|
| 02-06 REVISION: COMPUTER FILE # SEWER DETAIL 2006\02.DWG | WATER/WASTEWATER ENGINEERING |
| DRAWN BY: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: DATE: 2010 | SHEET 1 OF 1 |




TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

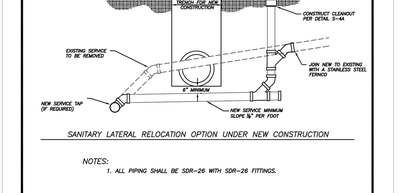
| TERMINAL CLEANOUT DETAIL WASTEWATER | S-4B |
|---|---|
| 03-08 REVISION: COMPUTER FILE # SEWER DETAIL 2006\02.DWG | WATER/WASTEWATER ENGINEERING |
| DRAWN BY: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: DATE: 2010 | SHEET 2 OF 3 |




NOTE:
1) INSERTA-TEE'S ARE NOT TO BE USED DURING NEW CONSTRUCTION.
2) INSERTA-TEES ARE ONLY APPROVED FOR INSTALLATION ON 24" AND LARGER SEWER MAINS.
3) ROMAC SADDLE SHALL BE USED AS A TEMPLATE FOR DETERMINING HOLE SIZE AND LOCATION.
4) 5200 MARINE GRADE ADHESIVE SHALL BE USED TO SEAL ROMAC GASKET TO PIPE.
5) SEAL EXPOSED LINER TO VCP WITH HYDRAULIC CEMENT
6) ENSURE TO FOLD STRAP BACK AGAINST ITSELF PLACING FREE END BETWEEN STRAP AND PIPE. ON SMALL PIPE, IT MAY BE NECESSARY TO FOLD END TWICE.

WASTEWATER SERVICE DETAIL
(FOR LINED SEWER MAIN)
(N.T.S.)

| WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN) | S-5 |
|---|---|
| 06-2012 REVISION: COMPUTER FILE # SEWER DETAIL 2006\02.DWG | WATER/WASTEWATER ENGINEERING |
| DRAWN BY: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: DATE: 2010 | SHEET 1 OF 1 |



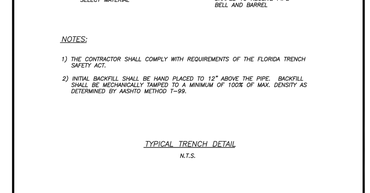

SANITARY LATERAL RELOCATION OPTION OVER NEW CONSTRUCTION




SANITARY LATERAL RELOCATION OPTION UNDER NEW CONSTRUCTION

NOTES:
1. ALL PIPING SHALL BE SDR-26 WITH SDR-26 FITTINGS.

| SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION | S-17 |
|---|---|
| 03-08 REVISION: COMPUTER FILE # SCALE | WATER/WASTEWATER ENGINEERING |
| DRAWN BY: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: DATE: 2010 | SHEET 1 OF 1 |




NOTES:
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

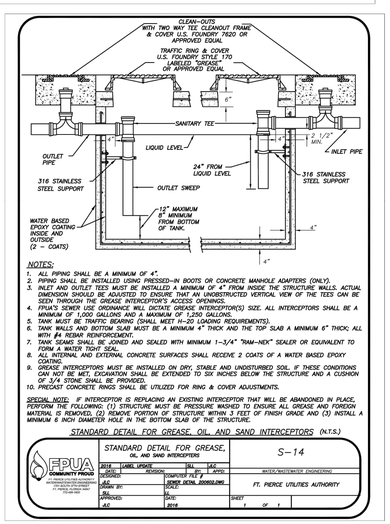
TYPICAL TRENCH DETAIL
N.T.S.

| TYPICAL TRENCH DETAIL | M-1 |
|---|---|
| 03-08 CONCRETE SLAB REVISION: COMPUTER FILE # MISC. DETAILS 2006\02.DWG | WATER/WASTEWATER ENGINEERING |
| DRAWN BY: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: DATE: 2010 | SHEET 1 OF 1 |




NOTES:
1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.

| FLOW PATTERNS FOR INVERT CHANNELS | S-12 |
|---|---|
| 03-08 REVISION: COMPUTER FILE # SEWER DETAIL 2006\02.DWG | WATER/WASTEWATER ENGINEERING |
| DRAWN BY: N.T.S. | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: DATE: 2010 | SHEET 1 OF 1 |




NOTES:
1. ALL PIPING SHALL BE A MINIMUM OF 4".
2. PIPING SHALL BE INSTALLED USING PRESSED-IN BOOTS OR CONCRETE MANHOLE ADAPTERS (ONLY).
3. INLET AND OUTLET TEES MUST BE INSTALLED A MINIMUM OF 4" FROM INSIDE THE STRUCTURE WALLS. ACTUAL DIMENSION SHOULD BE ADJUSTED TO ENSURE THAT AN UNOBSTRUCTED VERTICAL VIEW OF THE TEES CAN BE SEEN THROUGH THE GREASE INTERCEPTOR'S ACCESS OPENINGS.
4. FPUA'S SEWER USE ORDINANCE WILL DICTATE GREASE INTERCEPTOR(S) SIZE. ALL INTERCEPTORS SHALL BE A MINIMUM OF 1,000 GALLONS AND A MAXIMUM OF 1,250 GALLONS.
5. TANK MUST BE TRAFFIC BEARING (SHALL MEET H-20 LOADING REQUIREMENTS).
6. TANK WALLS AND BOTTOM SLAB MUST BE A MINIMUM 4" THICK AND THE TOP SLAB A MINIMUM 6" THICK; ALL WITH #4 REBAR REINFORCEMENT.
7. TANK SHALL BE WATERTIGHT SEALED WITH MINIMUM 1-3/4" "RAM-NEK" SEALER OR EQUIVALENT TO FORM A WATER TIGHT SEAL.
8. ALL INTERNAL AND EXTERNAL CONCRETE SURFACES SHALL RECEIVE 2 COATS OF A WATER BASED EPOXY COATING.
9. GREASE INTERCEPTORS MUST BE INSTALLED ON DRY, STABLE AND UNDISTURBED SOIL. IF THESE CONDITIONS CAN NOT BE MET, EXCAVATION SHALL BE EXTENDED TO SIX INCHES BELOW THE STRUCTURE AND A CUSHION OF 3/4 STONE SHALL BE PROVIDED.
10. PRECAST CONCRETE RINGS SHALL BE UTILIZED FOR RING & COVER ADJUSTMENTS.

SPECIAL NOTE: IF INTERCEPTOR IS REPLACING AN EXISTING INTERCEPTOR THAT WILL BE ABANDONED IN PLACE, PERFORM THE FOLLOWING: (1) STRUCTURE MUST BE PRESSURE WASHED TO ENSURE ALL GREASE AND FOREIGN MATERIAL IS REMOVED, (2) REMOVE PORTION OF STRUCTURE WITHIN 3 FEET OF FINISH GRADE AND (3) INSTALL A MINIMUM 6 INCH DIAMETER HOLE IN THE BOTTOM SLAB OF THE STRUCTURE.

STANDARD DETAIL FOR GREASE, OIL, AND SAND INTERCEPTORS (N.T.S.)

| STANDARD DETAIL FOR GREASE, OIL, AND SAND INTERCEPTORS | S-14 |
|---|---|
| 2016 LABEL UPDATE REVISION: COMPUTER FILE # SEWER DETAIL 2006\02.DWG | WATER/WASTEWATER ENGINEERING |
| DRAWN BY: N.T.S. SCALE | FT. PIERCE UTILITIES AUTHORITY |
| APPROVED: DATE: 2016 | SHEET 1 OF 1 |

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
*Check positive response codes before you dig!*

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTIAN OSSA, P.E. ON THE DATE ADJACENT TO THE SEAL.

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

CHRISTIAN O.S.S.A. LICENSE No. 77913 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 147875010
DATE 11/01/22
SCALE AS SHOWN
DESIGNED BY CO
DRAWN BY TE
CHECKED BY CO

FPUA DETAILS

7 BREW FT PIERCE
PREPARED FOR
7 BREW

CITY OF FORT PIERCE FL

SHEET NUMBER
C-607

Plotted By:Brandon Vin, Sheet Set: 7 BREW FT PIERCE Layout:C-607 FPUA DETAILS January 05, 2023 02:37:49pm X:\VRB_LDEV\7 Brew\147875010 - 7 Brew — Okeechobee & Rolyat (Ft Pierce)\CAD\PlanSheets\C-607 FPUA DETAILS.dwg
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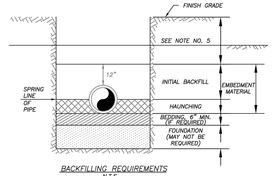
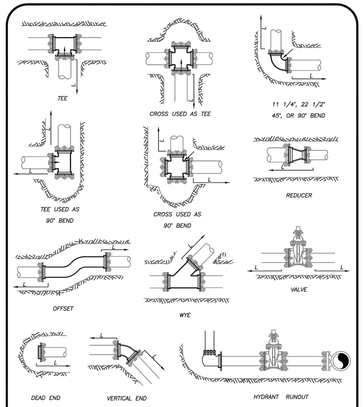



BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE, THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

| BACKFILLING REQUIREMENTS | M-2 |
|---|---|
| 12-09 CONCRETE SLAB — DESIGNED: JAC; DRAWN BY: JAC; CHECKED BY: JAC; APPROVED: JAC; DATE: 2015 | WATER/WASTEWATER ENGINEERING; COMPONENT NO. 2 — MISC. DETAILS 2006052.DWG; SHEET 1 OF 1 |
| FPUA COMMUNITY PROUD — 201 PIERCE UTILITIES AUTHORITY BOULEVARD, FORT PIERCE, FLORIDA 34947, 772-466-1600 | FT. PIERCE UTILITIES AUTHORITY |




MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

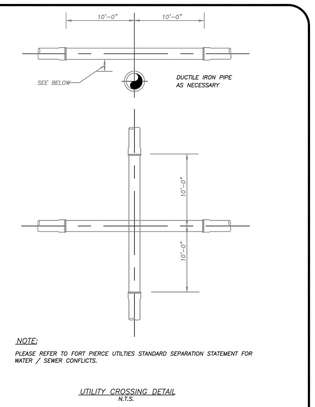
| MECHANICAL JOINT ANCHORING REQUIREMENTS | M-3 |
|---|---|
| 12-09 CONCRETE SLAB — DESIGNED: JAC; DRAWN BY: JAC; CHECKED BY: JAC; APPROVED: JAC; DATE: 2015 | WATER/WASTEWATER ENGINEERING; COMPONENT NO. 2 — MISC. DETAILS 2006052.DWG; SHEET 1 OF 1 |
| FPUA COMMUNITY PROUD — 201 PIERCE UTILITIES AUTHORITY BOULEVARD, FORT PIERCE, FLORIDA 34947, 772-466-1600 | FT. PIERCE UTILITIES AUTHORITY |

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

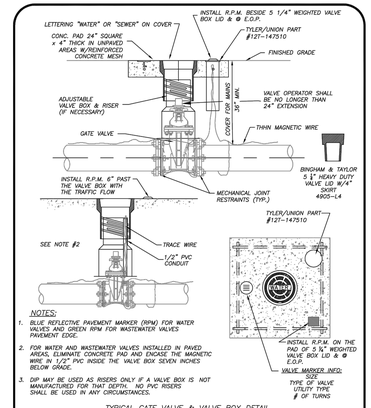
| MECHANICAL JOINT RESTRAINT NOTES | M-4 |
|---|---|
| 12-09 CONCRETE SLAB — DESIGNED: JAC; DRAWN BY: JAC; CHECKED BY: JAC; APPROVED: JAC; DATE: 2015 | WATER/WASTEWATER ENGINEERING; COMPONENT NO. 2 — MISC. DETAILS 2006052.DWG; SHEET 1 OF 1 |
| FPUA COMMUNITY PROUD — 201 PIERCE UTILITIES AUTHORITY BOULEVARD, FORT PIERCE, FLORIDA 34947, 772-466-1600 | FT. PIERCE UTILITIES AUTHORITY |




NOTE:
PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

| UTILITY CROSSING DETAIL | M-5 |
|---|---|
| 12-09 CONCRETE SLAB — DESIGNED: JAC; DRAWN BY: JAC; CHECKED BY: JAC; APPROVED: JAC; DATE: 2015 | WATER/WASTEWATER ENGINEERING; COMPONENT NO. 2 — MISC. DETAILS 2006052.DWG; SHEET 1 OF 1 |
| FPUA COMMUNITY PROUD — 201 PIERCE UTILITIES AUTHORITY BOULEVARD, FORT PIERCE, FLORIDA 34947, 772-466-1600 | FT. PIERCE UTILITIES AUTHORITY |




NOTES:
1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

| TYPICAL GATE VALVE & VALVE BOX DETAIL | M-6 |
|---|---|
| 12-09 CONCRETE SLAB — DESIGNED: JAC; DRAWN BY: JAC; CHECKED BY: JAC; APPROVED: JAC; DATE: 2015 | WATER/WASTEWATER ENGINEERING; COMPONENT NO. 2 — MISC. DETAILS 2006052.DWG; SHEET 1 OF 1 |
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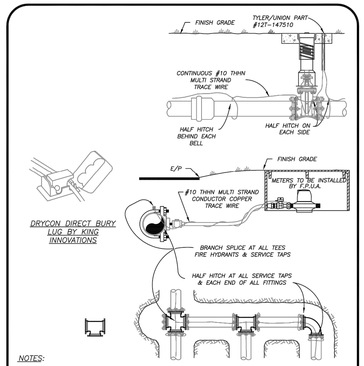


NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

| TRACE WIRE DETAIL | M-11 |
|---|---|
| 12-09 CONCRETE SLAB — DESIGNED: JAC; DRAWN BY: JAC; CHECKED BY: JAC; APPROVED: JAC; DATE: 2015 | WATER/WASTEWATER ENGINEERING; COMPONENT NO. 2 — MISC. DETAILS 2006052.DWG; SHEET 1 OF 1 |
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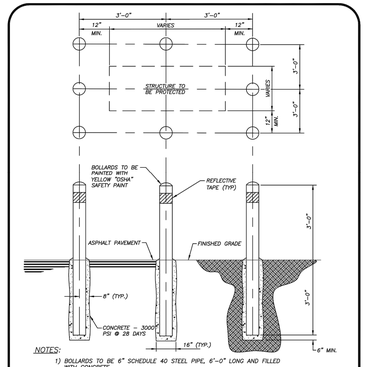


NOTES:

1) BOLLARDS TO BE 6" SCHEDULE 40 STEEL PIPE, 6'-0" LONG AND FILLED WITH CONCRETE.
2) BOLLARDS ON SIDE NOT ACCESSIBLE TO VEHICLES MAY BE OMITTED BY THE APPROVING AGENCY.
3) PAINT WITH YELLOW CLASS 4 REFLECTIVE TAPE 4" DOWN FROM TOP FOR FULL DIAMETER ON ALL BOLLARDS.
4) CONTRACTOR TO ASSURE THAT BOLLARDS ARE PLACED TO ALLOW FULL ACCESS TO THE PROTECTED FACILITY.

| BOLLARD DETAIL | M-12 |
|---|---|
| 12-09 CONCRETE SLAB — DESIGNED: JAC; DRAWN BY: JAC; CHECKED BY: JAC; APPROVED: JAC; DATE: 2015 | WATER/WASTEWATER ENGINEERING; COMPONENT NO. 2 — MISC. DETAILS 2006052.DWG; SHEET 1 OF 1 |
| FPUA COMMUNITY PROUD — 201 PIERCE UTILITIES AUTHORITY BOULEVARD, FORT PIERCE, FLORIDA 34947, 772-466-1600 | FT. PIERCE UTILITIES AUTHORITY |

MATERIAL UPGRADE NOTES

MATERIAL UPGRADES ARE REQUIRED FOR UTILITY INSTALLATIONS THAT ARE IN CLOSE PROXIMITY TO SALT WATER (FOR EXAMPLE, HUTCHINSON ISLAND, INDIAN RIVER FLOOD PLAIN AND AREAS EAST OF U.S. HIGHWAY 1) AND AS DIRECTED BY FPUA WATER/WASTEWATER ENGINEERING DEPARTMENT.

1) PIPE – ALL DUCTILE IRON PIPE SHALL BE EPOXY COATED (EXTERIOR)
2) FITTINGS – ALL DUCTILE IRON FITTINGS SHALL BE EPOXY COATED (EXTERIOR). PVC FITTINGS CAN ALSO BE USED. HOWEVER, PVC FITTINGS MUST BE EXTRUDED OR FORMED FITTINGS MEETING ALL AWWA REQUIREMENTS. NO FABRICATED FITTINGS WILL BE ALLOWED. ALL NUTS AND BOLTS SHALL BE 316SS ONLY.
3) RESTRAINTS – ALL MECHANICAL JOINT RESTRAINTS SHALL BE EPOXY COATED. ALL HARDWARE (RODS, NUTS, BOLTS, WASHERS) SHALL BE 316SS ONLY.
4) FIRE HYDRANTS – ALL NUTS AND BOLTS SHALL BE 316SS ONLY.
5) VALVES – ALL VALVES SHALL BE EPOXY COATED. ALL NUTS AND BOLTS SHALL BE 316SS. VALVE STEM AND 2-INCH OPERATING NUT SHALL BE CAST BRONZE.
6) HARDWARE – 316 SS, A4-70 AND A4-80 ARE ACCEPTABLE NOMENCLATURES SEEN ON FASTENERS
7) ALL OTHER MATERIALS SHALL BE PROVIDED WITH MANUFACTURER'S STANDARD UPGRADES FOR USE IN CORROSIVE ENVIRONMENTS.

| MATERIAL UPGRADE NOTES | M-13 |
|---|---|
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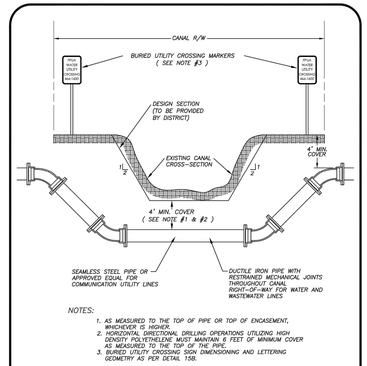
| FPUA COMMUNITY PROUD — 201 PIERCE UTILITIES AUTHORITY BOULEVARD, FORT PIERCE, FLORIDA 34947, 772-466-1600 | FT. PIERCE UTILITIES AUTHORITY |




NOTES:
1. AS MEASURED TO THE TOP OF PIPE OR TOP OF ENCASEMENT, WHICHEVER IS HIGHER.
2. HORIZONTAL DIRECTIONAL DRILLING OPERATIONS UTILIZING HIGH DENSITY POLYETHELENE MUST MAINTAIN 6 FEET OF MINIMUM COVER AS MEASURED TO THE TOP OF THE PIPE.
3. BURIED UTILITY CROSSING SIGN DIMENSIONING AND LETTERING GEOMETRY AS PER DETAIL 15B.

ELEVATION
NOT TO SCALE

| NSLRWCD/FPFRWCD UTILITY CROSSING | M-15A |
|---|---|
| 12-09 CONCRETE SLAB — DESIGNED: JAC; DRAWN BY: JAC; CHECKED BY: JAC; APPROVED: JAC; DATE: 2015 | WATER/WASTEWATER ENGINEERING; COMPONENT NO. 2 — MISC. DETAILS 2006052.DWG; SHEET 1 OF 1 |
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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
*Check positive response codes before you dig!*

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CHRISTIAN O. OSSA — LICENSE No. 77913 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

| KHA PROJECT 147875010 | DESIGNED BY CO | DRAWN BY TE | CHECKED BY CO |
|---|---|---|---|
| DATE 11/01/22 | SCALE AS SHOWN | | |

FPUA DETAILS

7 BREW FT PIERCE
PREPARED FOR
7 BREW
FL
CITY OF FORT PIERCE

SHEET NUMBER
C-608

Plotted By:Bstroop, Vin Sheet Set:7 BREW FT PIERCE Layout:C-608 FPUA DETAILS January 05, 2023 02:37:58pm K:\VRB_LDE\V7 Brew\147875010 — 7 Brew — Okeechobee & Royal (Ft Pierce)\CAD\PlanSheets\C-608 FPUA DETAILS.dwg
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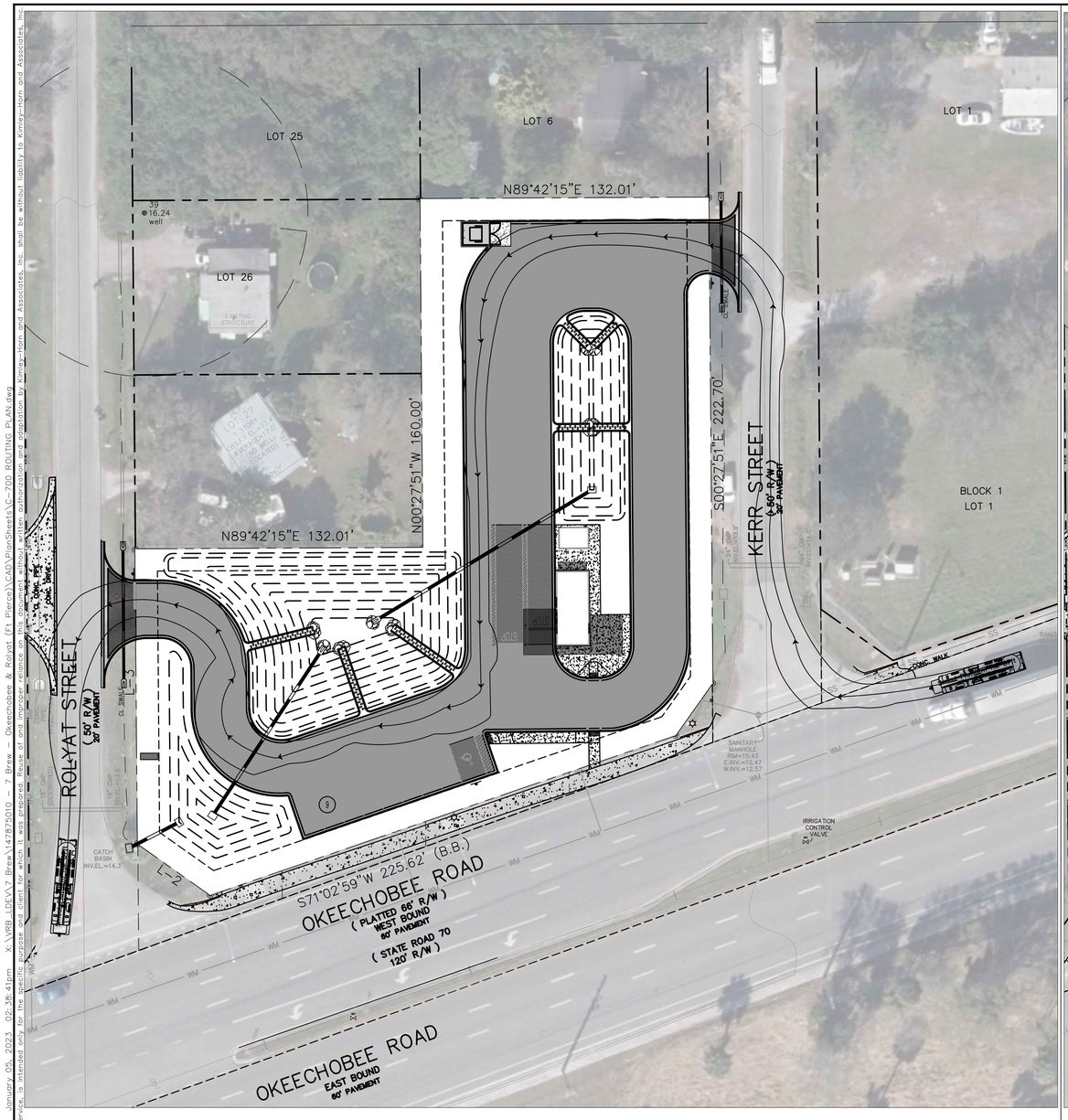
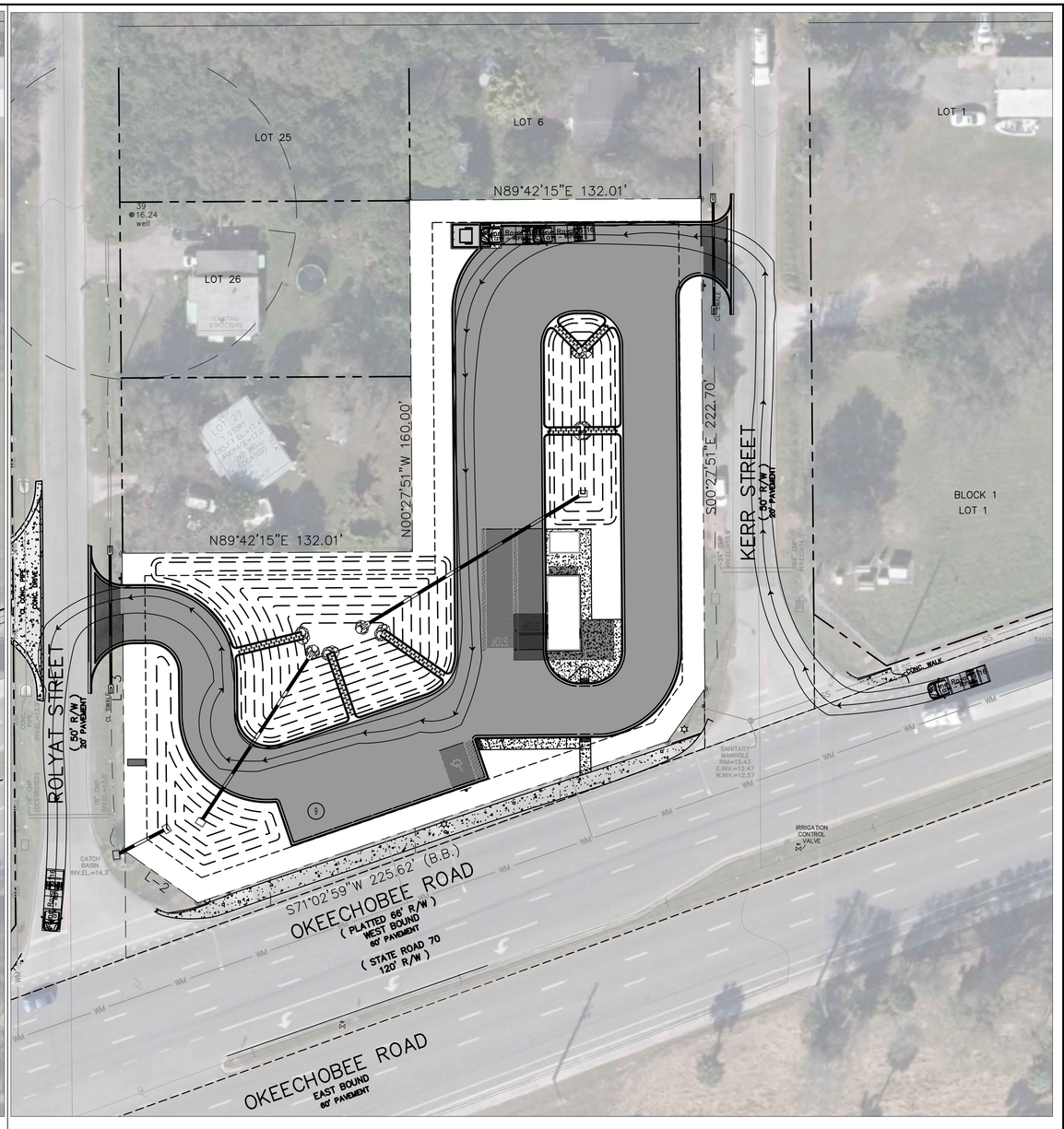
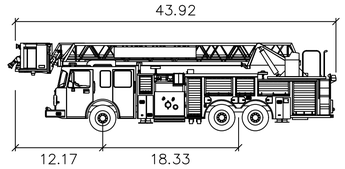



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30'



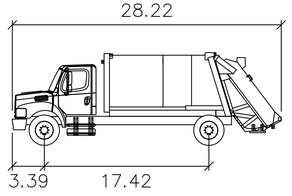

Smeal Platform RM 87ft

| | feet |
|---|---|
| Width | : 8.33 |
| Track | : 7.83 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 48.0 |

EMERGENCY VEHICLE

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60




Wayne Royal GT16

| | feet |
|---|---|
| Width | : 8.00 |
| Track | : 8.04 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 48.0 |

WASTE MANAGEMENT VEHICLE

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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CHRISTIAN OSSA
LICENSE No. 77913
STATE OF FLORIDA
PROFESSIONAL ENGINEER

| | |
|---|---|
| KHA PROJECT | 147875010 |
| DATE | 1/5/2023 |
| SCALE | AS SHOWN |
| DESIGNED BY | CO |
| DRAWN BY | TE |
| CHECKED BY | CO |

# ROUTING PLAN

# NORTH COCOA
PREPARED FOR
# 7 BREW DRIVE-THRU COFFEE
BREVARD COUNTY FLORIDA

SHEET NUMBER
C-700

Plotted By:Bancroop, Vin Sheet Set:7 BREW FT PIERCE Layout:C-700 ROUTING PLAN January 05, 2023 02:38:41pm X:\VER_LEVY\Brew\147875010 - 7 Brew - Okeechobee & Rolyat (Ft Pierce)\Civil\PlanSheets\C-700 ROUTING PLAN.dwg
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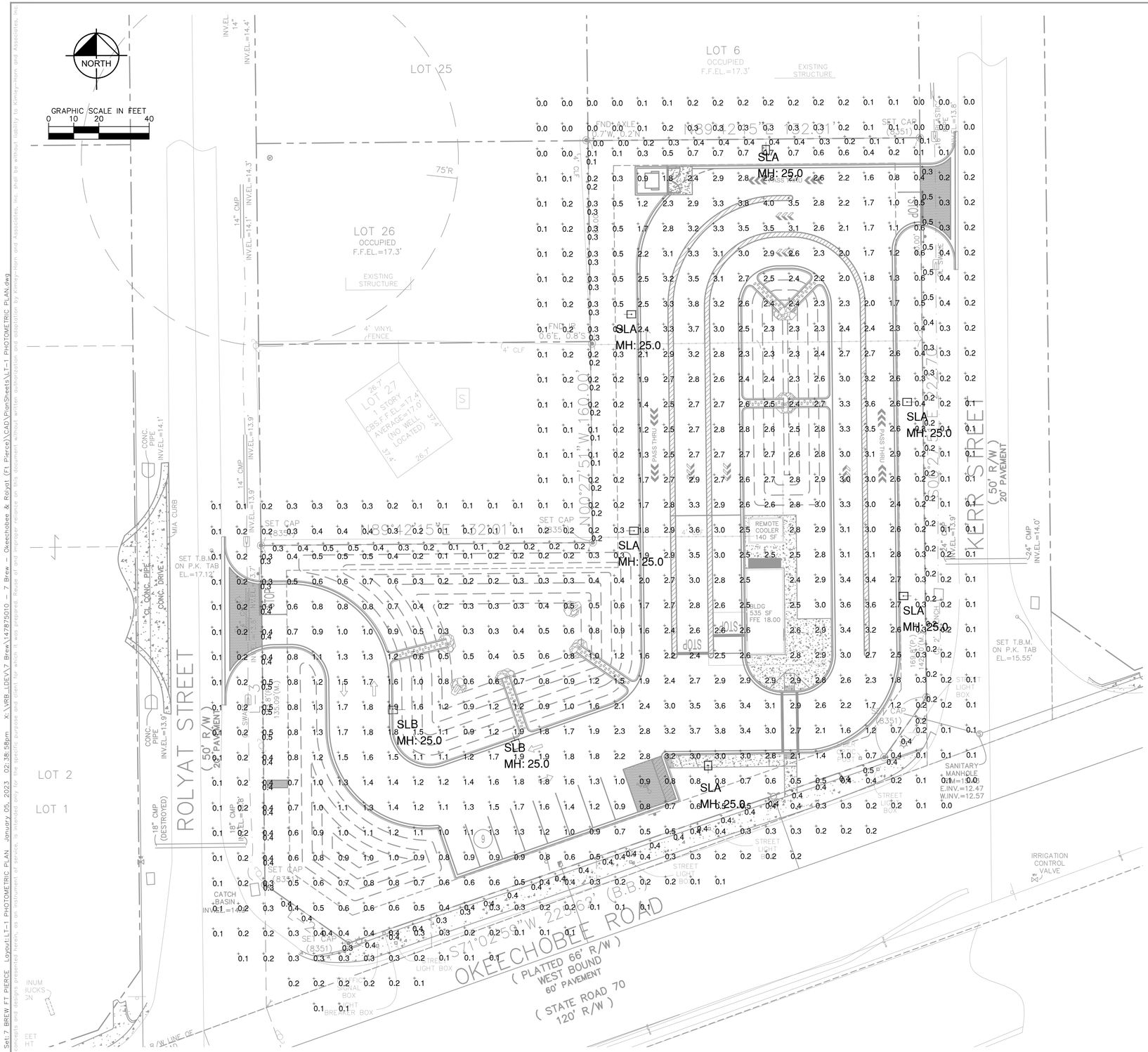


GENERAL NOTE

PHOTOMETRIC MODELING HAS BEEN COMPLETED BY LANDRETH LIGHTING. VARIATION OF LIGHT LEVELS MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE CONDITIONS. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO ENSURE COMPLIANCE WITH THESES PLANS AND LOCAL CODES. SHOP DRAWINGS SHALL BE SUBMITTED FOR THE PROPOSED LIGHT POLES/BASES SIGNED AND SEALED BY A LICENSED REGISTERED ENGINEER IN THE STATE OF FLORIDA.

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|---|---|---|---|


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CHRISTIAN OSSA LICENSE No. 77613 STATE OF FLORIDA PROFESSIONAL ENGINEER

| | |
|---|---|
| KHA PROJECT | 147875010 |
| DATE | 11/01/22 |
| SCALE | AS SHOWN |
| DESIGNED BY | CO |
| DRAWN BY | TE |
| CHECKED BY | CO |

# PHOTOMETRIC PLAN

# 7 BREW FT PIERCE

PREPARED FOR
7 BREW

CITY OF FORT PIERCE FL

SHEET NUMBER
LT-1

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Plotted By:Bancop, Vin Sheet Set:7 BREW FT PIERCE Layout:LT-1 PHOTOMETRIC PLAN January 05, 2023 02:38:58pm K:\VRB_LDEV\7 Brew\147875010 — 7 Brew — Okeechobee & Rolyat (Ft Pierce)\CAD\PlanSheets\LT-1 PHOTOMETRIC PLAN.dwg
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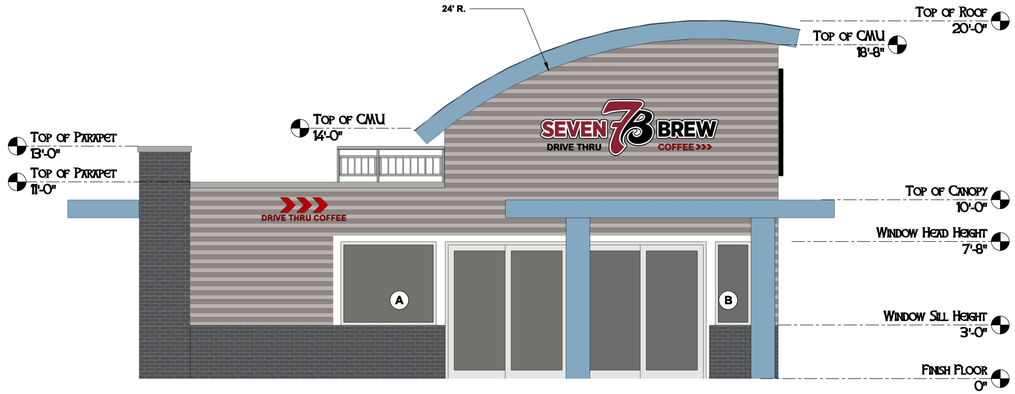
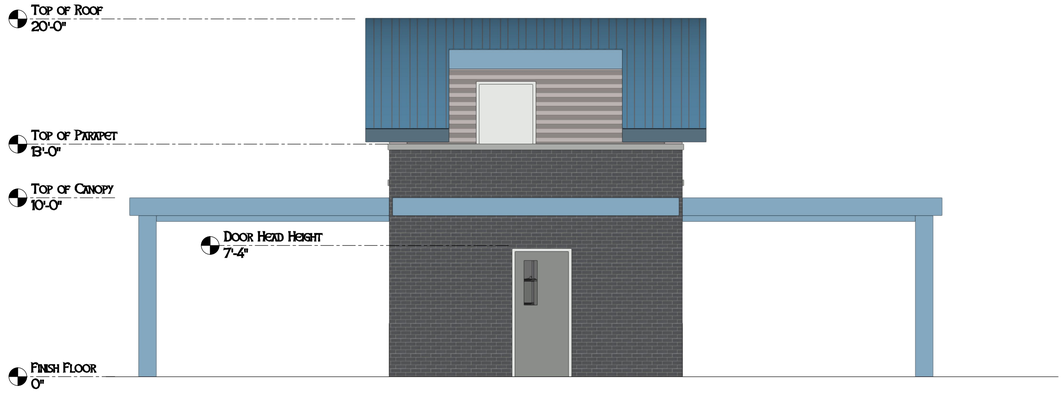
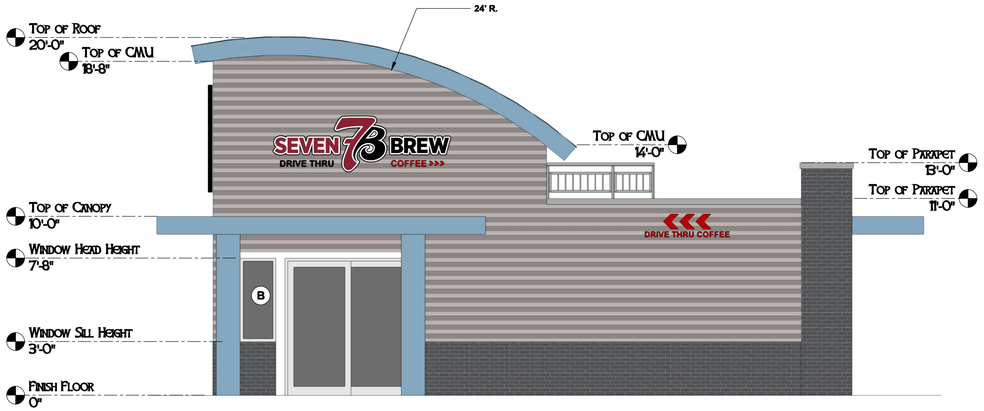


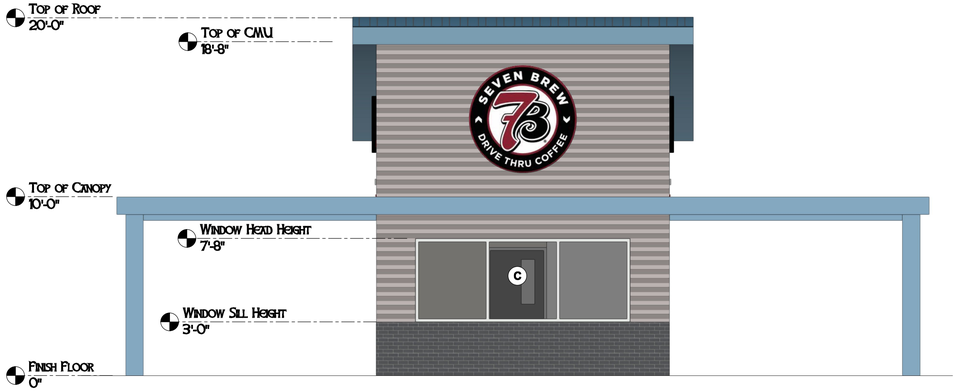

1 A200 **Left Elevation**
Scale: 1/4" = 1'-0"




3 A200 **Rear Elevation**
Scale: 1/4" = 1'-0"




2 A200 **Right Elevation**
Scale: 1/4" = 1'-0"




4 A200 **Front Elevation**
Scale: 1/4" = 1'-0"

5 A200 **Isometric 1**
Scale: 1/4" = 1'-0"

6 A200 **Isometric 2**
Scale: 1/4" = 1'-0"

**REVISIONS**

| REV. | DATE | DESCRIPTION |
|---|---|---|
| | | |

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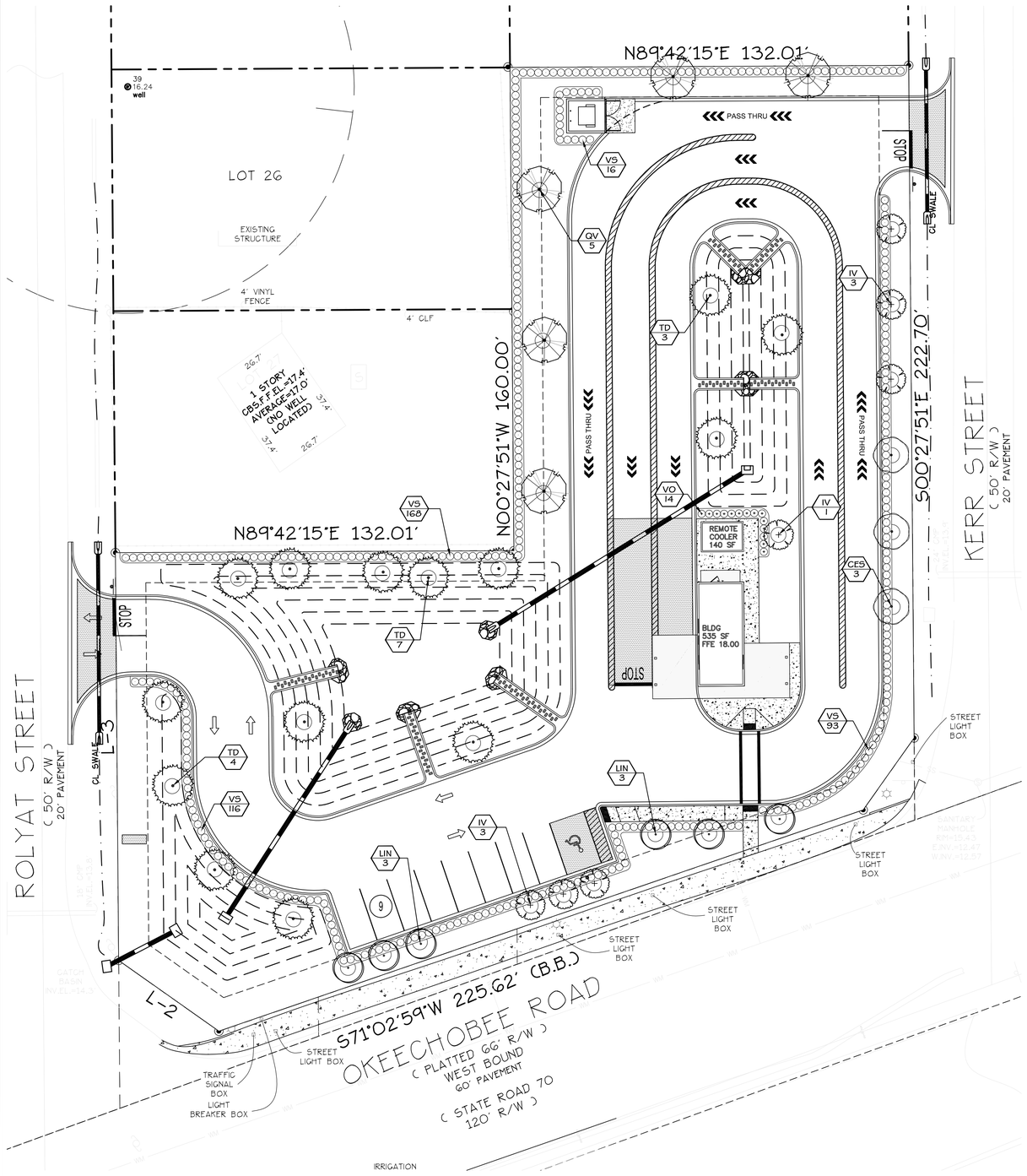
E john@donahue-arch.com
FL: # AR0017456, GA: # PA012383

Elevations

A Project For
7 Brew Drive Thru Coffee

| | |
|---|---|
| DATE 4/1/22 | |
| JOB D_22018 | |
| DRAWN BY JAD | 2 |
| CHECKED BY JAD | |
| A200 | OF 5 |




## LANDSCAPE MATERIALS

| TREES | KEY | QTY | BOTANICAL NAME | COMMON NAME | SPECIFICATIONS |
|---|---|---|---|---|---|
| | CES | 3 | Conocarpus erectus var. sericeus | Silver Buttonwood | B/B, Min. 12` oah, 4`-5` spr., 2.5" dbh., std. |
| | IV | 7 | Ilex vomitoria | Yaupon Holly | B/B, Min. 12` oah, 4`-5` spr., 2.5" dbh., std. |
| | LIN | 6 | Lagerstroemia indica `Natchez` | Natchez Crape Myrtle | B/B, Min. 12` oah, 4`-5` spr., 2.5" dbh., std. |
| | QV | 5 | Quercus virginiana | Live Oak | B/B, Min. 12` oah, 4`-5` spr., 2.5" dbh., std. |
| | TD | 14 | Taxodium distichum | Bald Cypress | B/B, Min. 12` ht. x 4`-5` sprd., 2.5" dbh. |

| SHRUBS | KEY | QTY | BOTANICAL NAME | COMMON NAME | SPECIFICATIONS |
|---|---|---|---|---|---|
| | VO | 14 | Viburnum obovatum | Walter`s Viburnum | Min 3 gal., 24" ht. @ 30" o.c. |
| | VS | 393 | Viburnum suspensum | Sandankwa Viburnum | Min.7 gal., 36" ht. @ 30" o.c. |

| SOD/SEED | KEY | BOTANICAL NAME | COMMON NAME | SPECIFICATIONS |
|---|---|---|---|---|
| | SOD | Paspalum notatum | Bahia sod | Sq. Ft. |

| MULCH | KEY | BOTANICAL NAME | COMMON NAME | SPECIFICATIONS |
|---|---|---|---|---|
| | MULCH | Pine Bark | Pine Bark 'Mini Nuggets` | Cu. Yd. |

Note: The above material specifications are the minimum LDC requirements. Based on current market availability the contractor shall price and install larger container sizes as needed to meet this criteria at installation.

Quantities on plan take precedence over materials list. quantities on materials list are provided as a courtesy only.

## GENERAL LANDSCAPE NOTES:

1. All landscape material shall be fla. no. 1 grade or better, as specified in grades and standards for nursery plants, parts I and II, by Division of Plant Industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurseryman Standards for Nursery Stock. Landscape material shall be planted according to sound nursery practices.

2. All shrubs shall be a minimum of 24" high at the time of planting and spaced no greater than 36" on center. Shrubs shall not adversely impact existing tree root systems and shall be field adjusted if necessary.

3. All required trees shall be a minimum of 12' overall height, 5' clear trunk with a min. 2.5" dbh at time of planting. Adjust tree locations as necessary to avoid utilities, obstructions, etc. see materials list for exact specifications.

4. All required trees shall be located a minimum of 5 feet from impervious surfaces, all shrubs 2 feet.

5. An automatic underground irrigation system shall be installed to maintain the landscape area in a healthy manner and provide 100% coverage.

6. The contractor shall sod all disturbed areas. All planting shall be mulched to a 3" minimum depth.

7. The contractor shall be responsible for the clean up of premises and removal of all discarded and surplus materials, and rubbish.

8. Verify the locations of existing trees, lawns, and shrubs. Remove extraneous materials such as rocks, branches, building materials or unacceptable soils prior to planting sod, trees, and shrubs, where encountered.

9. Contractor shall become acquainted with the related paving, site grading , and all utilities (including water, sewer, and electrical supply) to preclude any misunderstandings and ensure a trouble free installation.

10. The exact location of all existing structures, underground utilities, and pipes may not be as indicated on drawings; the contractor shall determine the location of these items and shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect existing structures and utility services which must remain operational and shall be responsible for their replacement if damaged by him.

11. Contractor shall call Sunshine State One-Call at least 48 hours prior to digging. (1-800-432-4770).

12. Quantities on plan take precedence over materials list. Quantities on materials list are provided as a courtesy only.

13. All landscape material shall be maintained in perpetuity to provided all required FDOT and local site clearance distances for vehicles.

## LANDSCAPE REQUIREMENTS

Per City of Fort Pierce Code of Ordinances (Ch. 123 Article II, Sec.123.37.)

LANDSCAPE AREA REQUIREMENT

Each separate landscaped area shall have at least one tree, one or more shrubs

LANDSCAPE STRIPS REQUIREMENT

Between street rights-of-way and vua,

6' wide landscape buffer for lots under 10,000 sf
10' wide landscape buffer for lots over 10,000 sf

(1) tree for each 300 sf of required landscape area
a 36" ht. continuous hedge to screen the vua

Rolyat St., Okeechobee Rd. and Kerr St.
576 lf x 10' = 5,760 sf / 300 sf =
(19) trees required; (19) trees provided

Where vua abuts other property
10' wide landscape buffer

When the area to be screened abuts residentially zoned property, it shall be planted and maintained so as to form a 3' ht continuous unbroken screen.

INTERIOR VUA LANDSCAPE REQUIREMENTS

Lots with vua that are 4,000 sf or more shall have at least (1) sf of interior landscaping for each 15 sf of vua

(1) tree for each 100 sf of req'd landscape area

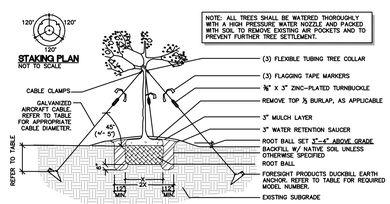
24,285 / 15 = 1,619 sf req'd landscape area
1,619 sf / 100 sf = (16) trees req'd

ADDITIONAL NOTES:

All areas of new planting shall be mulched with grade 'a' pine bark mulch or approved equivalent as mandated by City of Fort Pierce

Areas not planted with trees, shrubs, or groundcovers shall be sodded with bahia sod.

Contractor shall install new irrigation system to provide 100% coverage to all landscape areas.



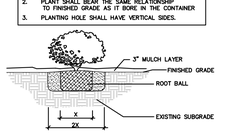

1 / L1.0 TYPICAL TREE PLANTING AT GRADE
NOT TO SCALE

NOTE: DUCKBILL ANCHORING SYSTEM IS DESIGNED TO BE USED WITH MANUFACTURER-SUPPLIED COMPONENTS. INSTALL ANCHORS AS PER MANUFACTURERS SPECIFICATIONS.

DUCKBILL EARTH ANCHOR TABLE

| TREE CALIPER | MODEL NUMBER | RATED CAPACITY | MINIMUM DEPTH OF INSTALLATION |
|---|---|---|---|
| UP TO 3" | 40-DTS | 300 LBS. EA. | 20" |
| UP TO 6" | 68-DTS | 1,100 LBS. EA. | 30" |
| UP TO 11" | 88-DTS | 3,000 LBS. EA. | 42" |
| NOT RATED | 138-DTS | 5,000 LBS. EA. | 60" |

NOTE: RATED FOR WINDS UP TO 50 MPH




2 / L1.0 SHRUB/GROUND COVER PLANTING DETAIL
NOT TO SCALE

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

KEMPTON RINARD
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www.krflorida.com
Landscape Architecture Certificate of Authorization #LC0000267

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PROJECT NAME :
7-Brew DT
Okeechobee & Rolyat
Fort Pierce, FL

SHEET TITLE :
LANDSCAPE PLAN

Revisions:

| NO. | DATE : | DESCRIPTION : |
|---|---|---|

PROJ. NO. : KMLYH22020
DATE : 12-22-22
DESIGNED : J.R. / K.C.
CHECKED : J.R.

JASON E. RINARD, R.L.A.
FL REG NO 0001608
LANDSCAPE ARCHITECT

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JASON E. RINARD, R.L.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET:
L1.0

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# 7 Brew Okeechobee Road

**Fort Pierce, FL**

Transportation Impact Analysis

January 2023

Kimley»Horn

# TRAFFIC IMPACT ANALYSIS

## 7 Brew Okeechobee Road

### City of Fort Pierce, FL

*Prepared for:*

*Metro Group Development*

*Prepared by:*

*Kimley-Horn and Associates, Inc.*

Alex Memering, P.E.

PE #91501

January 2023

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# 1.0 INTRODUCTION

Kimley-Horn has been retained by Metro Group Development to analyze and document the traffic impacts associated with a proposed 7 Brew drive-through coffee shop generally bounded by Okeechobee Road to the south, Rolyat Street to the west, and Kerr Street to the east in the City of Fort Pierce, Florida. The following is a Traffic Impact Analysis (TIA) that generally conforms to the policies and guidelines of the St. Lucie Transportation Planning Organization (TPO), St. Lucie County Land Development Code (LDC) Section 11.02.09, and the City of Fort Pierce LDC.

The project property has several existing single-family homes and vacant land that will be redeveloped into the 7 Brew coffee shop (St Lucie County Parcel #2419-601-0012-000-4, 2419-601-0014-000-8, 2149-601-0015-000-5,2419-601-0016-000-2). The proposed development is anticipated to be built by 2026. The proposed development will consist of a coffee/donut shop with two (2) drive-through lanes and no indoor seating. Access to the site will be provided via two (2) full-access driveways: one full-access driveway on Rolyat Street and one full-access driveway on Kerr Street. A site plan is provided in Appendix A.

# 2.0 STUDY AREA DETERMINATION

## 2.1 TRIP GENERATION

Trip generation rates for the proposed development were calculated using the 11$^{th}$ Edition of the ITE *Trip Generation Manual*. LUC 938 – Coffee/Donut Shop with Drive-Through Window and No Indoor Seating was referenced for the proposed development. ITE excerpts are provided in Appendix B.

The proposed development is anticipated to generate approximately 36 net new daily trips, 8 net new AM peak hour trips (4 in/4 out) and 2 net new PM peak hour trips (1 in/1 out). The proposed development is anticipated to have approximately 322 daily pass-by trips, 72 AM peak hour pass-by trips (36 in/36 out), and 28 PM peak hour pass-by trips (14 in/14 out). Table 1 provides the Daily, AM peak hour, and PM peak hour trip generation summary for the project.

Table 1: Trip Generation Summary

| | Land Use | ITE LUC | Size | Units[1] | ITE Trip Rate[2] | Daily Trip Generation | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Total | In[2] | | Out[2] | |
| Daily | Coffee/Donut Shop with Drive-Through Window and No Indoor Seating | 938 | 2 | DTL | 179.00 | 358 | 50% | 179 | 50% | 179 |
| | **Total Generated Trips** | | | | | **358** | **179** | | **179** | |
| | Pass by Trips[1] = | 90% | of external trips | | | 322 | 161 | | 161 | |
| | **Net New External Trips** | | | | | **36** | **18** | | **18** | |
| | **Land Use** | **ITE LUC** | **Size** | **Units[1]** | **ITE Trip Rate[2]** | **AM Peak Hour Trip Generation** | | | | |
| | | | | | | **Total** | **In[2]** | | **Out[2]** | |
| AM Peak Hour | Coffee/Donut Shop with Drive-Through Window and No Indoor Seating | 938 | 2 | DTL | 39.81 | 80 | 50% | 40 | 50% | 40 |
| | **Total Generated Trips** | | | | | **80** | **40** | | **40** | |
| | Pass by Trips[1] = | 90% | of external trips | | | 72 | 36 | | 36 | |
| | **Net New External Trips** | | | | | **8** | **4** | | **4** | |
| | **Land Use** | **ITE LUC** | **Size** | **Units[1]** | **ITE Trip Rate[2]** | **PM Peak Hour Trip Generation** | | | | |
| | | | | | | **Total** | **In[2]** | | **Out[2]** | |
| PM Peak Hour | Coffee/Donut Shop with Drive-Through Window and No Indoor Seating | 938 | 2 | DTL | 15.08 | 30 | 50% | 15 | 50% | 15 |
| | **Total Generated Trips** | | | | | **30** | **15** | | **15** | |
| | Pass by Trips[1] = | 98% | of external trips | | | 28 | 14 | | 14 | |
| | **Net New External Trips** | | | | | **2** | **1** | | **1** | |

*Notes:* *[1] DTL = Drive Through Lane*

*[2] Vehicle trip rates, directional splits, and pass-by per data and procedures outlined in ITE Trip Generation Manual, 11 th Edition*

## 2.2 TRIP DISTRIBUTION AND TRIP ASSIGNMENT

Projected traffic demand of project trips on study roadways was derived with use of the adopted regional travel demand model. Land use data for the project was entered into a new traffic analysis zone (TAZ) within the Greater Treasure Coast Regional Planning Model (GTCRPM) set and situated within the existing roadway network to appropriately represent project access. The model was used to assign trips for all trip purposes between allocated origin and destination pairs using project buildout year model data. Trip distribution for the project was extracted from the completed model assignment and reviewed for logic. The resulting model plots showing percent of daily project distribution are provided in Appendix C.

Daily model project distribution was referenced to manually assign project distribution at the study area intersections and driveways in general accordance with model output. Figure 1 shows the intersection movement project distribution surrounding the proposed 7 Brew coffee shop.

Project trip distribution percentages were used to assign anticipated project trips to the study area roadways and intersections. Figure 2 shows the anticipated AM and PM peak hour project volumes at the study area intersections.

**Figure 2:** Project Trip Distribution

January 2023
Project No.: 147875010

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**Figure 3:** AM Peak Hour Trip Assignment

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**Figure 3:** PM Peak Hour Trip Assignment

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## 2.3 STUDY AREA

To determine roadway segments to be included in this TIA, a 1.0% significance test was performed for all major roadway segments within a 2-mile radius of the project site. The results of the 1.0% significance test are shown in Table 2. The percent significance for project trips was determined by comparing the maximum directional peak hour project trips to the directional peak hour service capacity as provided in the latest St. Lucie TPO Traffic Counts and Level of Service Report. Excerpts from the St. Lucie TPO traffic counts report are included in Appendix D.

As shown in Table 2, no roadways segments within the study area had greater than 1.0% significance. Therefore, the adjacent roadway segment of Okeechobee Road from Jenkins Road to McNeil Road was included within the study area and is displayed in Figure .

The project driveways and adjacent intersections along the study area roadway segment were included in this TIA. The resulting study area intersections are listed below and displayed on Figure 3:

1. Okeechobee Road & Rolyat Street
2. Okeechobee Road & Kerr Street
3. Rolyat Street & Project Driveway #1
4. Kerr Street & Project Driveway #2

Table 2: Roadway Segment Significance Test

| Roadway | | Directional Peak Hour Service Capacity | % Project Distribution | Max Directional Peak Hour Project Trips (4 IN/OUT) | % Project Significance |
|---|---|---|---|---|---|
| From | To | | | | |
| Okeechobee Road | | | | | |
| McCarty Road | Florida's Turnpike | 3,240 | 1% | 0 | 0.0% |
| Florida's Turnpike | Kings Highway | 2,100 | 1% | 0 | 0.0% |
| Kings Highway | Crossroads Parkway | 4,240 | 8% | 0 | 0.0% |
| Crossroads Parkway | I-95 | 4,240 | 6% | 0 | 0.0% |
| I-95 | Jenkins Road | 4,240 | 20% | 1 | 0.0% |
| Jenkins Road | McNeil Road | 4,040 | 61% | 2 | 0.1% |
| McNeil Road | Virginia Avenue | 3,170 | 38% | 2 | 0.0% |
| Virginia Avenue | Hartman Road | 2,100 | 9% | 0 | 0.0% |
| Hartman Road | 35th Street | 1,630 | 8% | 0 | 0.0% |
| 35th Street | 33rd Street | 1,630 | 14% | 1 | 0.0% |
| 33rd Street | 25th Street | 1,630 | 12% | 1 | 0.0% |
| Jenkins Road | | | | | |
| Edwards Road | Okeechobee Road | 880 | 14% | 1 | 0.1% |
| Okeechobee Road | Graham Road | 920 | 7% | 0 | 0.0% |
| Kings Highway | | | | | |
| Okeechobee Road | Crossroads Parkway | 880 | 3% | 0 | 0.0% |
| Crossroads Parkway | Graham Road | 700 | 1% | 0 | 0.0% |
| Graham Road | Picos Road | 700 | 0% | 0 | 0.0% |
| Picos Road | Orange Avenue | 880 | 0% | 0 | 0.0% |
| Graham Road | | | | | |
| Kings Highway | Jenkins Road | 630 | 1% | 0 | 0.0% |
| Peterson Road | | | | | |
| Bent Creek Drive | Hartman Road | 540 | 0% | 0 | 0.0% |
| Picos Road | | | | | |
| Campbell Road | Kings Highway | 540 | 0% | 0 | 0.0% |
| Hartman Road | | | | | |
| Okeechobee Road | Peterson Road | 750 | 1% | 0 | 0.0% |
| Peterson Road | Delaware Avenue | 540 | 1% | 0 | 0.0% |
| Delaware Avenue | Orange Avenue | 790 | 1% | 0 | 0.0% |
| I-95 | | | | | |
| Midway Road | Okeechobee Road | 5,500 | 7% | 0 | 0.0% |
| Okeechobee Road | Orange Avenue | 7,320 | 8% | 0 | 0.0% |
| Virginia Avenue | | | | | |
| 35th Street | 25th Street | 3,020 | 28% | 1 | 0.0% |
| Hartman Road | 35th Street | 3,020 | 28% | 1 | 0.0% |
| Okeechobee Road | Hartman Road | 3,020 | 22% | 1 | 0.0% |
| 25th Street | | | | | |
| Virginia Avenue | Nebraska Avenue | 2,000 | 0% | 0 | 0.0% |
| 33rd Street | | | | | |
| Okeechobee Road | Delaware Avenue | 750 | 0% | 0 | 0.0% |
| 35th Street | | | | | |
| Kirby Loop Road | Cortez Boulevard | 540 | 0% | 0 | 0.0% |
| Cortez Boulevard | Virginia Avenue | 790 | 0% | 0 | 0.0% |
| Virginia Avenue | Okeechobee Road | 750 | 0% | 0 | 0.0% |
| Cortez Boulevard | | | | | |
| 35th Street | 25th Street | 750 | 0% | 0 | 0.0% |
| 25th Street | Sunrise Boulevard | 750 | 0% | 0 | 0.0% |
| Edwards Road | | | | | |
| Jenkins Road | McNeil Road | 630 | 14% | 1 | 0.1% |
| McNeil Road | Selvitz Road | 700 | 14% | 1 | 0.1% |
| Selvitz Road | 25th Street | 880 | 5% | 0 | 0.0% |
| 25th Street | Sunrise Boulevard | 1,630 | 5% | 0 | 0.0% |
| Selvitz Road | | | | | |
| Midway Road | Glades Cut-off Road | 700 | 8% | 0 | 0.0% |
| Glades Cut-off Road | Edwards Road | 790 | 8% | 0 | 0.0% |
| Glades Cut-off Road | | | | | |
| Jenkins Road | Selvitz Road | 830 | 0% | 0 | 0.0% |

**Figure 1:** Project Location Map

7 Brew Okeechobee Road | City of Ft. Pierce, Florida

Project No: 147875010

January 2023



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# 3.0 EXISTING CONDITIONS ANALYSIS – YEAR 2023

## 3.1 EXISTING TRAFFIC

Turning movement counts (TMCs) were collected at the study intersections on Thursday, January 12, 2023 and are provided in Appendix E. Data was collected during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods.

Seasonal factors published by Florida Department of Transportation (FDOT) for 2021 were utilized to adjust the observed traffic volumes to peak season volumes. The 2021 FDOT seasonal factors for St. Lucie County are included in Appendix F. Adjusted turning movement volume worksheets for all intersections are included in Appendix G. The AM and PM peak hour intersection turning movement volumes at the study area intersections are illustrated on Figure 4 and Figure 5, respectively.

## 3.2 EXISTING ROADWAY SEGMENT CONDITIONS

A roadway segment analysis was performed within the study area to determine existing AM and PM peak hour conditions. Year 2020 traffic counts provided in the latest *St. Lucie TPO Traffic Counts and Level of Service Report* (excerpts included in Appendix D) were forecasted to existing 2023 conditions using a growth rate (further detailed in Section 4.2). These existing volumes were compared to peak hour peak direction (PHPD) service capacities also provided by the latest *St. Lucie TPO Traffic Counts and Level of Service Report*.

The existing roadway segment data is included in Table 3 and Table 4 for AM and PM peak hour roadway segment conditions, respectively. As shown in Table 3 and Table 4, the study area roadway segment of Okeechobee Road operates acceptably during AM and PM peak hour existing 2023 traffic conditions.

Table 3: Existing (2023) AM Peak Hour Roadway Segment Analysis

| Roadway Segment | Roadway Attributes [1] | | | | Peak Hour Peak Direction (PHPD) Service Capacity [2] | 2020 AM PHPD [2] | Growth Rate | 2023 Existing AM PHPD [3] | V/C Ratio | Exceeds Capacity? |
|---|---|---|---|---|---|---|---|---|---|---|
| | Functional Classification | Area Type | Adopted LOS | Number of Lanes | | | | | | |
| Okeechobee Road<br>Jenkins Road to McNeil Road | Principal Arterial | Urban | D | 8D | 4,040 | 2,082 | 3.08% | 2,274 | 0.56 | No |

1. Roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map and the St. Lucie County Comprehensive Plan Transportation Element (December 2022).

2. Obtained from the 2022 St. Lucie TPO Traffic Counts and Level of Service Report.

3. PHPD volumes were grown annually by the calcuated linear historic growth rate to estimate future PHPD volumes.

Table 4: Existing (2023) PM Peak Hour Roadway Segment Analysis

| Roadway Segment | Roadway Attributes [1] | | | | Peak Hour Peak Direction (PHPD) Service Capacity [2] | 2020 PM PHPD [2] | Growth Rate | 2023 Existing PM PHPD [3] | V/C Ratio | Exceeds Capacity? |
|---|---|---|---|---|---|---|---|---|---|---|
| | Functional Classification | Area Type | Adopted LOS | Number of Lanes | | | | | | |
| Okeechobee Road<br>Jenkins Road to McNeil Road | Principal Arterial | Urban | D | 8D | 4,040 | 1,801 | 3.08% | 1,967 | 0.49 | No |

1. Roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map and the St. Lucie County Comprehensive Plan Transportation Element (December 2022).

2. Obtained from the 2022 St. Lucie TPO Traffic Counts and Level of Service Report.

3.PHPD volumes were grown annually by the calcuated linear historic growth rate to estimate future PHPD volumes.

## 3.3 EXISTING INTERSECTION CONDITIONS

Intersection operational analyses were performed for 2023 existing conditions in the AM and PM peak hour using procedures outlined in the *Highway Capacity Manual (HCM) 6th Edition* with Synchro (v11) software. Synchro (v11) does not support more than three through lanes, therefore through lane geometry was revised to allow Synchro (v11) HCM 6th Edition output generation. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (v/c) ratios for AM and PM peak hour existing conditions are provided in Table 5 and Table 6, respectively. Synchro outputs are provided in Appendix H.

As shown in Table 5 and Table 6, during the AM and PM peak hour the study area intersections operate at an acceptable LOS and with v/c ratios of less than one (1.0) except for the intersection of Rolyat Street & Okeechobee Road during existing conditions. During the AM peak hour, Rolyat Street & Okeechobee Road operates with a LOS of F and a v/c ratio greater than 1.0 due to the southbound approach on Rolyat Street. During the PM peak hour, Rolyat Street & Okeechobee Road operates with a LOS of F and a v/c ratio less than 1.0. All other approaches on Rolyat Street & Okeechobee Road operate with acceptable LOS and with a v/c greater less than 1.0 during the AM and PM peak hour.

Table 5: Existing (2022) AM Peak Hour Intersection Conditions

| Intersection | AM Peak Hour Existing Conditions | | |
|---|---|---|---|
| | LOS | Delay (Sec) | Max V/C Ratio |
| Rolyat Street & Okeechobee Road | F | 159.7 | 1.01 |
| Kerr Street & Okeechobee Road | C | 15.2 | 0.03 |

*Notes:*

*1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.*

*2. Synchro (v11) does not support more than three through lanes, therefore through lane geometry was revised to allow Synchro (v11) HCM 6th Edition output generation.*

Table 6: Existing (2022) PM Peak Hour Intersection Conditions

| Intersection | PM Peak Hour Existing Conditions | | |
|---|---|---|---|
| | LOS | Delay (Sec) | Max V/C Ratio |
| Rolyat Street & Okeechobee Road | F | 125.9 | 0.72 |
| Kerr Street & Okeechobee Road | C | 22.2 | 0.06 |

*Notes:*

*1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.*

*2. Synchro (v11) does not support more than three through lanes, therefore through lane geometry was revised to allow Synchro (v11) HCM 6th Edition output generation.*

# 4.0 BACKGROUND CONDITIONS ANALYSIS – YEAR 2026

## 4.1 BACKGROUND TRAFFIC

Background traffic conditions, without the impact of project trips on the roadway network, were evaluated for 2026. Background volumes on study area intersections and roadway segments were derived by applying an annual growth rate to existing traffic counts.

Turning movement volume worksheets for all intersections are provided in Appendix G. The AM and PM peak hour intersection turning movement volumes at the study area intersections are illustrated on Figure 4 and Figure 5, respectively.

## 4.2 BACKGROUND GROWTH RATE

The University of Florida's Bureau of Economic and Business Research (BEBR) analyzes population growth trends in counties throughout the state, along with other statistical metrics. Per direction from the St. Lucie TPO, the BEBR high growth rate shall be used as it reflects the actual annual growth rate in the County since 1995. The 2026 growth rate was interpolated using the

As shown in Table 7, the estimated St. Lucie County BEBR high growth rate for 2026 is approximately 3.08%. Therefore, a 3.08 % annual background growth rate was used in this analysis.

Table 7: BEBR Growth Rate Calculation

| County | BEBR Pop Estimate April 1, 2021 | BEBR Population Projections (April 1, 2021)[1] | | | Growth Rate[2] | | |
|---|---|---|---|---|---|---|---|
| | | Range | 2025 | 2030 | 2025 | 2030 | 2026 |
| St. Lucie | 340,060 | Low | 348,200 | 362,900 | 0.48% | 0.67% | 0.52% |
| | | Medium | 370,400 | 403,200 | 1.78% | 1.86% | 1.80% |
| | | High | 392,600 | 443,500 | 3.09% | 3.04% | 3.08% |

*Notes:*

*1. Obtained from the Bureau of Economic and Business Research (BEBR), Projections of Florida Population by County, 2025-2050, with Estimates for 2021*

*2. The 2026 growth rate was interpolated between 2025 and 2030 growth rates based on BEBR population estimates.*

## 4.3 COMMITTED IMPROVEMENTS

The St. Lucie TPO 2045 Long Range Transportation Plan (LRTP), the TPO's Transportation Improvement Program (TIP), and FDOT's 5-year work program, was referenced to determine that no roadway improvements are planned within the study area. Therefore, no improvements were included in the intersection operational analyses (existing, background, and buildout scenarios).

## 4.4 BACKGROUND ROADWAY SEGMENT ANALYSIS

A roadway segment analysis was performed within the study area to determine background AM and PM peak hour conditions. The analysis was conducted by comparing 2026 peak hour peak direction (PHPD) traffic volumes to the PHPD service capacities per the latest St. Lucie TPO Traffic Counts and Level of Service Report (excerpts included in Appendix D). Background 2026 PHPD volumes were derived by applying a 3.08% annual growth rate to existing 2023 PHPD volumes.

The background roadway segment data is included in Table 8 and Table 9 for AM and PM peak hour roadway segment conditions, respectively. As shown in Table 8 and 9, the study area roadway segment on Okeechobee Road is expected to operate acceptably during AM and PM peak hour background 2026 traffic conditions.

Table 8: Background (2026) AM Peak Hour Roadway Segment Analysis

| Roadway Segment | Adopted LOS[1] | Peak Hour Peak Direction (PHPD) Service Capacity[2] | Growth Rate | 2023 Existing AM PHPD[3] | 2026 Background AM PHPD[3] | V/C Ratio | Exceeds Capacity? |
|---|---|---|---|---|---|---|---|
| Okeechobee Road<br>Jenkins Road to McNeil Road | D | 4,040 | 3.08% | 2,274 | 2,485 | 0.61 | No |

1. Roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map and the St. Lucie County Comprehensive Plan Transportation Element (December
2. Obtained from the 2022 St. Lucie TPO Traffic Counts and Level of Service Report.
3. PHPD volumes were grown annually by the calcuated linear historic growth rate to estimate future PHPD volumes.

Table 9: Background (2026) PM Peak Hour Roadway Segment Analysis

| Roadway Segment | Adopted LOS | Peak Hour Peak Direction (PHPD) Service Capacity[2] | Growth Rate | 2023 Existing PM PHPD[3] | 2026 Background PM PHPD[3] | V/C Ratio | Exceeds Capacity? |
|---|---|---|---|---|---|---|---|
| Okeechobee Road<br>Jenkins Road to McNeil Road | D | 4,040 | 3.08% | 1,967 | 2,149 | 0.53 | No |

1. Roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map and the St. Lucie County Comprehensive Plan Transportation Element (December
2. Obtained from the 2022 St. Lucie TPO Traffic Counts and Level of Service Report.
3.PHPD volumes were grown annually by the calcuated linear historic growth rate to estimate future PHPD volumes.

## 4.5 BACKGROUND INTERSECTION ANALYSIS

Intersection operational analyses were performed for 2026 background conditions in the AM and PM peak hour using procedures outlined in the *Highway Capacity Manual 6* with Synchro (v11) software. Synchro (v11) does not support more than three through lanes, therefore through lane geometry was revised to allow Synchro (v11) HCM 6th Edition output generation. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (v/c) ratios for AM and PM peak hour background traffic conditions are provided in Table 10 and Table 11, respectively. Synchro outputs are provided in Appendix H.

As shown in Table 10 and Table 11, during the AM and PM peak hour the study area intersections operate similarly to existing traffic conditions with acceptable LOS and with v/c ratios of less than one (1.0) except for the intersection of Rolyat Street & Okeechobee Road during background conditions. During the AM and PM peak hour, Rolyat Street & Okeechobee Road operates with a LOS of F and a v/c ratio greater than 1.0 due to the southbound approach on Rolyat Street. All other approaches on Rolyat Street & Okeechobee Road operate with acceptable LOS and with a v/c greater less than 1.0 during AM and PM peak hour background traffic conditions.

Table 10: Background (2026) AM Peak Hour Intersection Conditions

| Intersection | AM Peak Hour Background Conditions | | |
|---|---|---|---|
| | LOS | Delay (Sec) | Max V/C Ratio |
| Rolyat Street & Okeechobee Road | F | 350.9 | 1.47 |
| Kerr Street & Okeechobee Road | C | 16.2 | 0.03 |

*Notes:*

*1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.*

*2. Synchro (v11) does not support more than three through lanes, therefore through lane geometry was revised to allow Synchro (v11) HCM 6th Edition output generation.*

Table 11: Background (2026) PM Peak Hour Intersection Conditions

| Intersection | PM Peak Hour Background Conditions | | |
|---|---|---|---|
| | LOS | Delay (Sec) | Max V/C Ratio |
| Rolyat Street & Okeechobee Road | F | 270.7 | 1.10 |
| Kerr Street & Okeechobee Road | D | 25.1 | 0.08 |

*Notes:*

*1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.*

*2. Synchro (v11) does not support more than three through lanes, therefore through lane geometry was revised to allow Synchro (v11) HCM 6th Edition output generation.*

# 5.0 BUILDOUT CONDITIONS ANALYSIS – YEAR 2026

## 5.1 BUILDOUT TRAFFIC

Buildout traffic conditions were evaluated for 2026. Buildout volumes were developed by adding anticipated project trips to background volumes. Turning movement volume worksheets for all intersections can be found in Appendix G.

## 5.2 BUILDOUT ROADWAY SEGMENT ANALYSIS

A roadway segment analysis was performed within the study area to determine buildout AM and PM peak hour conditions. The analysis was conducted by comparing 2026 peak hour peak direction (PHPD) traffic volumes to the PHPD service capacities per the latest St. Lucie TPO Traffic Counts and Level of Service Report (excerpts included in Appendix D). Buildout 2026 PHPD volumes were derived by adding anticipated project trips to background PHPD volumes.

The buildout roadway segment data is included in Table 12 and Table 13 for AM and PM peak hour roadway segment conditions, respectively. As shown in Table 12 and Table 13, the study area roadway segment along Okeechobee Road is expected to operate acceptably during AM and PM peak hour buildout 2026 traffic conditions.

Table 12: Buildout (2026) AM Peak Hour Roadway Segment Analysis

| Roadway Segment | Adopted LOS[1] | Peak Hour Peak Direction (PHPD) Service Capacity[2] | Growth Rate | 2023 Existing AM PHPD[3] | 2026 Background AM PHPD[3] | Project Dist. | Project Trips AM PHPD | 2026 Buildout AM PHPD | V/C Ratio | Exceeds Capacity? |
|---|---|---|---|---|---|---|---|---|---|---|
| Okeechobee Road<br>Jenkins Road to McNeil Road | D | 4,040 | 3.08% | 2,274 | 2,485 | 61% | 2 | 2,487 | 0.62 | No |

1. Roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map and the St. Lucie County Comprehensive Plan Transportation Element (December
2. Obtained from the 2022 St. Lucie TPO Traffic Counts and Level of Service Report.
3. PHPD volumes were grown annually by the calcuated linear historic growth rate to estimate future PHPD volumes.

Table 13: Buildout (2026) PM Peak Hour Roadway Segment Analysis

| Roadway Segment | Adopted LOS | Peak Hour Peak Direction (PHPD) Service Capacity[2] | Growth Rate | 2023 Existing PM PHPD[3] | 2026 Background PM PHPD[3] | Project Dist. | Project Trips PM PHPD | 2026 Buildout PM PHPD | V/C Ratio | Exceeds Capacity? |
|---|---|---|---|---|---|---|---|---|---|---|
| Okeechobee Road<br>Jenkins Road to McNeil Road | D | 4,040 | 3.08% | 1,967 | 2,149 | 61% | 1 | 2,150 | 0.53 | No |

1. Roadway attributes were obtained from the 2010 FDOT St. Lucie County Federal Functional Classification Map and the St. Lucie County Comprehensive Plan Transportation Element (December
2. Obtained from the 2022 St. Lucie TPO Traffic Counts and Level of Service Report.
3.PHPD volumes were grown annually by the calcuated linear historic growth rate to estimate future PHPD volumes.

## 5.3 BUILDOUT INTERSECTION ANALYSIS

Intersection operational analyses were performed for 2026 buildout conditions in the AM and PM peak hour using procedures outlined in the *Highway Capacity Manual 6* with Synchro (v11) software. Synchro (v11) does not support more than three through lanes, therefore through lane geometry was revised to allow Synchro (v11) HCM 6th Edition output generation. A summary of intersection level of service (LOS), delay, and maximum volume/capacity (v/c) ratios for AM and PM peak hour buildout traffic conditions are provided in Table 14 and Table 15, respectively. Synchro outputs are provided in Appendix H. The AM and PM peak hour intersection turning movement volumes during buildout for the study area intersections are illustrated on Figure 4 and Figure 5, respectively.

As shown in Table 14 and Table 15, during the AM and PM peak hour the study area intersections operate with an existing operational deficiency at Rolyat Street & Okeechobee Road and with acceptable LOS and v/c ratios less than 1.0 during buildout conditions. During the AM and PM peak hour, Rolyat Street & Okeechobee Road operates with a LOS of F and a v/c ratio greater than 1.0 due to the southbound approach on Rolyat Street. All other approaches on Rolyat Street & Okeechobee Road operate with acceptable LOS and with a v/c greater less than 1.0 during AM and PM peak hour buildout traffic conditions.

Table 14: Buildout (2026) AM Peak Hour Intersection Conditions

| Intersection | AM Peak Hour Buildout Conditions | | |
|---|---|---|---|
| | LOS | Delay (Sec) | Max V/C Ratio |
| Rolyat Street & Okeechobee Road | F | 623.9 | 2.09 |
| Kerr Street & Okeechobee Road | C | 17.0 | 0.09 |
| Rolyat Street & Project Driveway #1 | B | 10.8 | 0.04 |
| Kerr Street & Project Driveway #2 | A | 8.4 | 0.02 |

*Notes:*
*1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.*
*2. Synchro (v11) does not support more than three through lanes, therefore through lane geometry was revised to allow Synchro (v11) HCM 6th Edition output generation.*

Table 15: Buildout (2026) PM Peak Hour Intersection Conditions

| Intersection | PM Peak Hour Buildout Conditions | | |
|---|---|---|---|
| | LOS | Delay (Sec) | Max V/C Ratio |
| Rolyat Street & Okeechobee Road | F | 434.5 | 1.48 |
| Kerr Street & Okeechobee Road | D | 25.8 | 0.11 |
| Rolyat Street & Project Driveway #1 | A | 9.5 | 0.01 |
| Kerr Street & Project Driveway #2 | A | 8.4 | 0.01 |

*Notes:*
*1. Intersection LOS and delay at unsignalized intersections are reported for the most critical stop-controlled approach only.*
*2. Synchro (v11) does not support more than three through lanes, therefore through lane geometry was revised to allow Synchro (v11) HCM 6th Edition output generation.*

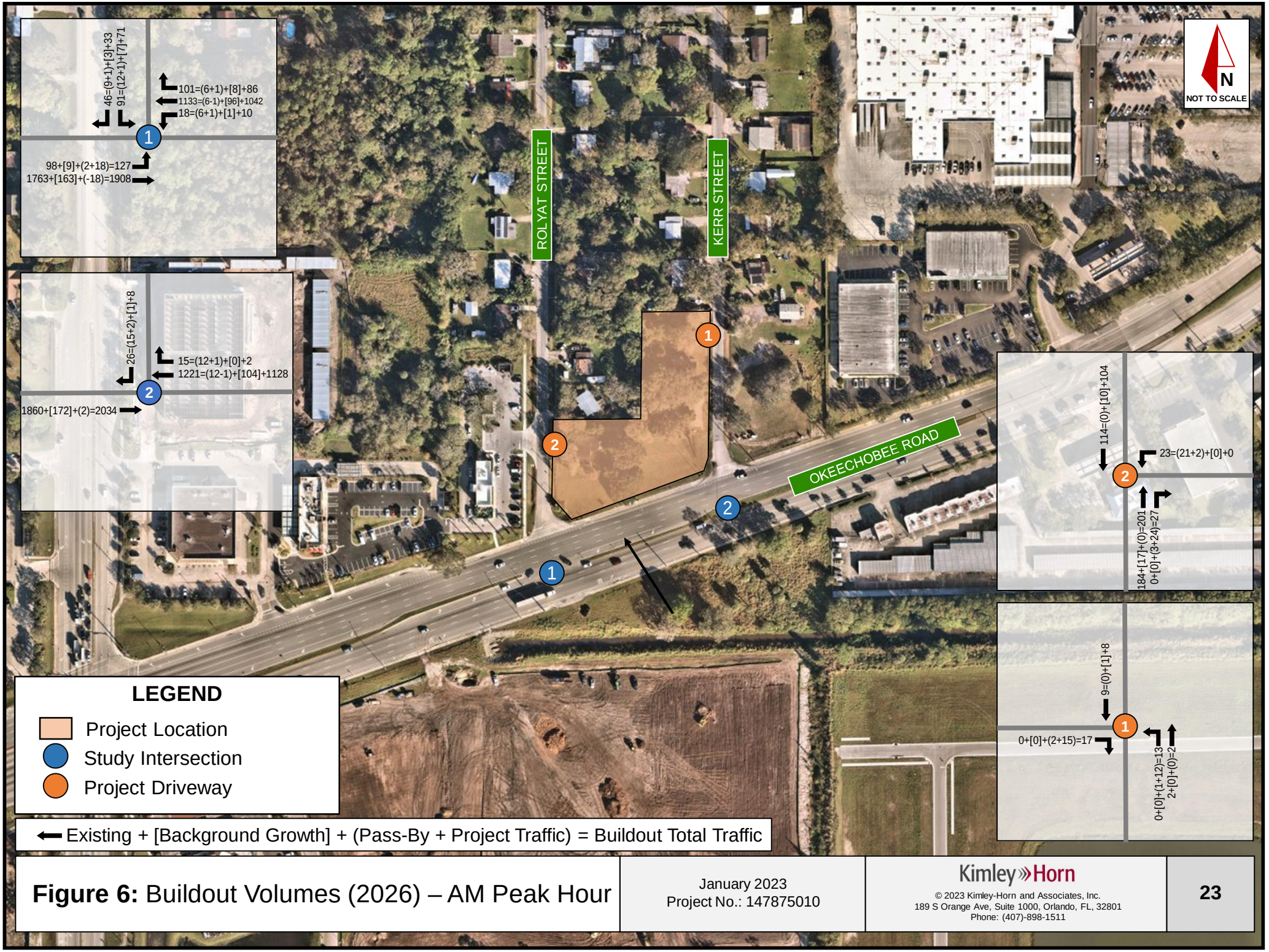


**Figure 6:** Buildout Volumes (2026) – AM Peak Hour

January 2023
Project No.: 147875010

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Phone: (407)-898-1511

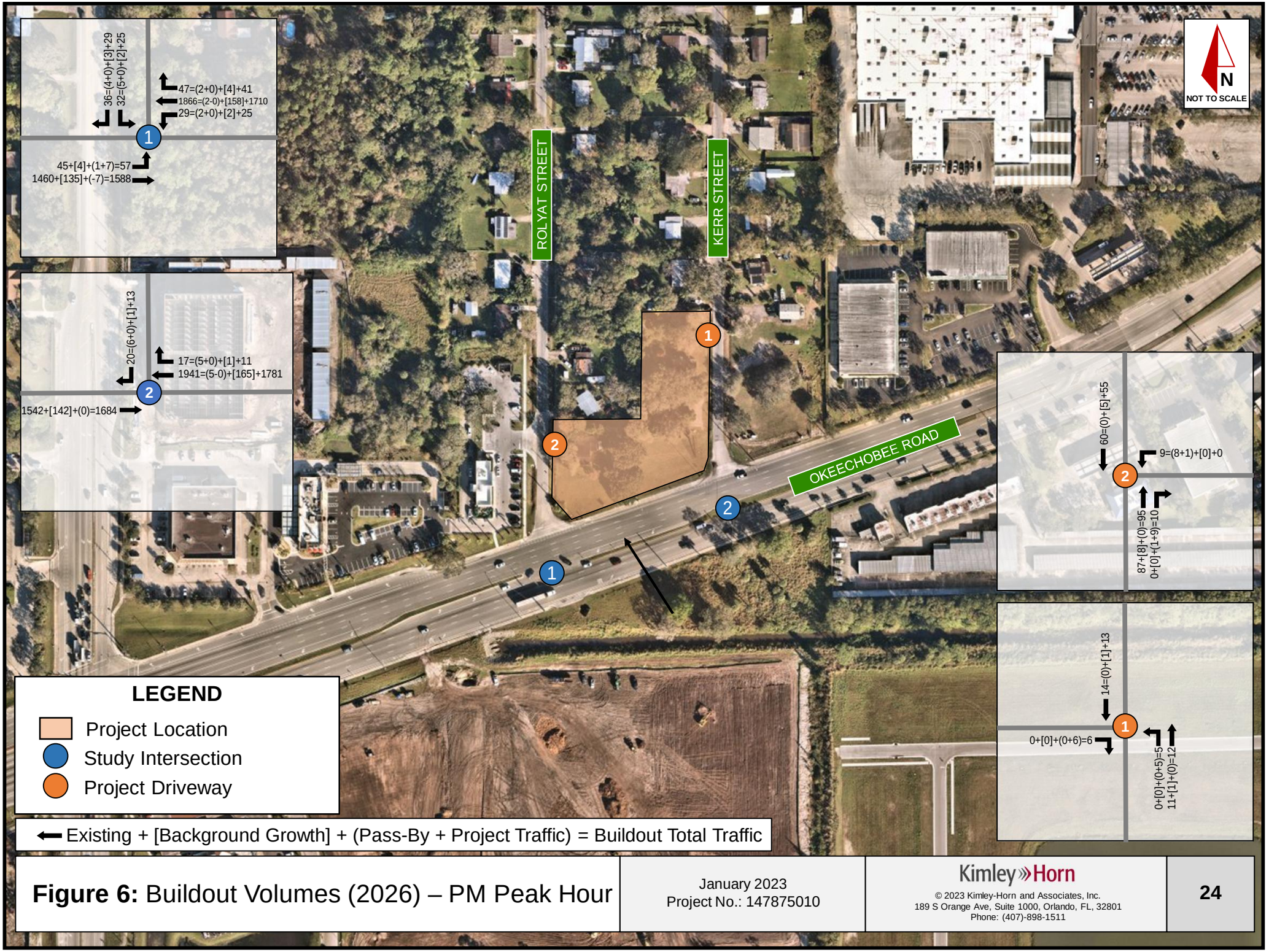


**Figure 6:** Buildout Volumes (2026) – PM Peak Hour

January 2023
Project No.: 147875010

Kimley»Horn

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Phone: (407)-898-1511

# 6.0 SITE ACCESS ANALYSIS

Access to the site will be provided via two full-access driveways: one full-access driveway on Rolyat Street and one full-access driveway on Kerr Street. The need for exclusive ingress turn lanes was evaluated at the project driveways on Rolyat Street and Kerr Street using National Cooperative of Highway Research Programs (NCHRP) Report 457 criteria.

The projected buildout year 2026 traffic volumes on Kerr Street, as well as the projected northbound ingress turning movement volumes at the proposed project driveway, were compared to the thresholds of the NCHRP Report 457 for determination of whether a major road left-turn lane is required at a stop-controlled minor street intersection. Report NCHRP 457 compares the major street speed, approach volume, opposing volume, and left-turning volume to determine whether a dedicated left-turn lane is warranted on the major street approach. Based on the low ingress left-turn volumes projected at the project driveway, and the low existing traffic on Kerr Street during the AM and PM peak hour, an exclusive northbound left-turn lane at the project driveway is not warranted based on the criteria within the NCHRP 457 analysis.

The estimated buildout traffic volumes on Rolyat Street, as well as the projected northbound ingress turning volumes at the proposed project driveway, were compared to the thresholds of the NCHRP Report 457 for determination of whether a major road right-turn lane is required at a stop-controlled minor street intersection. Report NCHRP 457 compares the major street speed, approach volume, and right-turning volume to determine whether a dedicated right-turn lane is warranted on the major street approach. Based on the low ingress right-turn volumes projected at the project driveway on Rolyat Street during the AM and PM peak hours, an exclusive northbound right-turn lane at the project driveway is not warranted based on the criteria within the NCHRP 457 analysis.

The NCRHP Report 457 outputs for the northbound left-turn lane and northbound right-turn lane for the projected buildout AM and PM peak hour scenarios are provided in Appendix K.

# 7.0 CONCLUSION

This TIA was completed to assess the transportation impacts of associated with the development of a 7 Brew in the City of Fort Pierce, Florida. 7 Brew is a proposed drive-through coffee shop generally located east of Jenkins Road & Okeechobee Road and east of Rolyat Street, north of Okeechobee Road in the City of Fort Pierce, Florida. The proposed development will consist of a coffee/donut shop with a drive-through window and no indoor seating. The proposed 7 Brew development will include 2 drive-through lanes. Access to the site will be provided via two (2) full-access driveways: one full-access driveway on Rolyat Street and one full-access driveway on Kerr Street.

The project is expected to generate 36 net new external Daily traffic volumes, 8 net new AM peak hour external trips (4 in, 4 out) and 2 net new PM peak hour external trips (1 in, 1 out) and 322 daily pass-by trips, 72 AM peak hour pass-by trips (36 in/36 out), and 28 PM peak hour pass-by trips (14 in/14 out) based on ITE trip generation data and procedures. Project trips were distributed onto the surrounding roadway network using the latest adopted regional travel demand model and manual assignment at the study area intersections.

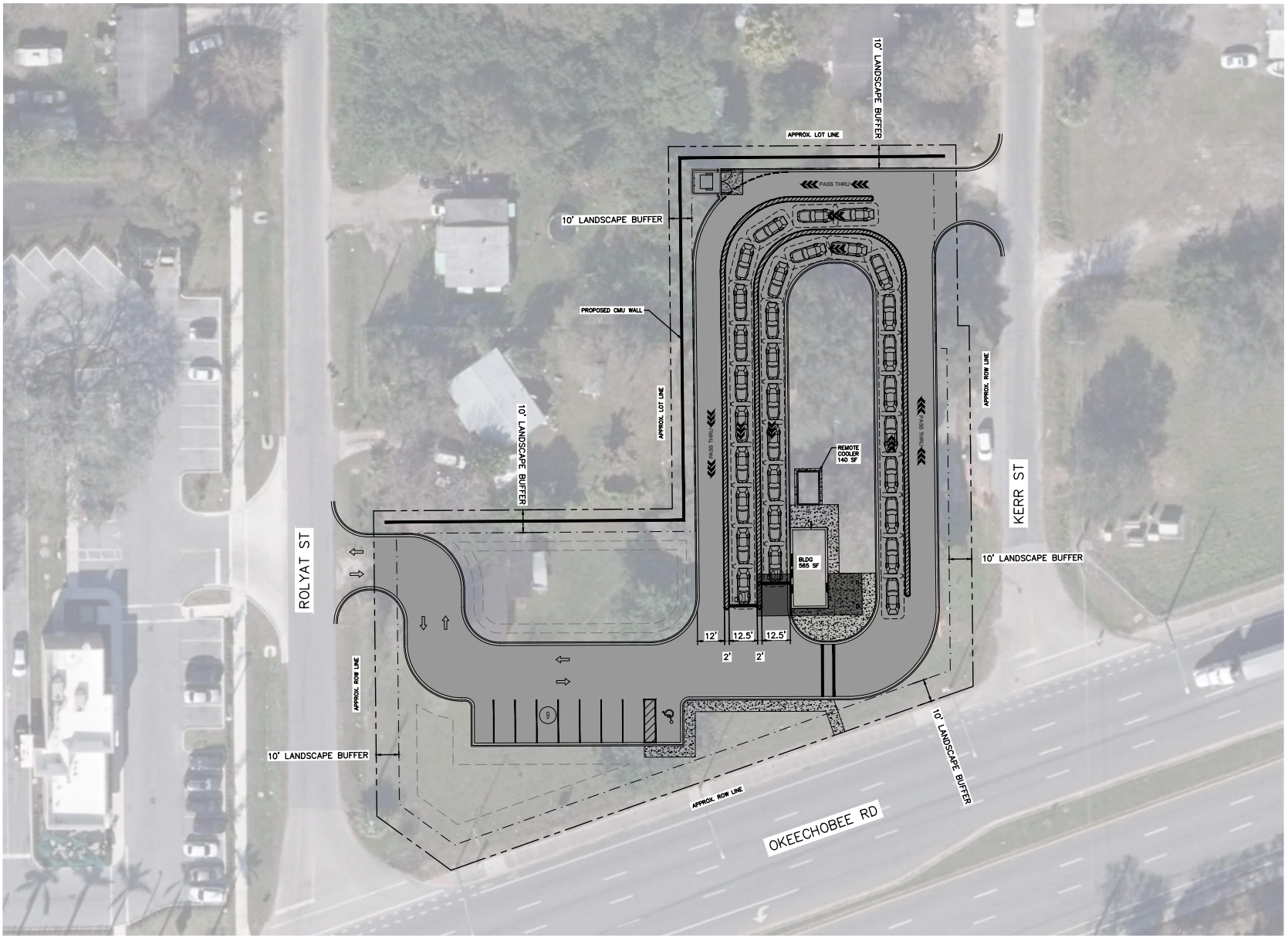
AM and PM peak hour roadway segment capacity analyses were performed for study area roadway segments for existing (2023), background (2026), and buildout (2026) traffic conditions. The study area roadway segment on Okeechobee Road is expected to operate acceptably during AM and PM peak hour existing (2023), background (2026), and buildout (2026) traffic conditions.

AM and PM peak hour operational analyses for existing (2023), background (2026), and buildout (2026) traffic conditions were performed at study area intersections. All study area intersections are projected operate at an acceptable LOS with v/c ratios less than one (1.0) in the AM and PM peak hours except for Rolyat Street & Okeechobee Road. The intersection of Rolyat Street & Okeechobee Road has an existing conditions operational deficiency at the southbound approach during the AM and PM peak hours that continues during background (2026) and buildout (2026) traffic conditions. All other approaches of Rolyat & Okeechobee Road operate with acceptable LOS and with a v/c greater less than 1.0 during AM and PM peak hour existing, background, and buildout traffic conditions.

Based on the criteria within the NCHRP 457 analysis, an exclusive northbound left-turn lane on Kerr Street and an exclusive northbound right-turn lane on Rolyat Street are not warranted at the two full-access project access driveways.

The results within this report satisfy the requirements set forth by St. Lucie County for evaluating proposed development impacts.

# APPENDIX A
## Conceptual Site Plan




SEVEN 7B BREW
DRIVE THRU COFFEE

SITE DETAILS:

| | |
|---|---|
| JURISDICTION: | CITY OF FORT PIERCE |
| SITE ADDRESS: | 2610 ROLYAT ST, FORT PIERCE, FL 34947 |
| PARCEL ID: | 2419-601-0012-000-4<br>2419-601-0014-000-8<br>2419-601-0015-000-5<br>2419-601-0016-000-2 |
| TOTAL PARCEL ACRES: | 1.38 AC |
| ZONING: | C-3 |

- BUILDING SETBACKS:
  - FRONT: 25FT
  - SIDE INTERIOR: 15FT
  - SIDE CORNER: 15FT
  - REAR: 15FT
- LANDSCAPE BUFFERS:
  - FRONT: 10FT
  - SIDE INTERIOR: 10FT
  - SIDE CORNER: 10FT
  - REAR: 10FT

MAXIMUM BUILDING COVERAGE: 60%

PARKING:

STANDARD PARKING DIMENSION - 11FT X 20FT
ADA PARKING DIMENSION - 12FT X 20FT

REQUIRED SPACES: 1 SPACES PER 75SF = 8 SPACES
REQUIRED ADA SPACES: 1 SPACE

TOTAL SPACES: 9 SPACES (PROVIDED)

DRIVE-THRU:

VEHICLE STACKING: 31 VEHICLES
DRIVE AISLES:
- 12.5 FT WIDE DRIVE THROUGH LANES FOR ONE-WAY
- 12 FT WIDE ONE WAY DRIVE AISLE

I:\Oasis\7 Brew\Okeechobee & Rolyat (Ft. Pierce)\CAD\Concepts\7--Brew Concept Plan 1.dwg

1

**OKEECHOBEE & ROLYAT**

FORT PIERCE, FL

# CONCEPTUAL SKETCH

6/15/2022 7341 OFFICE PARK PLACE, SUITE 102, MELBOURNE, FL 32940

GRAPHIC SCALE IN FEET
0 10 20 40
NORTH

Kimley»Horn

# APPENDIX B
# Excerpts from ITE Trip Generation Manual

# Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

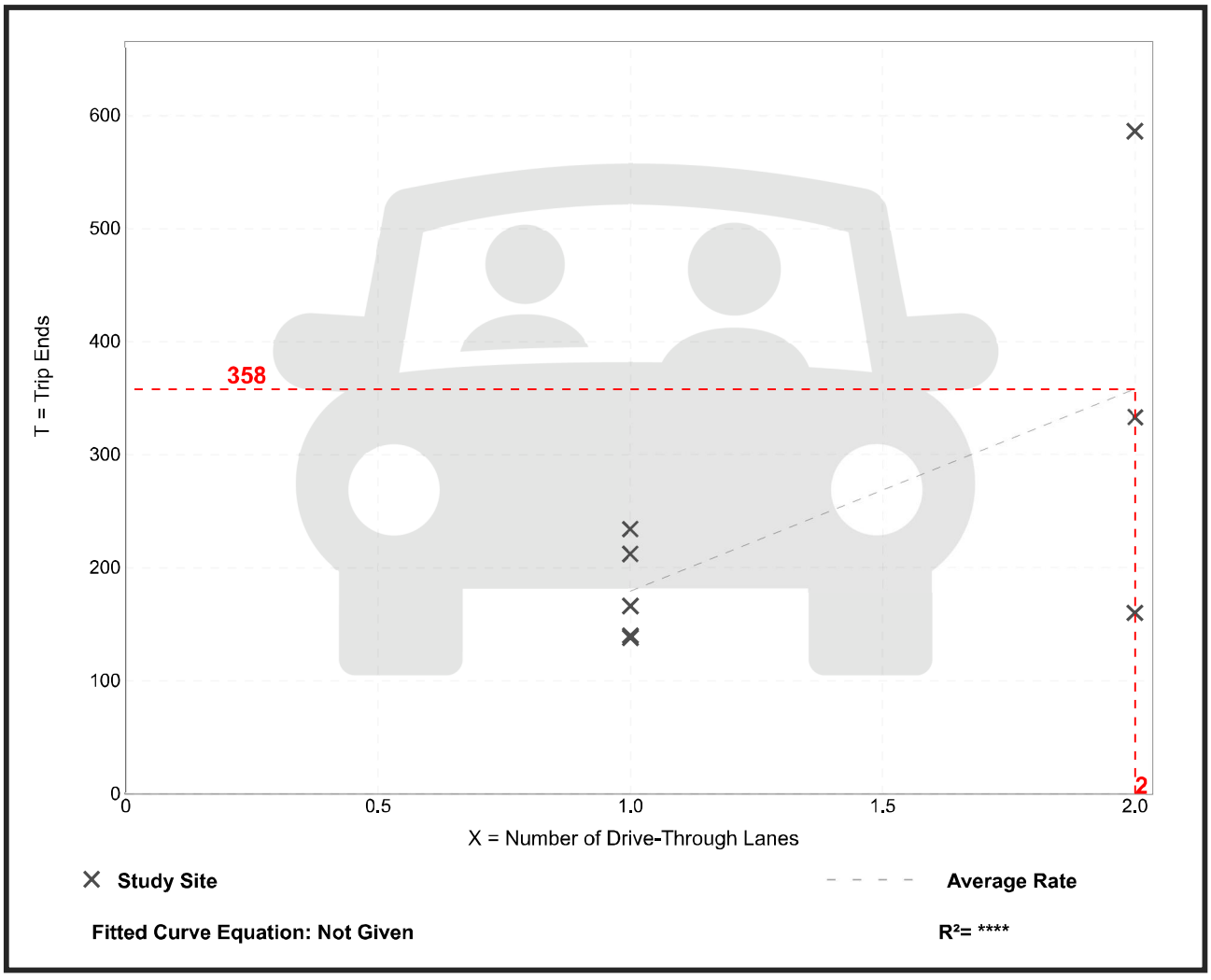
**Vehicle Trip Ends vs:** **Drive-Through Lanes**
**On a:** **Weekday**

**Setting/Location:** **General Urban/Suburban**
Number of Studies: 8
Avg. Num. of Drive-Through Lanes: 1
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Drive-Through Lane

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 179.00 | 80.00 - 293.00 | 74.48 |

## Data Plot and Equation



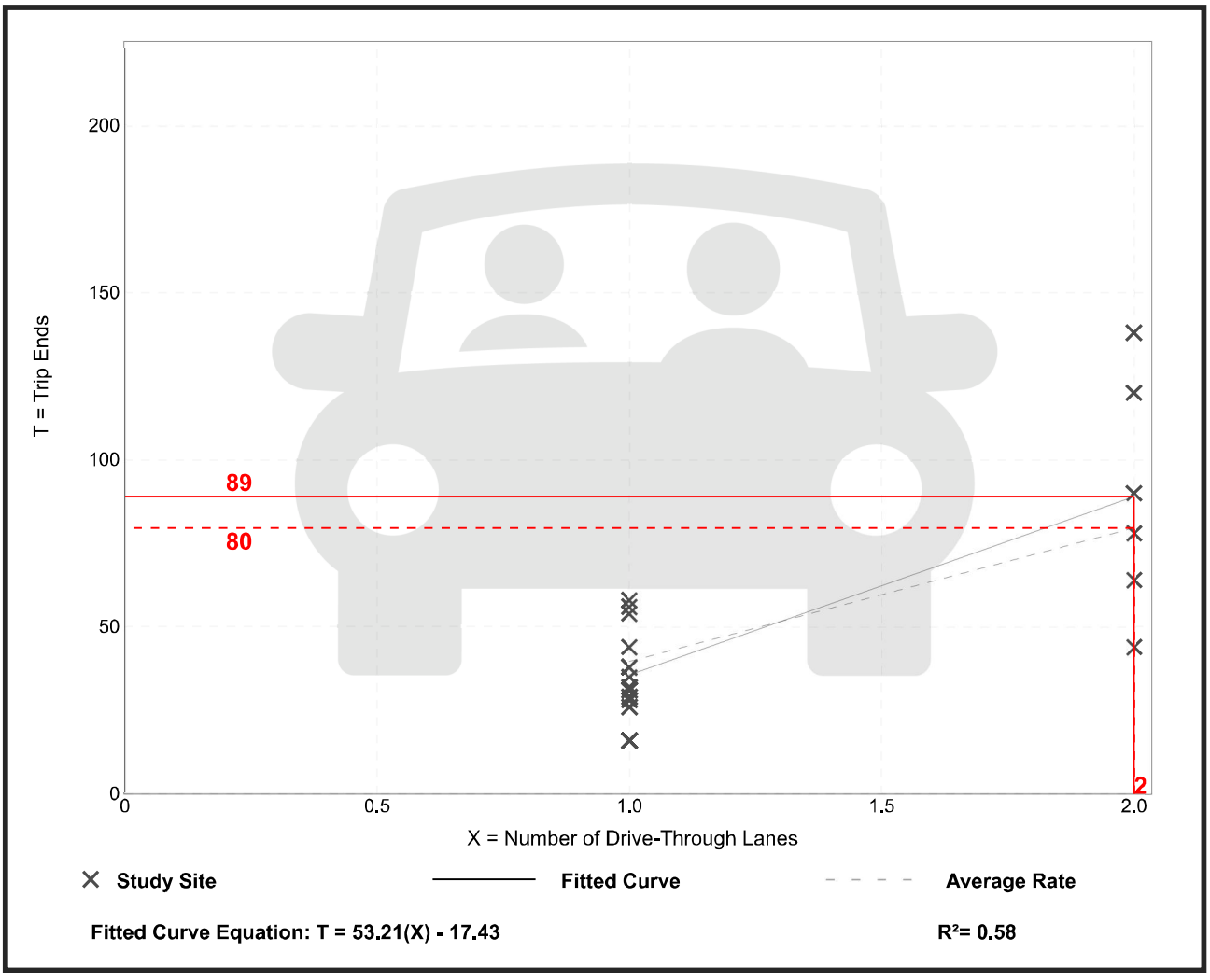
# Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

**Vehicle Trip Ends vs:** **Drive-Through Lanes**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 20
Avg. Num. of Drive-Through Lanes: 1
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Drive-Through Lane

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 39.81 | 16.00 - 69.00 | 15.44 |

## Data Plot and Equation



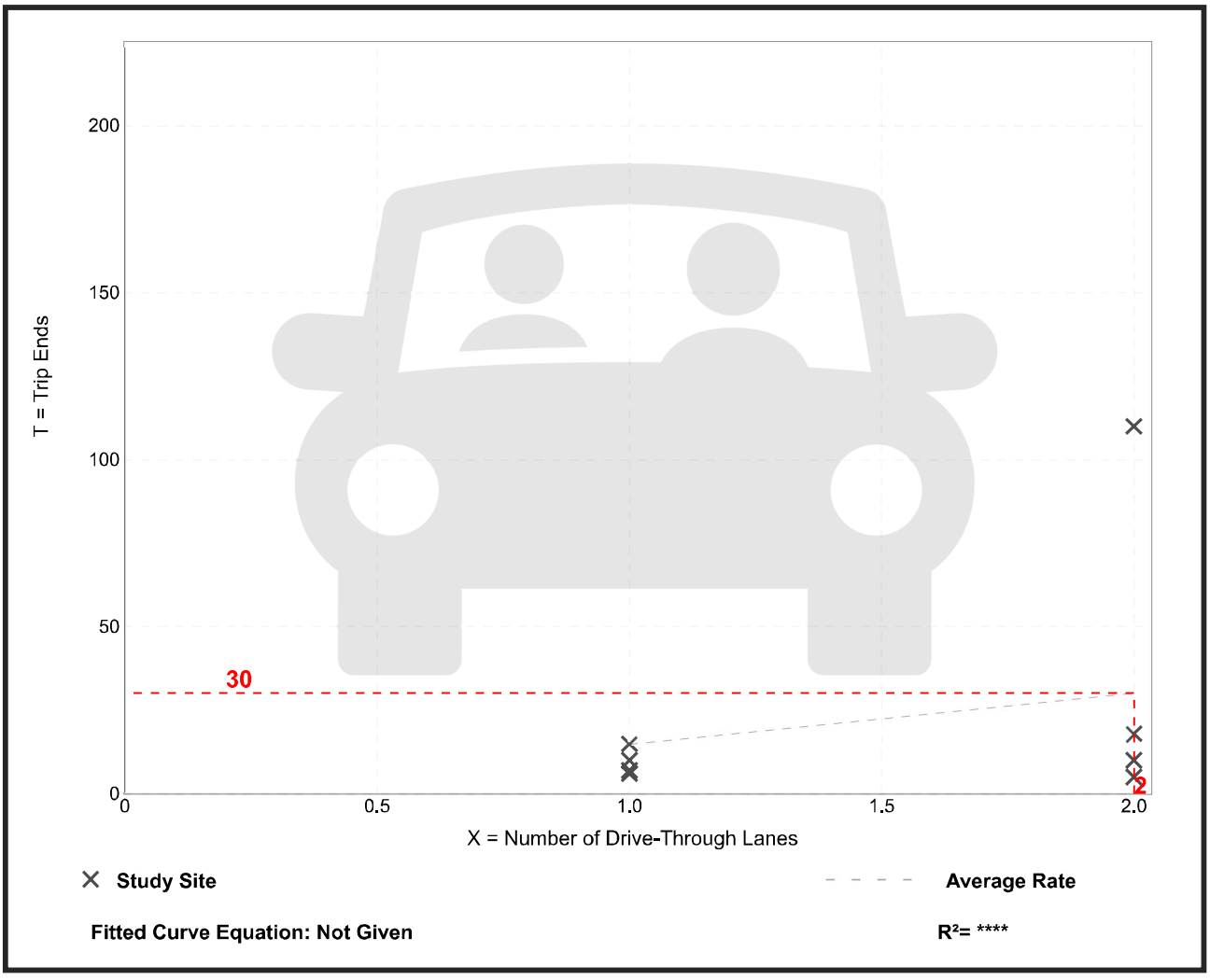
# Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Drive-Through Lanes** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 4 and 6 p.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 8 |
| Avg. Num. of Drive-Through Lanes: | 2 |
| Directional Distribution: | 50% entering, 50% exiting |

## Vehicle Trip Generation per Drive-Through Lane

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 15.08 | 2.50 - 55.00 | 19.41 |

## Data Plot and Equation



## Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual* , 11th Edition

| | |
|---|---|
| Land Use Code | 938 |
| Land Use | Coffee/Donut Shop with Drive-Through Window and No Indoor Seating |
| Setting | General Urban/Suburban |
| Time Period | Weekday AM Peak Period |
| # Data Sites | 3 |
| Average Pass-By Rate | 90% |

Pass-By Characteristics for Individual Sites

| Drive-Through Lanes | State or Province | Survey Year | # Interviews | Pass-By Trip (%) | Non-Pass-By Trips | | | Adj Street Peak Hour Volume | Source |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Primary (%) | Diverted (%) | Total (%) | | |
| 1 | Washington | 1997 | — | 83 | — | — | 17 | — | 18 |
| 1 | Oregon | 1998 | — | 95 | — | — | 5 | — | 18 |
| 1 | Washington | 1998 | — | 92 | — | — | 8 | — | 18 |
| | | | | | | | | | |

## Vehicle Pass-By Rates by Land Use

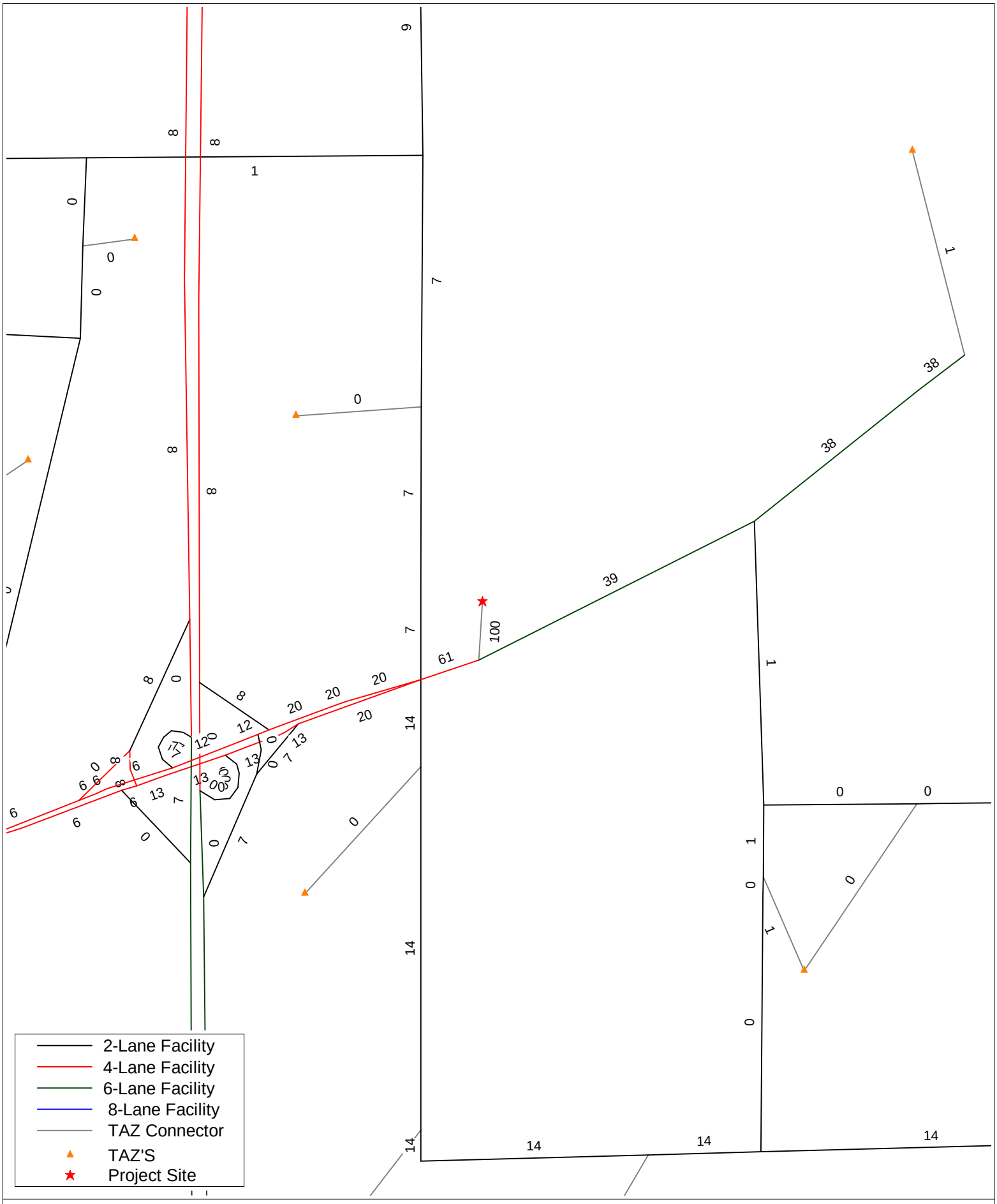
Source: ITE *Trip Generation Manual* , 11th Edition

| | |
|---|---|
| Land Use Code | 938 |
| Land Use | Coffee/Donut Shop with Drive-Through Window and No Indoor Seating |
| Setting | General Urban/Suburban |
| Time Period | Weekday PM Peak Period |
| # Data Sites | 2 |
| Average Pass-By Rate | 98% |

Pass-By Characteristics for Individual Sites

| Drive-Through Lanes | State or Province | Survey Year | # Interviews | Pass-By Trip (%) | Non-Pass-By Trips | | | Adj Street Peak Hour Volume | Source |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Primary (%) | Diverted (%) | Total (%) | | |
| 1 | Washington | 1997 | — | 100 | — | — | 0 | — | 18 |
| 1 | Oregon | 1998 | — | 95 | — | — | 5 | — | 18 |
| | | | | | | | | | |

# APPENDIX C
# Greater Treasure Coast Regional Planning Model (GTCRPM) Model Plots




**7 BREW FORT PIERCE**
**TRAFFIC DISTRIBUTION (PERCENTAGES)**
**1/23/2023**

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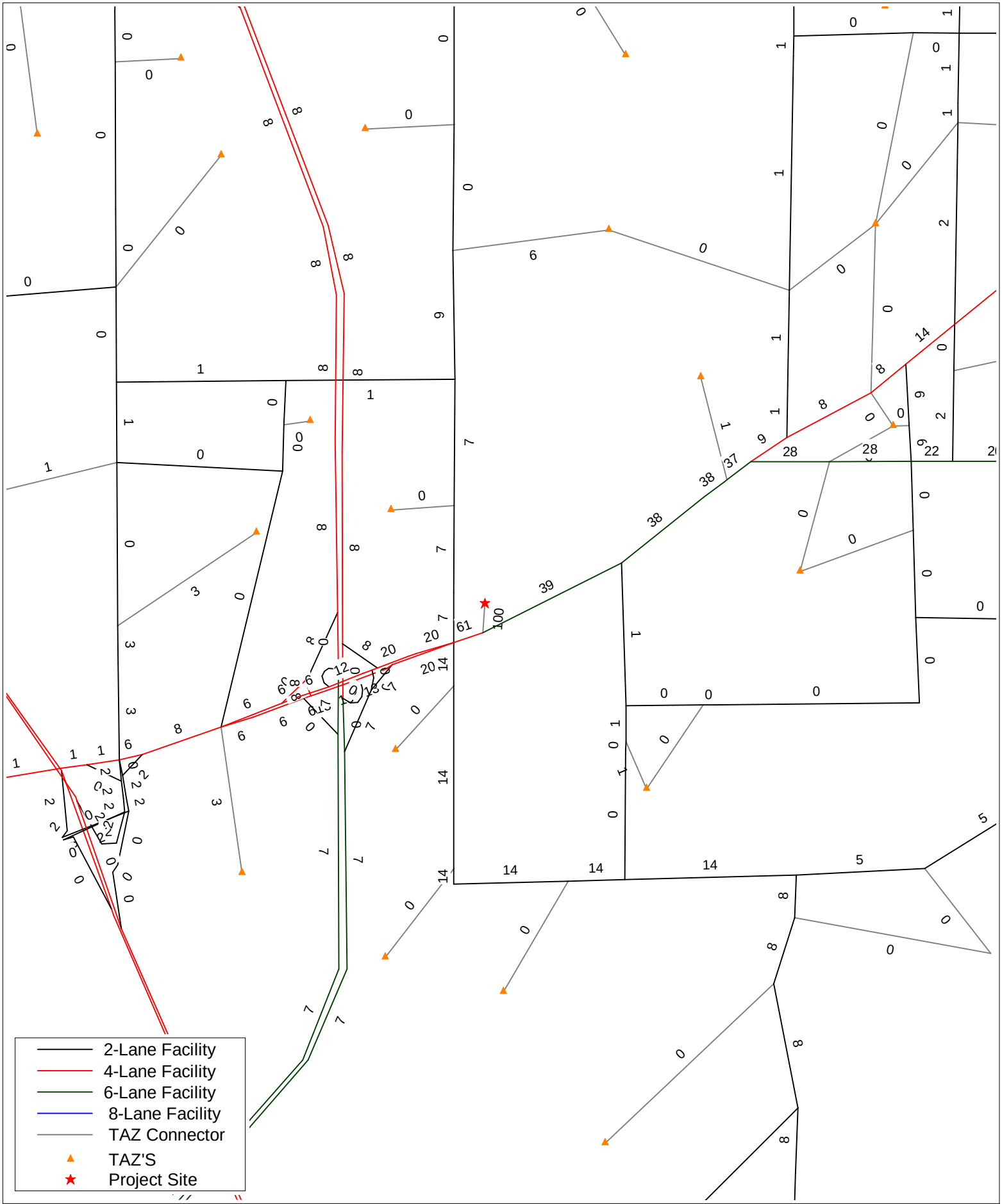


**7 BREW FORT PIERCE**
**TRAFFIC DISTRIBUTION (PERCENTAGES)**
**1/23/2023**

cube

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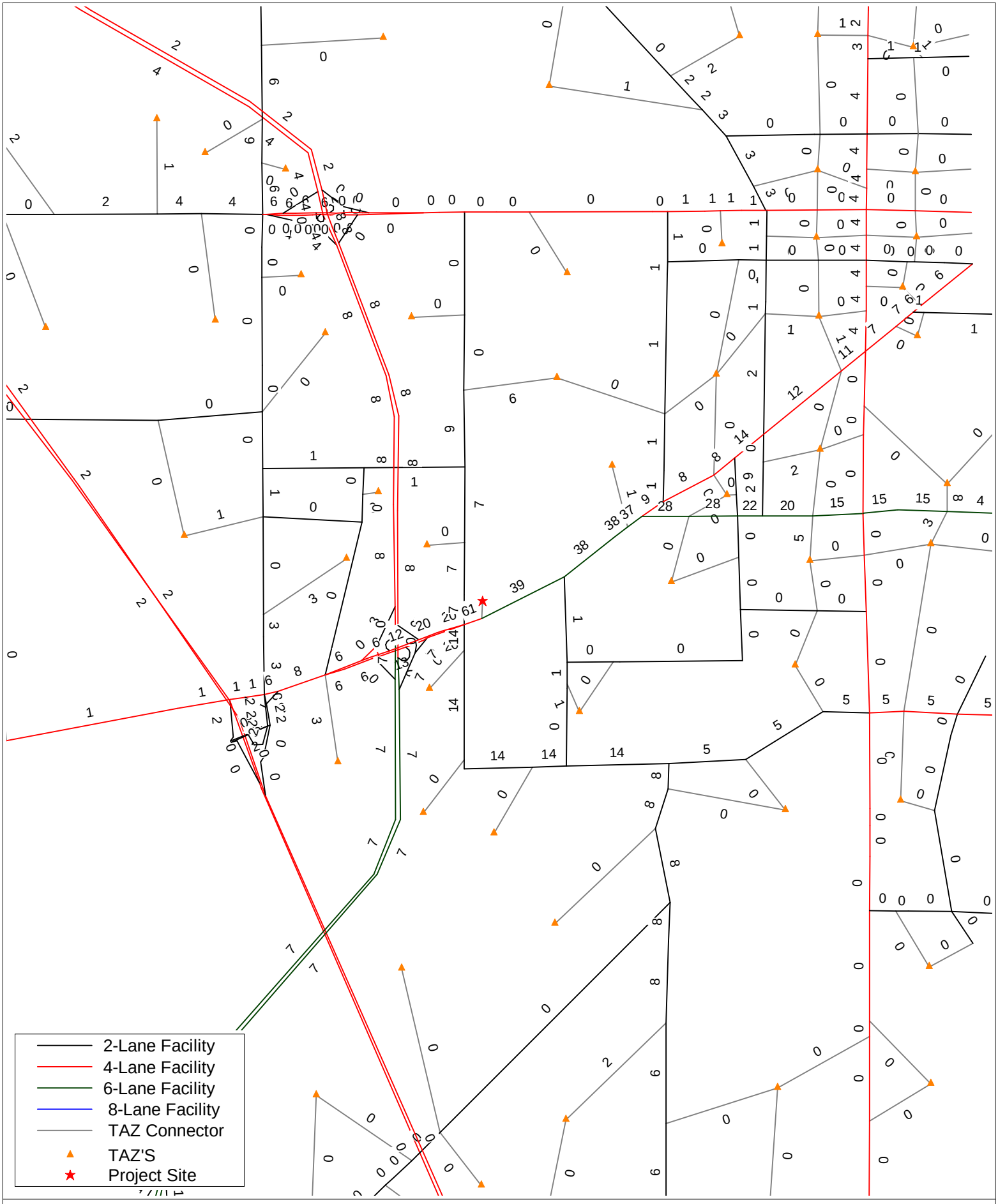


**7 BREW FORT PIERCE**
**TRAFFIC DISTRIBUTION (PERCENTAGES)**
**1/23/2023**

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# APPENDIX D

St. Lucie TPO
Traffic Counts and Level of Service Report
2022 (Excerpts)

St. Lucie Transportation Planning Organization

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

# Traffic Counts and Level of Service Report
# 2022

| Roadway Name | Location | STATION ID | 2022 AADT * | Last Physical Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| 17TH ST | ORANGE AVE to AVENUE D | 608 | 2,627 | 2020 | 750 | 147 | C | 0.196 | 140 | C | 0.187 |
| 17TH ST | AVENUE D to AVENUE Q | 608 | 2,627 | 2020 | 750 | 147 | C | 0.196 | 140 | C | 0.187 |
| 25TH ST | MIDWAY RD to BELL AVE | 940016 | 19,410 | 2020 | 2,100 | 1,235 | C | 0.588 | 1,152 | C | 0.549 |
| 25TH ST | BELL AVE to EDWARDS RD | 159 | 18,943 | 2020 | 2,100 | 1,111 | C | 0.529 | 1,108 | C | 0.528 |
| 25TH ST | EDWARDS RD to CORTEZ BLVD | 940021 | 21,493 | 2020 | 2,000 | 1,263 | C | 0.632 | 1,259 | C | 0.63 |
| 25TH ST | CORTEZ BLVD to VIRGINIA AVE | 529 | 24,089 | 2019 | 2,000 | 1,356 | C | 0.678 | 1,447 | C | 0.724 |
| 25TH ST | VIRIGINIA AVE to NEBRASKA AVE | 940015 | 21,256 | 2020 | 2,000 | 1,219 | C | 0.61 | 1,092 | C | 0.546 |
| 25TH ST | NEBRASKA AVE to OKEECHOBEE RD | 940015 | 21,256 | 2020 | 2,000 | 1,219 | C | 0.61 | 1,092 | C | 0.546 |
| 25TH ST | OKEECHOBEE RD to GEORGIA AVE | 609 | 21,897 | 2020 | 1,630 | 1,011 | D | 0.62 | 1,049 | D | 0.644 |
| 25TH ST | GEORGIA AVE to DELAWARE AVE | 609 | 21,897 | 2020 | 1,630 | 1,011 | D | 0.62 | 1,049 | D | 0.644 |
| 25TH ST | DELAWARE AVE to ORANGE AVE | 940014 | 20,450 | 2020 | 1,630 | 1,043 | D | 0.64 | 1,037 | D | 0.636 |
| 25TH ST | ORANGE AVE to AVENUE D | 610 | 17,824 | 2019 | 1,630 | 822 | D | 0.504 | 848 | D | 0.52 |
| 25TH ST | AVENUE D to AVENUE Q | 940050 | 16,835 | 2020 | 1,630 | 850 | D | 0.521 | 826 | D | 0.507 |
| 25TH ST | AVENUE Q to JUANITA AVE | 945152 | 15,107 | 2020 | 2,000 | 787 | C | 0.394 | 721 | C | 0.361 |
| 25TH ST | JUANITA AVE to ST LUCIE BLVD | 940791 | 15,898 | 2013 | 2,100 | 844 | C | 0.402 | 792 | C | 0.377 |
| 25TH ST | ST LUCIE BLVD to US 1 | 945165 | 7,932 | 2020 | 2,100 | 390 | C | 0.186 | 435 | C | 0.207 |
| 33RD ST | OKEECHOBEE RD to DELAWARE AVE | 611 | 6,788 | 2019 | 750 | 406 | D | 0.541 | 357 | C | 0.476 |
| 33RD ST | DELAWARE AVE to ORANGE AVE | 948507 | 5,700 | 2020 | 790 | 263 | C | 0.333 | 263 | C | 0.333 |
| 35TH ST | KIRBY LOOP RD to CORTEZ BLVD | 612 | 6,724 | 2019 | 540 | 531 | D | 0.983 | 433 | D | 0.802 |
| 35TH ST | CORTEZ BLVD to VIRGINIA AVE | 612 | 6,724 | 2019 | 790 | 531 | D | 0.672 | 433 | D | 0.548 |
| 35TH ST | VIRGINIA AVE to OKEECHOBEE RD | 613 | 4,593 | 2020 | 750 | 226 | C | 0.301 | 243 | C | 0.324 |
| 53RD ST | ANGLE RD to JUANITA AVE | 614 | 2,400 | 2022 | 540 | 128 | C | 0.237 | 141 | C | 0.261 |
| AE BACKUS AVE | 7TH ST to US 1 | 632 | 900 | 2022 | 750 | 61 | C | 0.081 | 71 | C | 0.095 |
| AIROSO BLVD | PORT ST LUCIE BLVD to THORNHILL DR | 303 | 17,500 | 2022 | 2,100 | 1,142 | C | 0.544 | 961 | C | 0.458 |
| AIROSO BLVD | THORNHILL DR to CROSSTOWN PKWY | 303 | 17,500 | 2022 | 2,100 | 1,142 | C | 0.544 | 961 | C | 0.458 |

* **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)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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

# Traffic Counts and Level of Service Report
# 2022

| Roadway Name | Location | STATION ID | 2022 AADT * | Last Physical Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| CALIFORNIA BLVD | SAVONA BLVD to DEL RIO BLVD | 635 | 12,982 | 2020 | 920 | 796 | C | 0.865 | 653 | C | 0.71 |
| CALIFORNIA BLVD | DEL RIO BLVD to CROSSTOWN PKWY | 636 | 16,500 | 2022 | 920 | 1,005 | F | 1.092 | 873 | D | 0.949 |
| CALIFORNIA BLVD | CROSSTOWN PKWY to HEATHERWOOD BLVD | 234 | 18,000 | 2022 | 920 | 872 | D | 0.948 | 984 | F | 1.07 |
| CALIFORNIA BLVD | HEATHERWOOD BLVD to ST LUCIE WEST BLVD | 234 | 18,000 | 2022 | 920 | 872 | D | 0.948 | 984 | F | 1.07 |
| CALIFORNIA BLVD | ST LUCIE WEST BLVD to COUNTRY CLUB DR | 233 | 9,100 | 2022 | 920 | 488 | C | 0.53 | 484 | C | 0.526 |
| CALIFORNIA BLVD | COUNTRY CLUB DR to UNIVERSITY BLVD | 724 | 7,300 | 2022 | 790 | 497 | C | 0.629 | 436 | C | 0.552 |
| CALIFORNIA BLVD | UNIVERSITY BLVD to PEACOCK BLVD | 724 | 7,300 | 2022 | 630 | 497 | C | 0.789 | 436 | C | 0.692 |
| CALIFORNIA BLVD | PEACOCK BLVD to TORINO PKWY | 637 | 12,953 | 2020 | 630 | 785 | F | 1.246 | 776 | F | 1.232 |
| CAMEO BLVD | PORT ST LUICE BLVD to CALIFORNIA BLVD | 638 | 4,900 | 2019 | 750 | 400 | D | 0.533 | 299 | C | 0.399 |
| CAMEO BLVD | CALIFORNIA BLVD to CROSSTOWN PKWY | 639 | 10,143 | 2020 | 790 | 717 | D | 0.908 | 603 | D | 0.763 |
| CAMPBELL RD | PICOS RD to ORANGE AVE | 640 | 850 | 2022 | 540 | 70 | C | 0.13 | 69 | C | 0.128 |
| CANE SLOUGH RD | US 1 to LENNARD RD | 167 | 9,619 | 2020 | 1,710 | 487 | C | 0.285 | 490 | C | 0.287 |
| CARLTON RD | CARLTON RD (S) to OKEECHOBEE RD | 641 | 750 | 2022 | 390 | 65 | B | 0.167 | 60 | B | 0.154 |
| CASHMERE BLVD | PEACOCK BLVD to TORINO PKWY | 676 | 11,321 | 2020 | 630 | 742 | F | 1.178 | 690 | F | 1.095 |
| CASHMERE BLVD | DEL RIO BLVD to CROSSTOWN PKWY | 642 | 10,621 | 2020 | 920 | 653 | C | 0.71 | 640 | C | 0.696 |
| CASHMERE BLVD | CROSSTOWN PKWY to HEATHERWOOD BLVD | 232 | 12,370 | 2020 | 920 | 690 | C | 0.75 | 605 | C | 0.658 |
| CASHMERE BLVD | HEATHERWOOD BLVD to ST LUCIE WEST BLVD | 232 | 12,370 | 2020 | 920 | 690 | C | 0.75 | 605 | C | 0.658 |
| CASHMERE BLVD | ST LUCIE WEST BLVD to PEACOCK BLVD | 231 | 14,626 | 2020 | 920 | 1,026 | F | 1.115 | 993 | F | 1.079 |
| CITRUS AVE | 7TH ST to US 1 | 643 | 1,158 | 2018 | 750 | 161 | C | 0.215 | 161 | C | 0.215 |
| CITRUS AVE | US 1 to 2ND ST | 940160 | 4,374 | 2020 | 790 | 219 | C | 0.277 | 223 | C | 0.282 |
| CITRUS AVE | 2ND ST to INDIAN RIVER DR | 644 | 4,300 | 2022 | 540 | 262 | C | 0.485 | 264 | C | 0.489 |
| COMMUNITY BLVD | WESTCLIFFE LN to TRADITION PKWY | 647 | 5,886 | 2020 | 1,470 | 325 | C | 0.221 | 339 | C | 0.231 |
| COMMERCE CENTER DR | CROSSTOWN PKWY to ST LUCIE WEST BLVD | 645 | 5,050 | 2020 | 1,710 | 300 | C | 0.175 | 362 | C | 0.212 |
| COMMERCE CENTER DR | ST LUCIE WEST BLVD to GLADES CUT-OFF RD | 646 | 9,900 | 2022 | 540 | 529 | D | 0.98 | 607 | F | 1.124 |
| CORTEZ BLVD | 35TH ST to 25TH ST | 948500 | 2,042 | 2020 | 750 | 99 | C | 0.132 | 99 | C | 0.132 |

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# Traffic Counts and Level of Service Report
## 2022

| Roadway Name | Location | STATION ID | 2022 AADT * | Last Physical Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| CORTEZ BLVD | 25TH ST to SUNRISE BLVD | 648 | 3,100 | 2018 | 750 | 222 | C | 0.296 | 203 | C | 0.271 |
| COUNTRY CLUB DR | ST LUCIE WEST BLVD to CALIFORNIA BLVD | 725 | 8,879 | 2019 | 1,710 | 572 | C | 0.335 | 523 | C | 0.306 |
| CROSSTOWN PKWY | COMMERCE CENTER DR to I-95 | 650 | 17,097 | 2021 | 3,170 | 1,062 | C | 0.335 | 911 | C | 0.287 |
| CROSSTOWN PKWY | I-95 to CALIFORNIA BLVD | 651 | 29,056 | 2020 | 3,170 | 1,641 | C | 0.518 | 1,845 | C | 0.582 |
| CROSSTOWN PKWY | CALIFORNIA BLVD to CASHMERE BLVD | 652 | 29,435 | 2020 | 3,170 | 1,659 | C | 0.523 | 1,560 | C | 0.492 |
| CROSSTOWN PKWY | CASHMERE BLVD to CAMEO BLVD | 653 | 32,571 | 2020 | 3,170 | 1,763 | C | 0.556 | 1,694 | C | 0.534 |
| CROSSTOWN PKWY | CAMEO BLVD to BAYSHORE BLVD | 654 | 37,282 | 2020 | 3,170 | 1,854 | C | 0.585 | 1,943 | C | 0.613 |
| CROSSTOWN PKWY | BAYSHORE BLVD to AIROSO BLVD | 655 | 28,807 | 2020 | 3,170 | 1,497 | C | 0.472 | 1,470 | C | 0.464 |
| CROSSTOWN PKWY | AIROSO BLVD to SANDIA DR | 656 | 15,859 | 2021 | 3,170 | 1,023 | C | 0.323 | 872 | C | 0.275 |
| CROSSTOWN PKWY | SANDIA DR to MANTH LN | 657 | 19,123 | 2021 | 3,170 | 1,030 | C | 0.325 | 1,075 | C | 0.339 |
| CROSSTOWN PKWY | FLORESTA DR to US 1 | 66 | 34,000 | 2022 | 3,170 | 2,257 | C | 0.712 | 2,055 | C | 0.648 |
| CROSSROADS PKWY | OKEECHOBEE RD to KINGS HWY | 649 | 2,100 | 2022 | 790 | 106 | C | 0.134 | 105 | C | 0.133 |
| DARWIN BLVD | BECKER RD to PAAR DR | 235 | 7,762 | 2020 | 630 | 691 | F | 1.097 | 639 | F | 1.014 |
| DARWIN BLVD | PAAR DR to TULIP BLVD | 235 | 7,762 | 2020 | 920 | 691 | C | 0.751 | 639 | C | 0.695 |
| DARWIN BLVD | TULIP BLVD to PORT ST LUCIE BLVD | 659 | 12,900 | 2020 | 920 | 608 | C | 0.661 | 603 | C | 0.655 |
| DEL RIO BLVD | PORT ST LUCIE BLVD to CALIFORNIA BLVD | 311 | 10,000 | 2022 | 920 | 781 | C | 0.849 | 704 | C | 0.765 |
| DEL RIO BLVD | CALIFORNIA BLVD to CASHMERE BLVD | 660 | 2,300 | 2022 | 880 | 140 | C | 0.159 | 139 | C | 0.158 |
| DEL RIO BLVD | CASHMERE BLVD to CALIFORNIA BLVD | 661 | 5,015 | 2020 | 880 | 267 | C | 0.303 | 270 | C | 0.307 |
| DELAWARE AVE | HARTMAN RD to 33RD ST | 662 | 1,900 | 2022 | 600 | 295 | C | 0.492 | 237 | C | 0.395 |
| DELAWARE AVE | 33RD ST to 25TH ST | 500 | 3,100 | 2022 | 1,710 | 206 | C | 0.12 | 235 | C | 0.137 |
| DELAWARE AVE | 25TH ST to OKEECHOBEE RD | 948526 | 1,428 | 2020 | 1,220 | 65 | C | 0.053 | 65 | C | 0.053 |
| DELAWARE AVE | OKEECHOBEE RD to 13TH ST | 663 | 11,714 | 2019 | 790 | 641 | D | 0.811 | 597 | D | 0.756 |
| DELAWARE AVE | 13TH ST to 10TH ST | 664 | 7,505 | 2020 | 750 | 408 | D | 0.544 | 388 | D | 0.517 |
| DELAWARE AVE | 10TH ST to 7TH ST | 664 | 7,505 | 2020 | 600 | 408 | D | 0.68 | 388 | D | 0.647 |
| DELAWARE AVE | 7TH ST to US 1 | 665 | 7,231 | 2019 | 750 | 392 | D | 0.523 | 403 | D | 0.537 |

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St. Lucie Transportation Planning Organization

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Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

# Traffic Counts and Level of Service Report
## 2022

| Roadway Name | Location | STATION ID | 2022 AADT * | Last Physical Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| EAST TORINO PKWY | CASHMERE BLVD to TORINO PKWY | 710 | 12,128 | 2020 | 830 | 715 | C | 0.861 | 707 | C | 0.852 |
| EAST TORINO PKWY | TORINO PKWY to MIDWAY RD | 237 | 14,432 | 2020 | 880 | 936 | F | 1.064 | 807 | C | 0.917 |
| EASY ST | US 1 to BUCHANAN DR | 106 | 7,210 | 2020 | 750 | 400 | D | 0.533 | 506 | D | 0.675 |
| EASY ST | BUCHANAN DR to YUCCA DR | 106 | 7,210 | 2020 | 540 | 400 | D | 0.741 | 506 | D | 0.937 |
| EDWARDS RD | JENKINS RD to MCNEIL RD | 174 | 11,057 | 2021 | 630 | 551 | C | 0.875 | 571 | C | 0.906 |
| EDWARDS RD | MCNEIL RD to SELVITZ RD | 174 | 11,057 | 2021 | 700 | 551 | C | 0.787 | 571 | C | 0.816 |
| EDWARDS RD | SELVITZ RD to 25TH ST | 110 | 15,060 | 2020 | 880 | 757 | C | 0.86 | 770 | C | 0.875 |
| EDWARDS RD | 25TH ST to SUNRISE BLVD | 108 | 16,851 | 2020 | 1,630 | 819 | D | 0.502 | 820 | D | 0.503 |
| EDWARDS RD | SUNRISE BLVD to OLEANDER AVE | 502 | 15,790 | 2018 | 1,630 | 783 | D | 0.48 | 763 | D | 0.468 |
| EDWARDS RD | OLEANDER AVE to US 1 | 173 | 9,687 | 2018 | 1,630 | 533 | C | 0.327 | 465 | C | 0.285 |
| FARMER'S MARKET RD | OLEANDER AVE to US 1 | 112 | 1,792 | 2018 | 750 | 124 | C | 0.165 | 121 | C | 0.161 |
| FLORESTA DR | OAKLYN ST to PORT ST LUCIE BLVD | 317 | 15,000 | 2022 | 920 | 1,038 | F | 1.128 | 793 | C | 0.862 |
| FLORESTA DR | THORNHILL DR to CROSSTOWN PKWY | 315 | 10,500 | 2022 | 880 | 680 | C | 0.773 | 620 | C | 0.705 |
| FLORESTA DR | PORT ST LUCIE BLVD to THORNHILL DR | 315 | 10,500 | 2022 | 880 | 680 | C | 0.773 | 620 | C | 0.705 |
| FLORESTA DR | CROSSTOWN PKWY to PRIMA VISTA BLVD | 109 | 12,190 | 2020 | 920 | 675 | C | 0.734 | 620 | C | 0.674 |
| FLORESTA DR | PRIMA VISTA BLVD to AIROSO BLVD | 107 | 10,623 | 2020 | 920 | 587 | C | 0.638 | 648 | C | 0.704 |
| FLORESTA DR | SELVITZ RD to BAYSHORE BLVD | 313 | 4,660 | 2020 | 630 | 334 | C | 0.53 | 356 | C | 0.565 |
| FLORESTA DR | AIROSO BLVD to SELVITZ RD | 313 | 4,660 | 2020 | 880 | 334 | C | 0.38 | 356 | C | 0.405 |
| FT PIERCE BLVD | INDRIO RD to EMERSON AVE | 226 | 3,729 | 2018 | 540 | 280 | D | 0.519 | 286 | D | 0.53 |
| GARDENIA AVE | OLEANDER AVE to US 1 | 666 | 2,700 | 2022 | 750 | 180 | C | 0.24 | 192 | C | 0.256 |
| GATLIN BLVD | W OF I-95 to E OF I-95 | 945075 | 47,867 | 2020 | 3,170 | 3,492 | F | 1.102 | 2,846 | C | 0.898 |
| GATLIN BLVD | E OF I-95 to SAVAGE BLVD | 945075 | 47,867 | 2020 | 3,170 | 3,492 | F | 1.102 | 2,846 | C | 0.898 |
| GATLIN BLVD | SAVAGE BLVD to ROSSER BLVD | 945075 | 47,867 | 2020 | 3,170 | 3,492 | F | 1.102 | 2,846 | C | 0.898 |
| GATLIN BLVD | ROSSER BLVD to SAVONA BLVD | 945075 | 47,867 | 2020 | 3,170 | 3,492 | F | 1.102 | 2,846 | C | 0.898 |
| GATLIN BLVD | SAVONA BLVD to PORT ST LUCIE BLVD | 945075 | 47,867 | 2020 | 3,170 | 3,492 | F | 1.102 | 2,846 | C | 0.898 |

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| Roadway Name | Location | STATION ID | 2022 AADT * | Last Physical Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| GEORGIA AVE | 25TH ST to OKEECHOBEE RD | 667 | 4,951 | 2019 | 600 | 305 | D | 0.508 | 276 | C | 0.46 |
| GEORGIA AVE | OKEECHOBEE RD to 17TH ST | 667 | 4,951 | 2019 | 750 | 305 | C | 0.407 | 276 | C | 0.368 |
| GEORGIA AVE | 17TH ST to 13TH ST | 508 | 4,705 | 2018 | 600 | 262 | C | 0.437 | 266 | C | 0.443 |
| GEORGIA AVE | 13TH ST to 7TH ST | 506 | 2,156 | 2018 | 600 | 133 | C | 0.222 | 136 | C | 0.227 |
| GEORGIA AVE | 7TH ST to US 1 | 504 | 1,942 | 2018 | 600 | 122 | C | 0.203 | 135 | C | 0.225 |
| GILSON RD | MARTIN C.L. to BECKER RD | 111 | 10,950 | 2020 | 710 | 918 | F | 1.293 | 949 | F | 1.337 |
| GILSON RD | BECKER RD to LAKERIDGE DR | 111 | 10,950 | 2020 | 540 | 918 | F | 1.7 | 949 | F | 1.757 |
| GLADES CUT-OFF RD | RANGE LINE RD to RESERVE BLVD | 668 | 2,700 | 2022 | 1,070 | 191 | B | 0.179 | 240 | B | 0.224 |
| GLADES CUT-OFF RD | RESERVE BLVD to COMMERCE CENTER DR | 119 | 7,700 | 2022 | 1,070 | 713 | C | 0.666 | 713 | C | 0.666 |
| GLADES CUT-OFF RD | CARLTON RD to RANGE LINE RD | 668 | 2,700 | 2022 | 390 | 191 | B | 0.49 | 240 | C | 0.615 |
| GLADES CUT-OFF RD | COMMERCE CENTER DR to MIDWAY RD | 940279 | 3,104 | 2020 | 920 | 181 | C | 0.197 | 165 | C | 0.179 |
| GLADES CUT-OFF RD | MIDWAY RD to JENKINS RD | 115 | 10,496 | 2020 | 790 | 629 | D | 0.796 | 667 | D | 0.844 |
| GLADES CUT-OFF RD | JENKINS RD to SELVITZ RD | 113 | 6,831 | 2019 | 830 | 382 | C | 0.46 | 399 | C | 0.481 |
| GRAHAM RD | KINGS HWY to JENKINS RD | 669 | 2,400 | 2022 | 630 | 164 | C | 0.26 | 156 | C | 0.248 |
| GREEN RIVER PKWY | MARTIN C.L. to CHARLESTON DR | 319 | 5,571 | 2020 | 1,070 | 386 | C | 0.361 | 351 | B | 0.328 |
| GREEN RIVER PKWY | CHARLESTON DR to MELALEUCA BLVD | 319 | 5,571 | 2020 | 1,070 | 386 | C | 0.361 | 351 | B | 0.328 |
| GREEN RIVER PKWY | MELALEUCA BLVD to WALTON RD | 319 | 5,571 | 2020 | 1,070 | 386 | C | 0.361 | 351 | B | 0.328 |
| HARTMAN RD | OKEECHOBEE RD to PETERSON RD | 670 | 6,110 | 2020 | 750 | 291 | C | 0.388 | 285 | C | 0.38 |
| HARTMAN RD | PETERSON RD to DELAWARE AVE | 670 | 6,110 | 2020 | 540 | 291 | D | 0.539 | 285 | D | 0.528 |
| HARTMAN RD | DELAWARE AVE to ORANGE AVE | 670 | 6,110 | 2020 | 790 | 291 | C | 0.368 | 285 | C | 0.361 |
| HEADER CANAL RD | OKEECHOBEE RD to ORANGE AVE | 121 | 589 | 2018 | 670 | 49 | B | 0.073 | 59 | B | 0.088 |
| HILLMOOR DR | US 1 to LENNARD RD | 671 | 7,803 | 2019 | 790 | 405 | D | 0.513 | 515 | D | 0.652 |
| I-95 | GATLIN BLVD to ST LUCIE WEST BLVD | 941901 | 85,025 | 2020 | 5,500 | 4,596 | D | 0.836 | 4,151 | C | 0.755 |
| I-95 | ST LUCIE WEST BLVD to MIDWAY RD | 941904 | 68,355 | 2018 | 5,500 | 4,058 | C | 0.738 | 3,500 | C | 0.636 |
| I-95 | MIDWAY RD to OKEECHOBEE RD | 941902 | 82,322 | 2018 | 5,500 | 5,490 | D | 0.998 | 4,457 | C | 0.81 |

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772-462-1593 www.stlucietpo.org

# Traffic Counts and Level of Service Report
## 2022

| Roadway Name | Location | STATION ID | 2022 AADT * | Last Physical Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| I-95 | OKEECHOBEE RD to ORANGE AVE | 940260 | 65,287 | 2020 | 7,320 | 3,200 | B | 0.437 | 3,200 | B | 0.437 |
| I-95 | ORANGE AVE to INDRIO RD | 941905 | 50,041 | 2020 | 7,320 | 2,690 | B | 0.367 | 2,476 | B | 0.338 |
| INDIAN RIVER DR | CITRUS AVE to ORANGE AVE | 945029 | 5,755 | 2020 | 750 | 285 | C | 0.38 | 326 | C | 0.435 |
| INDIAN RIVER DR | ORANGE AVE to AVENUE A | 940003 | 5,907 | 2020 | 750 | 295 | C | 0.393 | 287 | C | 0.383 |
| INDIAN RIVER DR | AVENUE D to SEAWAY DR | 940004 | 6,514 | 2020 | 790 | 329 | C | 0.416 | 387 | C | 0.49 |
| INDIAN RIVER DR | AVENUE A to AVENUE D | 940004 | 6,514 | 2020 | 540 | 329 | D | 0.609 | 387 | D | 0.717 |
| INDRIO RD | PRIVATE RD to I-95 W RAMP | 940128 | 1,038 | 2020 | 1,080 | 51 | B | 0.047 | 55 | B | 0.051 |
| INDRIO RD | I-95 W RAMP to I-95 E RAMP | 940128 | 1,038 | 2020 | 3,240 | 51 | B | 0.016 | 55 | B | 0.017 |
| INDRIO RD | I-95 E RAMP to KOBLEGARD RD | 940038 | 10,195 | 2020 | 3,240 | 527 | B | 0.163 | 554 | B | 0.171 |
| INDRIO RD | KOBLEGARD RD to JOHNSTON RD | 940038 | 10,195 | 2020 | 700 | 527 | C | 0.753 | 554 | C | 0.791 |
| INDRIO RD | JOHNSTON RD to EMERSON AVE | 940038 | 10,195 | 2020 | 880 | 527 | C | 0.599 | 554 | C | 0.63 |
| INDRIO RD | EMERSON RD to SEMINOLE RD | 940281 | 9,891 | 2020 | 920 | 572 | C | 0.622 | 482 | C | 0.524 |
| INDRIO RD | SEMINOLE RD to KINGS HWY | 940281 | 9,891 | 2020 | 790 | 572 | D | 0.724 | 482 | D | 0.61 |
| INDRIO RD | KINGS HWY to SLASH PINE TRL | 114 | 5,901 | 2019 | 790 | 377 | C | 0.477 | 369 | C | 0.467 |
| INDRIO RD | SLASH PINE TRL to US 1 | 114 | 5,901 | 2019 | 920 | 377 | C | 0.41 | 369 | C | 0.401 |
| INDRIO RD | US 1 to OLD DIXIE HWY | 672 | 1,300 | 2022 | 750 | 91 | C | 0.121 | 123 | C | 0.164 |
| JENNINGS RD | US 1 to LENNARD RD | 673 | 5,500 | 2022 | 2,100 | 364 | C | 0.173 | 297 | C | 0.141 |
| JENKINS RD | EDWARDS RD to OKEECHOBEE RD | 133 | 10,193 | 2020 | 880 | 480 | C | 0.545 | 525 | C | 0.597 |
| JENKINS RD | OKEECHOBEE RD to GRAHAM RD | 131 | 10,669 | 2020 | 920 | 558 | C | 0.607 | 564 | C | 0.613 |
| JENKINS RD | GRAHAM RD to PETERSON RD | 131 | 10,669 | 2020 | 630 | 558 | C | 0.886 | 564 | C | 0.895 |
| JENKINS RD | PETERSON RD to ORANGE AVE | 131 | 10,669 | 2020 | 920 | 558 | C | 0.607 | 564 | C | 0.613 |
| JOHNSTON RD | ANGLE RD to L20 | 674 | 2,800 | 2022 | 1,070 | 190 | B | 0.178 | 184 | B | 0.172 |
| JOHNSTON RD | L20 to MEADOWOOD DR | 675 | 2,500 | 2022 | 1,070 | 159 | B | 0.149 | 154 | B | 0.144 |
| JOHNSTON RD | MEADOWOOD DR to OLD JOHNSTON RD | 675 | 2,500 | 2022 | 1,070 | 159 | B | 0.149 | 154 | B | 0.144 |
| JOHNSTON RD | OLD JOHNSTON RD to INDRIO RD | 675 | 2,500 | 2022 | 1,070 | 159 | B | 0.149 | 154 | B | 0.144 |

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# 2022

| Roadway Name | Location | STATION ID | 2022 AADT * | Last Physical Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| JOHNSTON RD | INDRIO RD to RUSSOS RD | 135 | 8,819 | 2019 | 1,070 | 500 | C | 0.467 | 501 | C | 0.468 |
| JOHNSTON RD | RUSSOS RD to INDIAN RIVER C.L. | 135 | 8,819 | 2019 | 1,070 | 500 | C | 0.467 | 501 | C | 0.468 |
| JUANITA AVE | 53RD ST to 25TH ST | 122 | 2,900 | 2022 | 750 | 187 | C | 0.249 | 171 | C | 0.228 |
| JUANITA AVE | 25TH ST to US 1 | 120 | 4,800 | 2022 | 750 | 268 | C | 0.357 | 263 | C | 0.351 |
| KEEN RD | ANGLE RD to JUANITA AVE | 129 | 3,008 | 2018 | 630 | 181 | C | 0.287 | 212 | C | 0.337 |
| KEEN RD | JUANITA AVE to ST LUCIE BLVD | 129 | 3,008 | 2018 | 630 | 181 | C | 0.287 | 212 | C | 0.337 |
| KINGS HWY | OKEECHOBEE RD to CROSSROADS PKWY | 940757 | 9,000 | 2020 | 880 | 436 | C | 0.495 | 446 | C | 0.507 |
| KINGS HWY | CROSSROADS PKWY to GRAHAM RD | 940757 | 9,000 | 2020 | 700 | 436 | C | 0.623 | 446 | C | 0.637 |
| KINGS HWY | GRAHAM RD to PICOS RD | 940076 | 7,762 | 2020 | 700 | 395 | C | 0.564 | 379 | C | 0.541 |
| KINGS HWY | PICOS RD to ORANGE AVE | 940076 | 7,762 | 2020 | 880 | 395 | C | 0.449 | 379 | C | 0.431 |
| KINGS HWY | ORANGE AVE to ANGLE RD | 940077 | 16,024 | 2020 | 920 | 794 | C | 0.863 | 799 | C | 0.868 |
| KINGS HWY | ANGLE RD to ST LUCIE BLVD | 940751 | 11,387 | 2020 | 880 | 607 | C | 0.69 | 611 | C | 0.694 |
| KINGS HWY | ST LUCIE BLVD to INDRIO RD | 940006 | 13,805 | 2020 | 880 | 822 | C | 0.934 | 772 | C | 0.877 |
| KIRBY LOOP RD | EDWARDS RD to 35TH ST | 677 | 2,686 | 2020 | 630 | 156 | C | 0.248 | 144 | C | 0.229 |
| KITTERMAN RD | OLEANDER AVE to US 1 | 124 | 3,641 | 2018 | 750 | 239 | C | 0.319 | 217 | C | 0.289 |
| KITTERMAN RD | US 1 to LENNARD EXT | 678 | 2,100 | 2022 | 750 | 120 | C | 0.16 | 121 | C | 0.161 |
| LENNARD RD | US 1 to MARIPOSA AVE | 325 | 18,000 | 2022 | 1,710 | 927 | D | 0.542 | 957 | D | 0.56 |
| LENNARD RD | MARIPOSA AVE to MELALEUCA BLVD | 325 | 18,000 | 2022 | 1,710 | 927 | D | 0.542 | 957 | D | 0.56 |
| LENNARD RD | MELALEUCA BLVD to JENNINGS RD | 325 | 18,000 | 2022 | 1,630 | 927 | D | 0.569 | 957 | D | 0.587 |
| LENNARD RD | JENNINGS RD to HILLMOOR DR | 325 | 18,000 | 2022 | 1,710 | 927 | D | 0.542 | 957 | D | 0.56 |
| LENNARD RD | HILLMOOR DR to TIFFANY AVE | 325 | 18,000 | 2022 | 1,710 | 927 | D | 0.542 | 957 | D | 0.56 |
| LENNARD RD | TIFFANY AVE to WALTON RD | 323 | 9,000 | 2022 | 1,710 | 470 | C | 0.275 | 477 | C | 0.279 |
| LENNARD RD | WALTON RD to S OF SAVANNA CLUB BLVD | 679 | 3,761 | 2020 | 790 | 260 | C | 0.329 | 247 | C | 0.313 |
| LYNGATE DR | VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD | 306 | 10,911 | 2019 | 920 | 683 | C | 0.742 | 726 | C | 0.789 |
| LYNGATE DR | MORNINGSIDE BLVD to US 1 | 306 | 10,911 | 2019 | 920 | 683 | C | 0.742 | 726 | C | 0.789 |

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|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| OAKRIDGE DR | MOUNTWELL ST to OAKLYN ST | 621 | 6,950 | 2019 | 700 | 432 | C | 0.617 | 376 | C | 0.537 |
| OHIO AVE | SUNRISE BLVD to COLONIAL RD | 686 | 3,600 | 2022 | 540 | 213 | C | 0.394 | 208 | C | 0.385 |
| OHIO AVE | COLONIAL RD to US 1 | 686 | 3,600 | 2022 | 750 | 213 | C | 0.284 | 208 | C | 0.277 |
| OKEECHOBEE RD | OKEECHOBEE C.L. to BLUEFIELD RD | 687 | 11,342 | 2020 | 1,580 | 592 | B | 0.375 | 637 | B | 0.403 |
| OKEECHOBEE RD | BLUEFIELD RD to CARLTON RD | 687 | 11,342 | 2020 | 2,000 | 592 | B | 0.296 | 637 | B | 0.319 |
| OKEECHOBEE RD | CARLTON RD to SNEED RD | 940039 | 7,535 | 2020 | 2,100 | 370 | B | 0.176 | 362 | B | 0.172 |
| OKEECHOBEE RD | IDEAL HOLDING RD to HEADER CANAL RD | 940039 | 7,535 | 2020 | 2,100 | 370 | B | 0.176 | 362 | B | 0.172 |
| OKEECHOBEE RD | SNEED RD to IDEAL HOLDING RD | 940039 | 7,535 | 2020 | 2,100 | 370 | B | 0.176 | 362 | B | 0.172 |
| OKEECHOBEE RD | HEADER CANAL RD to MIDWAY RD | 940039 | 7,535 | 2020 | 2,450 | 370 | B | 0.151 | 362 | B | 0.148 |
| OKEECHOBEE RD | MIDWAY RD to SHINN RD | 940039 | 7,535 | 2020 | 3,110 | 370 | B | 0.119 | 362 | B | 0.116 |
| OKEECHOBEE RD | SHINN RD to MCCARTY RD | 940195 | 6,920 | 2020 | 3,240 | 376 | B | 0.116 | 376 | B | 0.116 |
| OKEECHOBEE RD | MCCARTY RD to FLORIDA'S TURNPIKE | 940025 | 8,360 | 2020 | 3,240 | 401 | B | 0.124 | 416 | B | 0.128 |
| OKEECHOBEE RD | FLORIDA'S TURNPIKE to KINGS HWY | 940025 | 8,360 | 2020 | 2,100 | 401 | C | 0.191 | 416 | C | 0.198 |
| OKEECHOBEE RD | KINGS HWY to CROSSROADS PKWY | 940748 | 21,934 | 2020 | 4,240 | 1,058 | C | 0.25 | 1,116 | C | 0.263 |
| OKEECHOBEE RD | CROSSROADS PKWY to I-95 | 940106 | 26,526 | 2020 | 4,240 | 1,282 | C | 0.302 | 1,310 | C | 0.309 |
| OKEECHOBEE RD | I-95 to JENKINS RD | 940029 | 31,865 | 2020 | 4,240 | 2,082 | C | 0.491 | 1,801 | C | 0.425 |
| OKEECHOBEE RD | JENKINS RD to MCNEIL RD | 940029 | 31,865 | 2020 | 4,040 | 2,082 | C | 0.515 | 1,801 | C | 0.446 |
| OKEECHOBEE RD | MCNEIL RD to VIRGINIA AVE | 940742 | 29,519 | 2020 | 3,170 | 1,550 | C | 0.489 | 1,618 | C | 0.51 |
| OKEECHOBEE RD | VIRGINIA AVE to HARTMAN RD | 688 | 12,094 | 2019 | 2,100 | 665 | C | 0.317 | 704 | C | 0.335 |
| OKEECHOBEE RD | HARTMAN RD to 35TH ST | 688 | 12,094 | 2019 | 1,630 | 665 | C | 0.408 | 704 | C | 0.432 |
| OKEECHOBEE RD | 35TH ST to 33RD ST | 689 | 16,610 | 2019 | 1,630 | 901 | D | 0.553 | 881 | D | 0.54 |
| OKEECHOBEE RD | 33RD ST to 25TH ST | 689 | 16,610 | 2019 | 1,630 | 901 | D | 0.553 | 881 | D | 0.54 |
| OKEECHOBEE RD | 25TH ST to GEORGIA AVE | 690 | 13,247 | 2019 | 1,630 | 762 | D | 0.467 | 724 | C | 0.444 |
| OKEECHOBEE RD | GEORGIA AVE to DELAWARE AVE | 690 | 13,247 | 2019 | 1,710 | 762 | C | 0.446 | 724 | C | 0.423 |
| OLD DIXIE HWY | US 1 to SR A1A NORTH | 691 | 150 | 2022 | 790 | 11 | C | 0.014 | 10 | C | 0.013 |

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|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| ORANGE AVE | 10TH ST to 7TH ST | 940155 | 8,912 | 2020 | 600 | 428 | D | 0.713 | 492 | D | 0.82 |
| ORANGE AVE | 7TH ST to US 1 | 945134 | 7,206 | 2020 | 600 | 441 | D | 0.735 | 392 | D | 0.653 |
| ORANGE AVE | US 1 to 2ND ST | 945133 | 3,934 | 2020 | 600 | 208 | C | 0.347 | 204 | C | 0.34 |
| ORANGE AVE | 2ND ST to INDIAN RIVER DR | 945133 | 3,934 | 2020 | 750 | 208 | C | 0.277 | 204 | C | 0.272 |
| PARR DR | PORT ST LUCIE BLVD to DARWIN BLVD | 209 | 3,500 | 2022 | 700 | 257 | C | 0.367 | 227 | C | 0.324 |
| PARR DR | DARWIN BLVD to TULIP BLVD | 723 | 1,954 | 2019 | 540 | 171 | C | 0.317 | 130 | C | 0.241 |
| PARR DR | SAVONA BLVD to PORT ST LUCIE BLVD | 209 | 3,500 | 2022 | 700 | 257 | C | 0.367 | 227 | C | 0.324 |
| PARR DR | ROSSER BLVD to SAVONA BLVD | 209 | 3,500 | 2022 | 630 | 257 | C | 0.408 | 227 | C | 0.36 |
| PEACOCK BLVD | CALIFORNIA BLVD to CASHMERE BLVD | 693 | 5,198 | 2020 | 630 | 329 | C | 0.522 | 365 | C | 0.579 |
| PEACOCK BLVD | UNIVERSITY BLVD to CALIFORNIA BLVD | 694 | 10,952 | 2020 | 920 | 752 | C | 0.817 | 616 | C | 0.67 |
| PEACOCK BLVD | ST LUCIE WEST BLVD to UNIVERSITY BLVD | 948514 | 16,197 | 2020 | 2,100 | 747 | C | 0.356 | 747 | C | 0.356 |
| PETERSON RD | BENT CREEK DR to HARTMAN RD | 695 | 2,300 | 2022 | 540 | 184 | C | 0.341 | 157 | C | 0.291 |
| PICOS RD | CAMPBELL RD to KINGS HWY | 696 | 1,333 | 2017 | 540 | 92 | C | 0.17 | 86 | C | 0.159 |
| PORT ST LUCIE BLVD | MARTIN C.L. to BECKER RD | 948519 | 15,257 | 2020 | 920 | 704 | C | 0.765 | 704 | C | 0.765 |
| PORT ST LUCIE BLVD | BECKER RD to PAAR DR | 948519 | 15,257 | 2020 | 920 | 704 | C | 0.765 | 704 | C | 0.765 |
| PORT ST LUCIE BLVD | PAAR DR to TULIP BLVD | 948519 | 15,257 | 2020 | 700 | 704 | C | 1.006 | 704 | C | 1.006 |
| PORT ST LUCIE BLVD | TULIP BLVD to DARWIN BLVD | 948519 | 15,257 | 2020 | 920 | 704 | C | 0.765 | 704 | C | 0.765 |
| PORT ST LUCIE BLVD | DARWIN BLVD to GATLIN BLVD | 697 | 33,879 | 2020 | 3,020 | 1,733 | C | 0.574 | 1,712 | C | 0.567 |
| PORT ST LUCIE BLVD | GATLIN BLVD to DEL RIO BLVD | 698 | 40,895 | 2020 | 3,170 | 2,221 | C | 0.701 | 2,108 | C | 0.665 |
| PORT ST LUCIE BLVD | DEL RIO BLVD to CAMEO BLVD | 945074 | 49,241 | 2020 | 3,170 | 3,293 | F | 1.039 | 2,989 | C | 0.943 |
| PORT ST LUCIE BLVD | CAMEO BLVD to FLORIDA'S TURNPIKE | 945074 | 49,241 | 2020 | 3,020 | 3,293 | F | 1.09 | 2,989 | D | 0.99 |
| PORT ST LUCIE BLVD | FLORIDA'S TURNPIKE to BAYSHORE BLVD | 945074 | 49,241 | 2020 | 3,170 | 3,293 | F | 1.039 | 2,989 | C | 0.943 |
| PORT ST LUCIE BLVD | BAYSHORE BLVD to AIROSO BLVD | 945073 | 49,214 | 2020 | 3,020 | 3,015 | D | 0.998 | 2,987 | D | 0.989 |
| PORT ST LUCIE BLVD | AIROSO BLVD to FLORESTA DR | 940780 | 50,635 | 2020 | 3,020 | 3,150 | F | 1.043 | 2,761 | C | 0.914 |
| PORT ST LUCIE BLVD | FLORESTA DR to VETERANS MEMORIAL PKWY | 940778 | 58,844 | 2020 | 3,020 | 4,354 | F | 1.442 | 3,247 | F | 1.075 |

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|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| PORT ST LUCIE BLVD | VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD | 940776 | 38,628 | 2020 | 3,020 | 2,568 | C | 0.85 | 2,278 | C | 0.754 |
| PORT ST LUCIE BLVD | MORNINGSIDE BLVD to US 1 | 945072 | 39,257 | 2020 | 3,170 | 3,013 | C | 0.95 | 1,879 | C | 0.593 |
| PRIMA VISTA BLVD | BAYSHORE BLVD to AIROSO BLVD | 314 | 24,567 | 2020 | 2,100 | 1,080 | C | 0.514 | 1,185 | C | 0.564 |
| PRIMA VISTA BLVD | AIROSO BLVD to FLORESTA DR | 150 | 24,142 | 2021 | 2,100 | 1,112 | C | 0.53 | 1,042 | C | 0.496 |
| PRIMA VISTA BLVD | FLORESTA DR to NARANJA AVE | 148 | 34,321 | 2020 | 2,100 | 1,975 | C | 0.94 | 1,879 | C | 0.895 |
| PRIMA VISTA BLVD | NARANJA AVE to RIO MAR DR | 148 | 34,321 | 2020 | 2,000 | 1,975 | D | 0.988 | 1,879 | C | 0.94 |
| PRIMA VISTA BLVD | RIO MAR DR to US 1 | 146 | 23,876 | 2021 | 2,100 | 1,160 | C | 0.552 | 1,059 | C | 0.504 |
| PRIMA VISTA BLVD | US 1 to LENNARD RD | 699 | 8,508 | 2020 | 1,710 | 460 | C | 0.269 | 438 | C | 0.256 |
| RANGE LINE RD | MARTIN C.L. to BECKER RD | 145 | 1,741 | 2018 | 1,080 | 117 | B | 0.108 | 116 | B | 0.107 |
| RANGE LINE RD | BECKER RD to 2 MI S OF GLADES CUT-OFF RD | 145 | 1,741 | 2018 | 1,080 | 117 | B | 0.108 | 116 | B | 0.107 |
| RANGE LINE RD | 2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF... | 145 | 1,741 | 2018 | 1,080 | 117 | B | 0.108 | 116 | B | 0.107 |
| RIO MAR DR | PRIMA VISTA BLVD to BEACH AVE | 147 | 5,726 | 2019 | 750 | 354 | C | 0.472 | 372 | D | 0.496 |
| RIO MAR DR | BEACH AVE to US 1 | 147 | 5,726 | 2019 | 790 | 354 | C | 0.448 | 372 | C | 0.471 |
| ROSSER BLVD | APRICOT RD to GATLIN BLVD | 948510 | 4,020 | 2020 | 920 | 185 | C | 0.201 | 185 | C | 0.201 |
| ROSSER BLVD | PAAR DR to APRICOT RD | 948510 | 4,020 | 2020 | 1,070 | 185 | B | 0.173 | 185 | B | 0.173 |
| SAVONA BLVD | BECKER RD to PAAR DR | 236 | 10,556 | 2020 | 790 | 939 | F | 1.189 | 844 | F | 1.068 |
| SAVONA BLVD | PAAR DR to GATLIN BLVD | 236 | 10,556 | 2020 | 750 | 939 | F | 1.252 | 844 | F | 1.125 |
| SAVONA BLVD | GATLIN BLVD to CALIFORNIA BLVD | 702 | 14,200 | 2020 | 790 | 659 | D | 0.834 | 695 | D | 0.88 |
| SAVAGE BLVD | GATLIN BLVD to GALIANO RD | 168 | 4,244 | 2018 | 920 | 280 | C | 0.304 | 225 | C | 0.245 |
| SAVANNAH RD | US 1 to INDIAN RIVER DR | 514 | 2,157 | 2018 | 540 | 153 | C | 0.283 | 151 | C | 0.28 |
| SELVITZ RD | BAYSHORE BLVD to ST JAMES BLVD | 948501 | 9,240 | 2020 | 750 | 450 | D | 0.6 | 450 | D | 0.6 |
| SELVITZ RD | ST JAMES BLVD to MIDWAY RD | 948501 | 9,240 | 2020 | 750 | 450 | D | 0.6 | 450 | D | 0.6 |
| SELVITZ RD | MIDWAY RD to GLADES CUT-OFF RD | 703 | 10,073 | 2020 | 700 | 590 | C | 0.843 | 594 | C | 0.849 |
| SELVITZ RD | GLADES CUT-OFF RD to EDWARDS RD | 704 | 14,479 | 2020 | 790 | 767 | D | 0.971 | 764 | D | 0.967 |
| SHINN RD | MIDWAY RD to OKEECHOBEE RD | 705 | 450 | 2022 | 580 | 29 | C | 0.05 | 28 | C | 0.048 |

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| Roadway Name | Location | STATION ID | 2022 AADT * | Last Physical Count Year | Pk Hr Service Capacity | AM Pk Hr Pk Dir | | | PM Pk Hr Pk Dir | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Volume | LOS | V/C | Volume | LOS | V/C |
| US 1 | SR A1A SOUTH to AVENUE H | 715 | 34,167 | 2020 | 2,100 | 1,725 | C | 0.821 | 1,718 | C | 0.818 |
| US 1 | AVENUE H to OLD DIXIE HWY | 715 | 34,167 | 2020 | 2,000 | 1,725 | C | 0.863 | 1,718 | C | 0.859 |
| US 1 | OLD DIXIE HWY to AVENUE O | 940123 | 25,703 | 2020 | 2,000 | 1,599 | C | 0.8 | 1,250 | C | 0.625 |
| US 1 | AVENUE O to SR A1A NORTH | 940123 | 25,703 | 2020 | 2,100 | 1,599 | C | 0.761 | 1,250 | C | 0.595 |
| US 1 | SR A1A NORTH to JUANITA AVE | 940010 | 18,788 | 2020 | 2,100 | 1,128 | C | 0.537 | 903 | C | 0.43 |
| US 1 | JUANITA AVE to ST LUCIE BLVD | 940010 | 18,788 | 2020 | 2,100 | 1,128 | C | 0.537 | 903 | C | 0.43 |
| US 1 | ST LUCIE BLVD to 25TH ST | 940009 | 18,940 | 2020 | 2,100 | 1,050 | C | 0.5 | 1,007 | C | 0.48 |
| US 1 | 25TH ST to INDRIO RD | 940009 | 18,940 | 2020 | 2,100 | 1,050 | C | 0.5 | 1,007 | C | 0.48 |
| US 1 | INDRIO RD to TURNPIKE FEEDER RD | 940107 | 22,049 | 2020 | 2,100 | 1,129 | C | 0.538 | 1,122 | C | 0.534 |
| US 1 | TURNPIKE FEEDER RD to INDIAN RIVER C.L. | 940107 | 22,049 | 2020 | 2,100 | 1,129 | C | 0.538 | 1,122 | C | 0.534 |
| VETERANS MEMORIAL PKWY | PORT ST LUCIE BLVD to LYNGATE DR | 329 | 14,500 | 2022 | 2,100 | 779 | C | 0.371 | 817 | C | 0.389 |
| VETERANS MEMORIAL PKWY | LYNGATE DR to US 1 | 327 | 12,747 | 2020 | 2,100 | 651 | C | 0.31 | 659 | C | 0.314 |
| VILLAGE GREEN DR | US 1 to WALTON RD | 716 | 15,504 | 2020 | 2,100 | 927 | C | 0.441 | 977 | C | 0.465 |
| VILLAGE GREEN DR | WALTON RD to TIFFANY AVE | 717 | 5,300 | 2022 | 920 | 285 | C | 0.31 | 269 | C | 0.292 |
| VILLAGE PKWY | DISCOVERY WAY to TRADITION PKWY | 718 | 23,000 | 2022 | 2,650 | 1,139 | C | 0.43 | 1,158 | C | 0.437 |
| VILLAGE PKWY | BECKER RD to DISCOVERY WAY | 718 | 23,000 | 2022 | 1,710 | 1,139 | D | 0.666 | 1,158 | D | 0.677 |
| VILLAGE PKWY | TRADITION PKWY to WESTCLIFFE LN | 719 | 24,412 | 2020 | 1,710 | 1,344 | D | 0.786 | 1,345 | D | 0.787 |
| VILLAGE PKWY | WESTCLIFFE LN to CROSSTOWN PKWY | 720 | 14,550 | 2019 | 1,710 | 776 | D | 0.454 | 769 | C | 0.45 |
| VIRGINIA AVE | 35TH ST to 25TH ST | 940032 | 21,812 | 2020 | 3,020 | 1,125 | C | 0.373 | 1,096 | C | 0.363 |
| VIRGINIA AVE | OKEECHOBEE RD to HARTMAN RD | 940030 | 21,679 | 2020 | 3,020 | 1,116 | C | 0.37 | 1,075 | C | 0.356 |
| VIRGINIA AVE | HARTMAN RD to 35TH ST | 940030 | 21,679 | 2020 | 3,020 | 1,116 | C | 0.37 | 1,075 | C | 0.356 |
| VIRGINIA AVE | 25TH ST to 13TH ST | 940033 | 20,792 | 2020 | 3,020 | 1,033 | C | 0.342 | 1,100 | C | 0.364 |
| VIRGINIA AVE | 13TH ST to 11TH ST | 940794 | 22,011 | 2020 | 3,020 | 1,083 | C | 0.359 | 1,083 | C | 0.359 |
| VIRGINIA AVE | 11TH ST to SUNRISE BLVD | 940794 | 22,011 | 2020 | 3,170 | 1,083 | C | 0.342 | 1,083 | C | 0.342 |
| VIRGINIA AVE | SUNRISE BLVD to OLEANDER AVE | 940792 | 19,107 | 2020 | 3,020 | 1,009 | C | 0.334 | 942 | C | 0.312 |

* **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)

*** NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

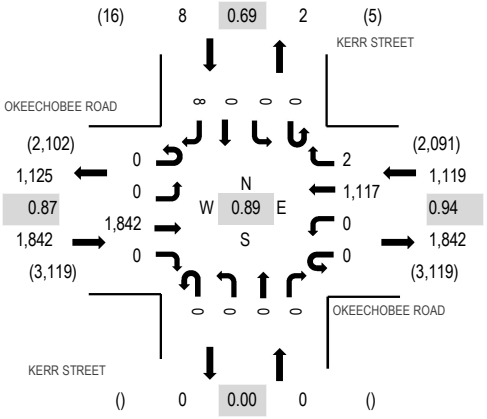
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

# APPENDIX E
# Turning Movement Counts

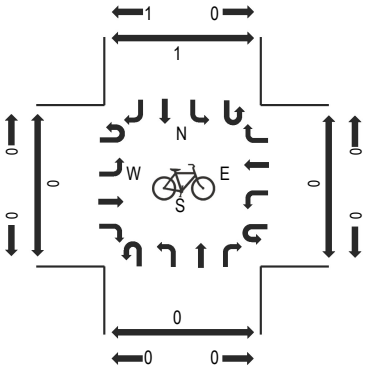
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

**Location:** 1 KERR STREET & OKEECHOBEE ROAD AM
**Date:** Thursday, January 12, 2023
**Peak Hour:** 07:30 AM - 08:30 AM
**Peak 15-Minutes:** 07:30 AM - 07:45 AM

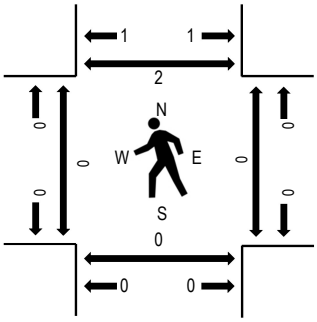
## Peak Hour - Motorized Vehicles




## Peak Hour - Bicycles




## Peak Hour - Pedestrians




Note: Total study counts contained in parentheses.

## Traffic Counts - Motorized Vehicles

| Interval Start Time | OKEECHOBEE ROAD Eastbound | | | | OKEECHOBEE ROAD Westbound | | | | KERR STREET Northbound | | | | KERR STREET Southbound | | | | | Rolling Hour | Pedestrian Crossings | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | Total | | West | East | South | North |
| 7:00 AM | 0 | 0 | 242 | 0 | 0 | 0 | 189 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 433 | 2,674 | 0 | 0 | 0 | 0 |
| 7:15 AM | 0 | 0 | 328 | 0 | 0 | 0 | 262 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 592 | 2,937 | 0 | 0 | 0 | 0 |
| 7:30 AM | 0 | 0 | 531 | 0 | 0 | 0 | 300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 832 | 2,969 | 0 | 0 | 0 | 0 |
| 7:45 AM | 0 | 0 | 530 | 0 | 0 | 0 | 284 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 817 | 2,778 | 0 | 0 | 0 | 1 |
| 8:00 AM | 0 | 0 | 415 | 0 | 0 | 0 | 276 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 696 | 2,552 | 0 | 0 | 0 | 0 |
| 8:15 AM | 0 | 0 | 366 | 0 | 0 | 0 | 257 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 624 | | 0 | 0 | 0 | 1 |
| 8:30 AM | 0 | 0 | 350 | 0 | 0 | 0 | 286 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 641 | | 0 | 0 | 0 | 0 |
| 8:45 AM | 0 | 0 | 357 | 0 | 0 | 0 | 232 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 591 | | 0 | 0 | 0 | 2 |

## Peak Rolling Hour Flow Rates

| Vehicle Type | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | |
| Articulated Trucks | 0 | 0 | 13 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 |
| Lights | 0 | 0 | 1,784 | 0 | 0 | 0 | 1,069 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 2,862 |
| Mediums | 0 | 0 | 45 | 0 | 0 | 0 | 33 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 79 |
| Total | 0 | 0 | 1,842 | 0 | 0 | 0 | 1,117 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 2,969 |

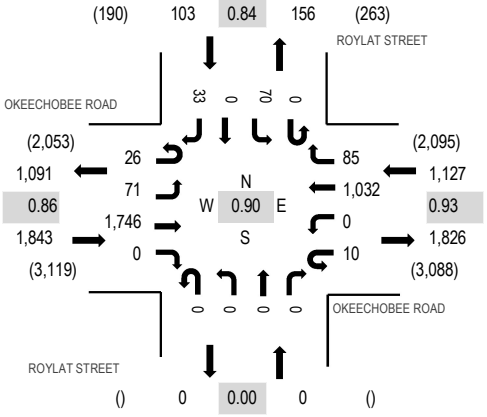
## Heavy Vehicle Percentage and Peak Hour Factor

| | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | |
| Heavy Vehicle % | | | 3.1% | | | | 4.4% | | | | 0.0% | | | | 0.0% | | 3.6% |
| Heavy Vehicle % | 0.0% | 0.0% | 3.1% | 0.0% | 0.0% | 0.0% | 4.3% | 50.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 3.6% |
| Peak Hour Factor | | | 0.87 | | | | 0.94 | | | | 0.00 | | | | 0.69 | | 0.89 |
| Peak Hour Factor | 0.00 | 0.00 | 0.87 | 0.00 | 0.00 | 0.00 | 0.94 | 0.75 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.69 | 0.89 |

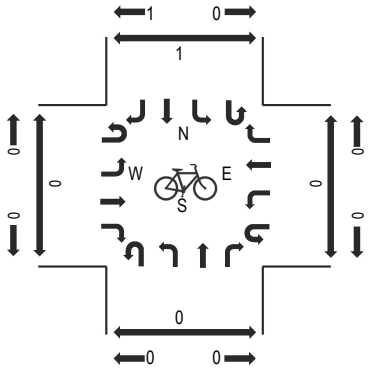
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

**Location:** 2 ROYLAT STREET & OKEECHOBEE ROAD AM
**Date:** Thursday, January 12, 2023
**Peak Hour:** 07:30 AM - 08:30 AM
**Peak 15-Minutes:** 07:30 AM - 07:45 AM

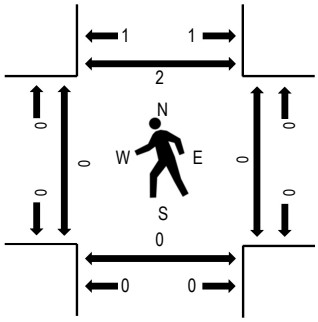
## Peak Hour - Motorized Vehicles




## Peak Hour - Bicycles




## Peak Hour - Pedestrians




Note: Total study counts contained in parentheses.

## Traffic Counts - Motorized Vehicles

| Interval Start Time | OKEECHOBEE ROAD Eastbound | | | | OKEECHOBEE ROAD Westbound | | | | ROYLAT STREET Northbound | | | | ROYLAT STREET Southbound | | | | | Rolling Hour | Pedestrian Crossings | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | Total | | West | East | South | North |
| 7:00 AM | 4 | 6 | 221 | 0 | 1 | 0 | 176 | 10 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 10 | 436 | 2,733 | 0 | 0 | 0 | 0 |
| 7:15 AM | 6 | 12 | 301 | 0 | 0 | 0 | 240 | 21 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 8 | 600 | 3,028 | 0 | 0 | 0 | 0 |
| 7:30 AM | 9 | 15 | 504 | 0 | 3 | 0 | 275 | 26 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 8 | 854 | 3,073 | 0 | 0 | 0 | 0 |
| 7:45 AM | 9 | 20 | 506 | 0 | 0 | 0 | 266 | 13 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 12 | 843 | 2,892 | 0 | 0 | 0 | 1 |
| 8:00 AM | 3 | 23 | 397 | 0 | 4 | 0 | 261 | 23 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 6 | 731 | 2,671 | 0 | 0 | 0 | 1 |
| 8:15 AM | 5 | 13 | 339 | 0 | 3 | 0 | 230 | 23 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 7 | 645 | | 0 | 0 | 0 | 0 |
| 8:30 AM | 10 | 11 | 339 | 0 | 3 | 0 | 258 | 25 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 13 | 673 | | 0 | 0 | 0 | 0 |
| 8:45 AM | 8 | 12 | 346 | 0 | 5 | 0 | 219 | 10 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 10 | 622 | | 0 | 0 | 0 | 2 |

## Peak Rolling Hour Flow Rates

| Vehicle Type | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | |
| Articulated Trucks | 0 | 0 | 17 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| Lights | 26 | 71 | 1,699 | 0 | 9 | 0 | 983 | 85 | 0 | 0 | 0 | 0 | 0 | 70 | 0 | 33 | 2,976 |
| Mediums | 0 | 0 | 30 | 0 | 1 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 64 |
| Total | 26 | 71 | 1,746 | 0 | 10 | 0 | 1,032 | 85 | 0 | 0 | 0 | 0 | 0 | 70 | 0 | 33 | 3,073 |

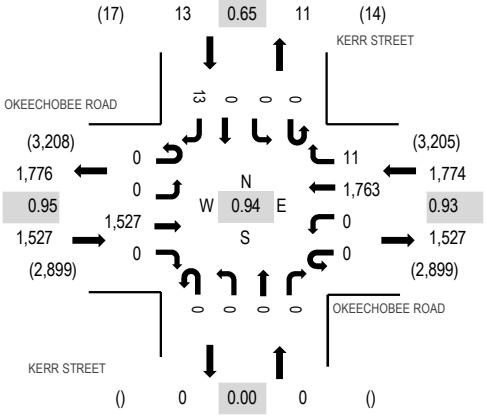
## Heavy Vehicle Percentage and Peak Hour Factor

| | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | |
| Heavy Vehicle % | | | 2.6% | | | | 4.4% | | | | 0.0% | | | | 0.0% | | 3.2% |
| Heavy Vehicle % | 0.0% | 0.0% | 2.7% | 0.0% | 10.0% | 0.0% | 4.7% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 3.2% |
| Peak Hour Factor | | | 0.86 | | | | 0.93 | | | | 0.00 | | | | 0.84 | | 0.90 |
| Peak Hour Factor | 0.78 | 0.77 | 0.86 | 0.00 | 0.75 | 0.00 | 0.95 | 0.82 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.70 | 0.00 | 0.73 | 0.90 |

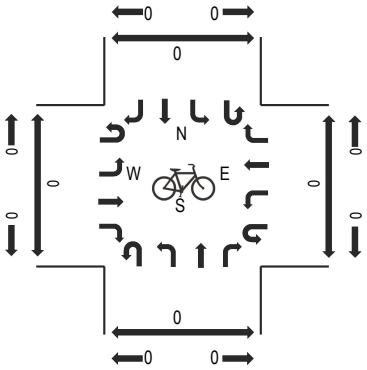
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

**Location:** 1 KERR STREET & OKEECHOBEE ROAD PM
**Date:** Thursday, January 12, 2023
**Peak Hour:** 04:30 PM - 05:30 PM
**Peak 15-Minutes:** 05:00 PM - 05:15 PM

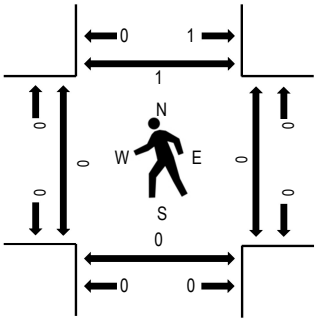
## Peak Hour - Motorized Vehicles




## Peak Hour - Bicycles



## Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

## Traffic Counts - Motorized Vehicles

| Interval Start Time | OKEECHOBEE ROAD Eastbound | | | | OKEECHOBEE ROAD Westbound | | | | KERR STREET Northbound | | | | KERR STREET Southbound | | | | | Rolling Hour | Pedestrian Crossings | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | Total | | West | East | South | North |
| 4:00 PM | 0 | 0 | 307 | 0 | 0 | 0 | 373 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 680 | 2,981 | 0 | 0 | 0 | 1 |
| 4:15 PM | 0 | 0 | 331 | 0 | 0 | 0 | 397 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 732 | 3,179 | 0 | 0 | 0 | 1 |
| 4:30 PM | 0 | 0 | 354 | 0 | 0 | 0 | 450 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 811 | 3,314 | 0 | 0 | 0 | 0 |
| 4:45 PM | 0 | 0 | 382 | 0 | 0 | 0 | 371 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 758 | 3,236 | 0 | 0 | 0 | 0 |
| 5:00 PM | 0 | 0 | 404 | 0 | 0 | 0 | 469 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 878 | 3,140 | 0 | 0 | 0 | 1 |
| 5:15 PM | 0 | 0 | 387 | 0 | 0 | 0 | 473 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 867 | | 0 | 0 | 0 | 0 |
| 5:30 PM | 0 | 0 | 367 | 0 | 0 | 0 | 363 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 733 | | 0 | 0 | 0 | 2 |
| 5:45 PM | 0 | 0 | 367 | 0 | 0 | 0 | 295 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 662 | | 0 | 0 | 0 | 0 |

## Peak Rolling Hour Flow Rates

| Vehicle Type | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | |
| Articulated Trucks | 0 | 0 | 7 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| Lights | 0 | 0 | 1,486 | 0 | 0 | 0 | 1,731 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 3,241 |
| Mediums | 0 | 0 | 34 | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 58 |
| Total | 0 | 0 | 1,527 | 0 | 0 | 0 | 1,763 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 3,314 |

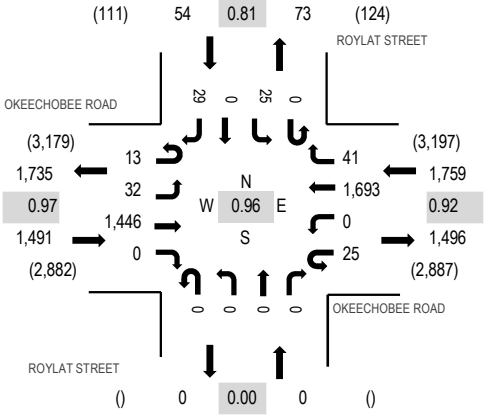
## Heavy Vehicle Percentage and Peak Hour Factor

| | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | |
| Heavy Vehicle % | | | 2.7% | | | | 1.8% | | | | 0.0% | | | | 0.0% | | 2.2% |
| Heavy Vehicle % | 0.0% | 0.0% | 2.7% | 0.0% | 0.0% | 0.0% | 1.8% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 2.2% |
| Peak Hour Factor | | | 0.95 | | | | 0.93 | | | | 0.00 | | | | 0.65 | | 0.94 |
| Peak Hour Factor | 0.00 | 0.00 | 0.95 | 0.00 | 0.00 | 0.00 | 0.93 | 0.69 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.65 | 0.94 |

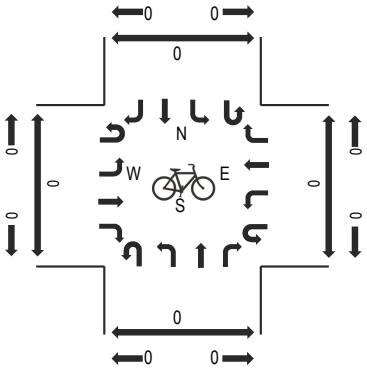
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

**Location:** 2 ROYLAT STREET & OKEECHOBEE ROAD PM
**Date:** Thursday, January 12, 2023
**Peak Hour:** 04:30 PM - 05:30 PM
**Peak 15-Minutes:** 05:15 PM - 05:30 PM

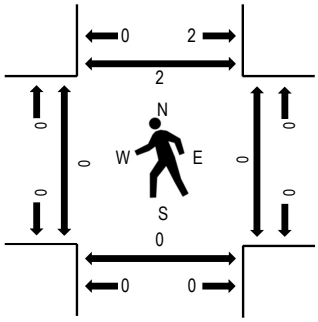
## Peak Hour - Motorized Vehicles




## Peak Hour - Bicycles




## Peak Hour - Pedestrians




Note: Total study counts contained in parentheses.

## Traffic Counts - Motorized Vehicles

| Interval Start Time | OKEECHOBEE ROAD Eastbound | | | | OKEECHOBEE ROAD Westbound | | | | ROYLAT STREET Northbound | | | | ROYLAT STREET Southbound | | | | | Rolling Hour | Pedestrian Crossings | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | Total | | West | East | South | North |
| 4:00 PM | 6 | 5 | 312 | 0 | 3 | 0 | 367 | 8 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 14 | 722 | 3,064 | 0 | 0 | 0 | 0 |
| 4:15 PM | 7 | 6 | 323 | 0 | 9 | 0 | 377 | 12 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 8 | 751 | 3,193 | 0 | 0 | 0 | 1 |
| 4:30 PM | 1 | 9 | 346 | 0 | 7 | 0 | 426 | 11 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 9 | 811 | 3,304 | 0 | 0 | 0 | 0 |
| 4:45 PM | 9 | 9 | 368 | 0 | 8 | 0 | 359 | 8 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 7 | 780 | 3,235 | 0 | 0 | 0 | 0 |
| 5:00 PM | 2 | 9 | 367 | 0 | 2 | 0 | 451 | 10 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 851 | 3,126 | 0 | 0 | 0 | 1 |
| 5:15 PM | 1 | 5 | 365 | 0 | 8 | 0 | 457 | 12 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 8 | 862 | | 0 | 0 | 0 | 1 |
| 5:30 PM | 5 | 7 | 358 | 0 | 5 | 0 | 349 | 7 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 7 | 742 | | 0 | 0 | 0 | 2 |
| 5:45 PM | 7 | 2 | 353 | 0 | 5 | 0 | 292 | 4 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 5 | 671 | | 0 | 0 | 0 | 0 |

## Peak Rolling Hour Flow Rates

| Vehicle Type | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | |
| Articulated Trucks | 0 | 0 | 7 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| Lights | 13 | 32 | 1,413 | 0 | 25 | 0 | 1,658 | 41 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 29 | 3,236 |
| Mediums | 0 | 0 | 26 | 0 | 0 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54 |
| Total | 13 | 32 | 1,446 | 0 | 25 | 0 | 1,693 | 41 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 29 | 3,304 |

## Heavy Vehicle Percentage and Peak Hour Factor

| | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | U-Turn | Left | Thru | Right | |
| Heavy Vehicle % | | 2.2% | | | | 2.0% | | | | 0.0% | | | | 0.0% | | | 2.1% |
| Heavy Vehicle % | 0.0% | 0.0% | 2.3% | 0.0% | 0.0% | 0.0% | 2.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 2.1% |
| Peak Hour Factor | | 0.97 | | | | 0.92 | | | | 0.00 | | | | 0.81 | | | 0.96 |
| Peak Hour Factor | 0.64 | 0.92 | 0.99 | 0.00 | 0.75 | 0.00 | 0.93 | 0.85 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.63 | 0.00 | 0.68 | 0.96 |

# APPENDIX F

## FDOT's Florida Traffic Online
## 2021 Peak Season Factor Category Report

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401  CEN.-W OF US1 TO I95

MOCF: 0.97

| WEEK | DATES | SF | PSCF |
|---|---|---|---|
| 1 | 01/01/2021 - 01/02/2021 | 1.00 | 1.03 |
| 2 | 01/03/2021 - 01/09/2021 | 1.01 | 1.04 |
| 3 | 01/10/2021 - 01/16/2021 | 1.01 | 1.04 |
| 4 | 01/17/2021 - 01/23/2021 | 1.00 | 1.03 |
| 5 | 01/24/2021 - 01/30/2021 | 1.00 | 1.03 |
| 6 | 01/31/2021 - 02/06/2021 | 0.99 | 1.02 |
| 7 | 02/07/2021 - 02/13/2021 | 0.99 | 1.02 |
| * 8 | 02/14/2021 - 02/20/2021 | 0.98 | 1.01 |
| * 9 | 02/21/2021 - 02/27/2021 | 0.97 | 1.00 |
| *10 | 02/28/2021 - 03/06/2021 | 0.97 | 1.00 |
| *11 | 03/07/2021 - 03/13/2021 | 0.96 | 0.99 |
| *12 | 03/14/2021 - 03/20/2021 | 0.95 | 0.98 |
| *13 | 03/21/2021 - 03/27/2021 | 0.96 | 0.99 |
| *14 | 03/28/2021 - 04/03/2021 | 0.96 | 0.99 |
| *15 | 04/04/2021 - 04/10/2021 | 0.97 | 1.00 |
| *16 | 04/11/2021 - 04/17/2021 | 0.97 | 1.00 |
| *17 | 04/18/2021 - 04/24/2021 | 0.98 | 1.01 |
| *18 | 04/25/2021 - 05/01/2021 | 0.98 | 1.01 |
| *19 | 05/02/2021 - 05/08/2021 | 0.99 | 1.02 |
| *20 | 05/09/2021 - 05/15/2021 | 0.99 | 1.02 |
| 21 | 05/16/2021 - 05/22/2021 | 0.99 | 1.02 |
| 22 | 05/23/2021 - 05/29/2021 | 1.00 | 1.03 |
| 23 | 05/30/2021 - 06/05/2021 | 1.00 | 1.03 |
| 24 | 06/06/2021 - 06/12/2021 | 1.01 | 1.04 |
| 25 | 06/13/2021 - 06/19/2021 | 1.01 | 1.04 |
| 26 | 06/20/2021 - 06/26/2021 | 1.02 | 1.05 |
| 27 | 06/27/2021 - 07/03/2021 | 1.02 | 1.05 |
| 28 | 07/04/2021 - 07/10/2021 | 1.03 | 1.06 |
| 29 | 07/11/2021 - 07/17/2021 | 1.03 | 1.06 |
| 30 | 07/18/2021 - 07/24/2021 | 1.03 | 1.06 |
| 31 | 07/25/2021 - 07/31/2021 | 1.04 | 1.07 |
| 32 | 08/01/2021 - 08/07/2021 | 1.04 | 1.07 |
| 33 | 08/08/2021 - 08/14/2021 | 1.05 | 1.08 |
| 34 | 08/15/2021 - 08/21/2021 | 1.05 | 1.08 |
| 35 | 08/22/2021 - 08/28/2021 | 1.05 | 1.08 |
| 36 | 08/29/2021 - 09/04/2021 | 1.05 | 1.08 |
| 37 | 09/05/2021 - 09/11/2021 | 1.05 | 1.08 |
| 38 | 09/12/2021 - 09/18/2021 | 1.05 | 1.08 |
| 39 | 09/19/2021 - 09/25/2021 | 1.04 | 1.07 |
| 40 | 09/26/2021 - 10/02/2021 | 1.03 | 1.06 |
| 41 | 10/03/2021 - 10/09/2021 | 1.01 | 1.04 |
| 42 | 10/10/2021 - 10/16/2021 | 1.00 | 1.03 |
| 43 | 10/17/2021 - 10/23/2021 | 1.00 | 1.03 |
| 44 | 10/24/2021 - 10/30/2021 | 1.01 | 1.04 |
| 45 | 10/31/2021 - 11/06/2021 | 1.01 | 1.04 |
| 46 | 11/07/2021 - 11/13/2021 | 1.02 | 1.05 |
| 47 | 11/14/2021 - 11/20/2021 | 1.02 | 1.05 |
| 48 | 11/21/2021 - 11/27/2021 | 1.02 | 1.05 |
| 49 | 11/28/2021 - 12/04/2021 | 1.01 | 1.04 |
| 50 | 12/05/2021 - 12/11/2021 | 1.01 | 1.04 |
| 51 | 12/12/2021 - 12/18/2021 | 1.00 | 1.03 |
| 52 | 12/19/2021 - 12/25/2021 | 1.01 | 1.04 |
| 53 | 12/26/2021 - 12/31/2021 | 1.01 | 1.04 |

* PEAK SEASON

# APPENDIX G
# Turning Movement Volume Worksheets

INTERSECTION VOLUME DEVELOPMENT

Rolyat Street & Okeechobee Road

| WEEKDAY AM PEAK HOUR (7:30 AM to 8:30 AM) | - | | | Rolyat Street | | | Okeechobee Road | | | Okeechobee Road | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| Counted on 1/12/23 | 0 | 0 | 0 | 70 | 0 | 33 | 97 | 1,746 | 0 | 10 | 1,032 | 85 |
| Seasonal Factor | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 |
| 2023 Total Existing Traffic | 0 | 0 | 0 | 71 | 0 | 33 | 98 | 1,763 | 0 | 10 | 1,042 | 86 |
| | | | | | | | | | | | | |
| Annual Growth Rate | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% |
| 2026 Background Growth | 0 | 0 | 0 | 7 | 0 | 3 | 9 | 163 | 0 | 1 | 96 | 8 |
| | | | | | | | | | | | | |
| Project Traffic % Assignment | | | | 26% | | 30% | 61% | | | 13% | 31% | 13% |
| Project Traffic Direction | | | | OUT | | OUT | IN | | | OUT | OUT | IN |
| Project Trips | | | | 1 | | 1 | 2 | | | 1 | 1 | 1 |
| | | | | | | | | | | | | |
| Pass-By Traffic Assignment | | | | 33% | | 25% | 50% | -50% | | 17% | -17% | 17% |
| Pass-By Traffic Direction | | | | OUT | | OUT | IN | IN | | OUT | IN | IN |
| Pass-By Trips | | | | 12 | | 9 | 18 | -18 | | 6 | -6 | 6 |
| | | | | | | | | | | | | |
| 2026 Total Background Traffic | 0 | 0 | 0 | 78 | 0 | 36 | 107 | 1,926 | 0 | 11 | 1,138 | 94 |
| 2026 Total Traffic | 0 | 0 | 0 | 91 | 0 | 46 | 127 | 1908 | 0 | 18 | 1133 | 101 |

| WEEKDAY PM PEAK HOUR (4:30 PM to 5:30 PM) | - | | | Rolyat Street | | | Okeechobee Road | | | Okeechobee Road | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| Counted on 1/12/23 | 0 | 0 | 0 | 25 | 0 | 29 | 45 | 1,446 | 0 | 25 | 1,693 | 41 |
| Seasonal Factor | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 |
| 2023 Total Existing Traffic | 0 | 0 | 0 | 25 | 0 | 29 | 45 | 1,460 | 0 | 25 | 1,710 | 41 |
| | | | | | | | | | | | | |
| Annual Growth Rate | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% |
| 2026 Background Growth | 0 | 0 | 0 | 2 | 0 | 3 | 4 | 135 | 0 | 2 | 158 | 4 |
| | | | | | | | | | | | | |
| Project Traffic % Assignment | | | | 26% | | 30% | 61% | | | 13% | 31% | 13% |
| Project Traffic Direction | | | | OUT | | OUT | IN | | | OUT | OUT | IN |
| Project Traffic | | | | 0 | | 0 | 1 | | | 0 | 0 | |
| | | | | | | | | | | | | |
| Pass-By Traffic Assignment | | | | 33% | | 25% | 50% | -50% | | 17% | -17% | 17% |
| Pass-By Traffic Direction | | | | OUT | | OUT | IN | IN | | OUT | IN | IN |
| Pass-By Trips | | | | 5 | | 4 | 7 | -7 | | 2 | -2 | 2 |
| | | | | | | | | | | | | |
| 2026 Total Background Traffic | 0 | 0 | 0 | 27 | 0 | 32 | 49 | 1,595 | 0 | 27 | 1,868 | 45 |
| 2026 Total Traffic | 0 | 0 | 0 | 32 | 0 | 36 | 57 | 1588 | 0 | 29 | 1866 | 47 |

INTERSECTION VOLUME DEVELOPMENT

Kerr Street & Okeechobee Road

| WEEKDAY AM PEAK HOUR (7:30 AM to 8:30 AM) | - | | | Kerr Street | | | Okeechobee Road | | | Okeechobee Road | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| Counted on 1/12/23 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 1,842 | 0 | 0 | 1,117 | 2 |
| Seasonal Factor | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 |
| 2023 Total Existing Traffic | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 1,860 | 0 | 0 | 1,128 | 2 |
| | | | | | | | | | | | | |
| Annual Growth Rate | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% |
| 2026 Background Growth | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 172 | 0 | 0 | 104 | 0 |
| | | | | | | | | | | | | |
| Project Traffic % Assignment | | | | | | 44% | | 39% | | | 13% | 26% |
| Project Traffic Direction | | | | | | OUT | | OUT | | | IN | IN |
| Project Trips | | | | | | 2 | | 2 | | | 1 | 1 |
| | | | | | | | | | | | | |
| Pass-By Traffic Assignment | | | | | | 42% | | | | | -33% | 33% |
| Pass-By Traffic Direction | | | | | | OUT | | | | | IN | IN |
| Pass-By Trips | | | | | | 15 | | | | | -12 | 12 |
| | | | | | | | | | | | | |
| 2026 Total Background Traffic | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 2,032 | 0 | 0 | 1,232 | 2 |
| 2026 Total Traffic | 0 | 0 | 0 | 0 | 0 | 26 | 0 | 2034 | 0 | 0 | 1221 | 15 |

| WEEKDAY PM PEAK HOUR (4:30 PM to 5:30 PM) | - | | | Kerr Street | | | Okeechobee Road | | | Okeechobee Road | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| Counted on 1/12/23 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 1,527 | 0 | 0 | 1,763 | 11 |
| Seasonal Factor | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 |
| 2023 Total Existing Traffic | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 1,542 | 0 | 0 | 1,781 | 11 |
| | | | | | | | | | | | | |
| Annual Growth Rate | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% |
| 2026 Background Growth | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 142 | 0 | 0 | 165 | 1 |
| | | | | | | | | | | | | |
| Project Traffic % Assignment | | | | | | 44% | | 39% | | | 13% | 26% |
| Project Traffic Direction | | | | | | OUT | | OUT | | | IN | IN |
| Project Traffic | | | | | | 0 | | 0 | | | | |
| | | | | | | | | | | | | |
| Pass-By Traffic Assignment | | | | | | 42% | | | | | -33% | 33% |
| Pass-By Traffic Direction | | | | | | OUT | | | | | IN | IN |
| Pass-By Trips | | | | | | 6 | | | | | -5 | 5 |
| | | | | | | | | | | | | |
| 2026 Total Background Traffic | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 1,684 | 0 | 0 | 1,946 | 12 |
| 2026 Total Traffic | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 1684 | 0 | 0 | 1941 | 17 |

INTERSECTION VOLUME DEVELOPMENT

Rolyat Street & Project Driveway #1

| WEEKDAY AM PEAK HOUR (7:30 AM to 8:30 AM) | Rolyat Street | | | Rolyat Street | | | - | | | Project Driveway #1 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| Counted on 1/12/23 | 0 | 182 | 0 | 0 | 103 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Seasonal Factor | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 |
| 2023 Total Existing Traffic | 0 | 184 | 0 | 0 | 104 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | |
| Annual Growth Rate | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% |
| 2026 Background Growth | 0 | 17 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | |
| Project Traffic % Assignment | | | 74% | | | | | | | 56% | | |
| Project Traffic Direction | | | IN | | | | | | | OUT | | |
| Project Trips | | | 3 | | | | | | | 2 | | |
| | | | | | | | | | | | | |
| Pass-By Traffic Assignment | | | 67% | | | | | | | 58% | | |
| Pass-By Traffic Direction | | | IN | | | | | | | OUT | | |
| Pass-By Trips | | | 24 | | | | | | | 21 | | |
| | | | | | | | | | | | | |
| 2026 Total Background Traffic | 0 | 201 | 0 | 0 | 114 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2026 Total Traffic | 0 | 201 | 27 | 0 | 114 | 0 | 0 | 0 | 0 | 23 | 0 | 0 |

| WEEKDAY PM PEAK HOUR (4:30 PM to 5:30 PM) | Rolyat Street | | | Rolyat Street | | | - | | | Project Driveway #1 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| Counted on 1/12/23 | 0 | 86 | 0 | 0 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Seasonal Factor | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 |
| 2023 Total Existing Traffic | 0 | 87 | 0 | 0 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | |
| Annual Growth Rate | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% |
| 2026 Background Growth | 0 | 8 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | |
| Project Traffic % Assignment | | | 74% | | | | | | | 56% | | |
| Project Traffic Direction | | | IN | | | | | | | OUT | | |
| Project Traffic | | | 1 | | | | | | | 1 | | |
| | | | | | | | | | | | | |
| Pass-By Traffic Assignment | | | 67% | | | | | | | 58% | | |
| Pass-By Traffic Direction | | | IN | | | | | | | OUT | | |
| Pass-By Trips | | | 9 | | | | | | | 8 | | |
| | | | | | | | | | | | | |
| 2026 Total Background Traffic | 0 | 95 | 0 | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2026 Total Traffic | 0 | 95 | 10 | 0 | 60 | 0 | 0 | 0 | 0 | 9 | 0 | 0 |

INTERSECTION VOLUME DEVELOPMENT

Kerr Street & Project Driveway #2

| WEEKDAY AM PEAK HOUR (7:30 AM to 8:30 AM) | Kerr Street | | | Kerr Street | | | Project Driveway #2 | | | - | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| Counted on 1/12/23 | 0 | 2 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Seasonal Factor | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 |
| 2023 Total Existing Traffic | 0 | 2 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | |
| Annual Growth Rate | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% |
| 2026 Background Growth | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | |
| Project Traffic % Assignment | 26% | | | | | | | | 44% | | | |
| Project Traffic Direction | IN | | | | | | | | OUT | | | |
| Project Trips | 1 | | | | | | | | 2 | | | |
| | | | | | | | | | | | | |
| Pass-By Traffic Assignment | 33% | | | | | | | | 42% | | | |
| Pass-By Traffic Direction | IN | | | | | | | | OUT | | | |
| Pass-By Trips | 12 | | | | | | | | 15 | | | |
| | | | | | | | | | | | | |
| 2026 Total Background Traffic | 0 | 2 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2026 Total Traffic | 13 | 2 | 0 | 0 | 9 | 0 | 0 | 0 | 17 | 0 | 0 | 0 |

| WEEKDAY PM PEAK HOUR (4:30 PM to 5:30 PM) | Kerr Street | | | Kerr Street | | | Project Driveway #2 | | | - | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| Counted on 1/12/23 | 0 | 11 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Seasonal Factor | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 | 1.01 |
| 2023 Total Existing Traffic | 0 | 11 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | |
| Annual Growth Rate | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% | 3.08% |
| 2026 Background Growth | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | | | | | | | | | | | |
| Project Traffic % Assignment | 26% | | | | | | | | 44% | | | |
| Project Traffic Direction | IN | | | | | | | | OUT | | | |
| Project Traffic | | | | | | | | | 0 | | | |
| | | | | | | | | | | | | |
| Pass-By Traffic Assignment | 33% | | | | | | | | 42% | | | |
| Pass-By Traffic Direction | IN | | | | | | | | OUT | | | |
| Pass-By Trips | 5 | | | | | | | | 6 | | | |
| | | | | | | | | | | | | |
| 2026 Total Background Traffic | 0 | 12 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2026 Total Traffic | 5 | 12 | 0 | 0 | 14 | 0 | 0 | 0 | 6 | 0 | 0 | 0 |

# APPENDIX H
# Synchro Outputs

| Intersection | |
|---|---|
| Int Delay, s/veh | 6.2 |

| Movement | EBL | EBT | WBU | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | |
| Traffic Vol, veh/h | 98 | 1763 | 10 | 1042 | 86 | 71 | 33 |
| Future Vol, veh/h | 98 | 1763 | 10 | 1042 | 86 | 71 | 33 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | - | None | - | None |
| Storage Length | 200 | - | 200 | - | - | 0 | - |
| Veh in Median Storage, # | - | 0 | - | 0 | - | 1 | - |
| Grade, % | - | 0 | - | 0 | - | 0 | - |
| Peak Hour Factor | 90 | 90 | 90 | 90 | 90 | 90 | 90 |
| Heavy Vehicles, % | 2 | 3 | 2 | 5 | 2 | 2 | 2 |
| Mvmt Flow | 109 | 1959 | 11 | 1158 | 96 | 79 | 37 |

| Major/Minor | Major1 | | Major2 | | | Minor2 | |
|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 1254 | 0 | 1430 | - | 0 | 2230 | 627 |
| Stage 1 | - | - | - | - | - | 1228 | - |
| Stage 2 | - | - | - | - | - | 1002 | - |
| Critical Hdwy | 5.34 | - | 5.64 | - | - | 5.74 | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | 6.64 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | 6.04 | - |
| Follow-up Hdwy | 3.12 | - | 2.32 | - | - | 3.82 | 3.92 |
| Pot Cap-1 Maneuver | 295 | - | 253 | - | - | ~ 70 | 365 |
| Stage 1 | - | - | - | - | - | 175 | - |
| Stage 2 | - | - | - | - | - | 285 | - |
| Platoon blocked, % | | - | | - | - | | |
| Mov Cap-1 Maneuver | 295 | - | 253 | - | - | ~ 42 | 365 |
| Mov Cap-2 Maneuver | - | - | - | - | - | 86 | - |
| Stage 1 | - | - | - | - | - | 110 | - |
| Stage 2 | - | - | - | - | - | 273 | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 1.3 | 0.2 | 159.7 |
| HCM LOS | | | F |

| Minor Lane/Major Mvmt | EBL | EBT | WBU | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 295 | - | 253 | - | - | 114 |
| HCM Lane V/C Ratio | 0.369 | - | 0.044 | - | - | 1.014 |
| HCM Control Delay (s) | 24.2 | - | 19.9 | - | - | 159.7 |
| HCM Lane LOS | C | - | C | - | - | F |
| HCM 95th %tile Q(veh) | 1.6 | - | 0.1 | - | - | 6.7 |

| Notes | | | |
|---|---|---|---|
| ~: Volume exceeds capacity | $: Delay exceeds 300s | +: Computation Not Defined | *: All major volume in platoon |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 1860 | 1128 | 2 | 0 | 8 |
| Future Vol, veh/h | 0 | 1860 | 1128 | 2 | 0 | 8 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | - | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 89 | 89 | 89 | 89 | 89 | 89 |
| Heavy Vehicles, % | 2 | 3 | 4 | 50 | 2 | 2 |
| Mvmt Flow | 0 | 2090 | 1267 | 2 | 0 | 9 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | - | 0 | - | 0 | - | 635 |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |
| Critical Hdwy | - | - | - | - | - | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - |
| Follow-up Hdwy | - | - | - | - | - | 3.92 |
| Pot Cap-1 Maneuver | 0 | - | - | - | 0 | 361 |
| Stage 1 | 0 | - | - | - | 0 | - |
| Stage 2 | 0 | - | - | - | 0 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | - | - | - | - | - | 361 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0 | 15.2 |
| HCM LOS | | | C |

| Minor Lane/Major Mvmt | EBT | WBT | WBR | SBLn1 |
|---|---|---|---|---|
| Capacity (veh/h) | - | - | - | 361 |
| HCM Lane V/C Ratio | - | - | - | 0.025 |
| HCM Control Delay (s) | - | - | - | 15.2 |
| HCM Lane LOS | - | - | - | C |
| HCM 95th %tile Q(veh) | - | - | - | 0.1 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 2.7 |

| Movement | EBL | EBT | WBU | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | |
| Traffic Vol, veh/h | 45 | 1460 | 25 | 1710 | 41 | 25 | 29 |
| Future Vol, veh/h | 45 | 1460 | 25 | 1710 | 41 | 25 | 29 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | - | None | - | None |
| Storage Length | 200 | - | 200 | - | - | 0 | - |
| Veh in Median Storage, # | - | 0 | - | 0 | - | 1 | - |
| Grade, % | - | 0 | - | 0 | - | 0 | - |
| Peak Hour Factor | 96 | 96 | 96 | 96 | 96 | 96 | 96 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 47 | 1521 | 26 | 1781 | 43 | 26 | 30 |

| Major/Minor | Major1 | | Major2 | | | Minor2 | |
|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 1824 | 0 | 1110 | - | 0 | 2557 | 912 |
| Stage 1 | - | - | - | - | - | 1855 | - |
| Stage 2 | - | - | - | - | - | 702 | - |
| Critical Hdwy | 5.34 | - | 5.64 | - | - | 5.74 | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | 6.64 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | 6.04 | - |
| Follow-up Hdwy | 3.12 | - | 2.32 | - | - | 3.82 | 3.92 |
| Pot Cap-1 Maneuver | 153 | - | 382 | - | - | 46 | 237 |
| Stage 1 | - | - | - | - | - | 70 | - |
| Stage 2 | - | - | - | - | - | 412 | - |
| Platoon blocked, % | | - | | - | - | | |
| Mov Cap-1 Maneuver | 153 | - | 382 | - | - | 30 | 237 |
| Mov Cap-2 Maneuver | - | - | - | - | - | 44 | - |
| Stage 1 | - | - | - | - | - | 49 | - |
| Stage 2 | - | - | - | - | - | 384 | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 1.2 | 0.2 | 125.9 |
| HCM LOS | | | F |

| Minor Lane/Major Mvmt | EBL | EBT | WBU | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 153 | - | 382 | - | - | 78 |
| HCM Lane V/C Ratio | 0.306 | - | 0.068 | - | - | 0.721 |
| HCM Control Delay (s) | 38.6 | - | 15.1 | - | - | 125.9 |
| HCM Lane LOS | E | - | C | - | - | F |
| HCM 95th %tile Q(veh) | 1.2 | - | 0.2 | - | - | 3.4 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.1 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 1542 | 1781 | 11 | 0 | 13 |
| Future Vol, veh/h | 0 | 1542 | 1781 | 11 | 0 | 13 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | - | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 2 | 3 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 1640 | 1895 | 12 | 0 | 14 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | - | 0 | - | 0 | - | 954 |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |
| Critical Hdwy | - | - | - | - | - | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - |
| Follow-up Hdwy | - | - | - | - | - | 3.92 |
| Pot Cap-1 Maneuver | 0 | - | - | - | 0 | 223 |
| Stage 1 | 0 | - | - | - | 0 | - |
| Stage 2 | 0 | - | - | - | 0 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | - | - | - | - | - | 223 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0 | 22.2 |
| HCM LOS | | | C |

| Minor Lane/Major Mvmt | EBT | WBT | WBR | SBLn1 |
|---|---|---|---|---|
| Capacity (veh/h) | - | - | - | 223 |
| HCM Lane V/C Ratio | - | - | - | 0.062 |
| HCM Control Delay (s) | - | - | - | 22.2 |
| HCM Lane LOS | - | - | - | C |
| HCM 95th %tile Q(veh) | - | - | - | 0.2 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 12.8 |

| Movement | EBL | EBT | WBU | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | |
| Traffic Vol, veh/h | 107 | 1926 | 11 | 1138 | 94 | 78 | 36 |
| Future Vol, veh/h | 107 | 1926 | 11 | 1138 | 94 | 78 | 36 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | - | None | - | None |
| Storage Length | 200 | - | 200 | - | - | 0 | - |
| Veh in Median Storage, # | - | 0 | - | 0 | - | 1 | - |
| Grade, % | - | 0 | - | 0 | - | 0 | - |
| Peak Hour Factor | 90 | 90 | 90 | 90 | 90 | 90 | 90 |
| Heavy Vehicles, % | 2 | 3 | 2 | 5 | 2 | 2 | 2 |
| Mvmt Flow | 119 | 2140 | 12 | 1264 | 104 | 87 | 40 |

| Major/Minor | Major1 | | Major2 | | | Minor2 | |
|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 1368 | 0 | 1562 | - | 0 | 2434 | 684 |
| Stage 1 | - | - | - | - | - | 1340 | - |
| Stage 2 | - | - | - | - | - | 1094 | - |
| Critical Hdwy | 5.34 | - | 5.64 | - | - | 5.74 | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | 6.64 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | 6.04 | - |
| Follow-up Hdwy | 3.12 | - | 2.32 | - | - | 3.82 | 3.92 |
| Pot Cap-1 Maneuver | 259 | - | 213 | - | - | ~ 54 | 335 |
| Stage 1 | - | - | - | - | - | 149 | - |
| Stage 2 | - | - | - | - | - | 254 | - |
| Platoon blocked, % | | - | | - | - | | |
| Mov Cap-1 Maneuver | 259 | - | 213 | - | - | ~ 28 | 335 |
| Mov Cap-2 Maneuver | - | - | - | - | - | ~ 64 | - |
| Stage 1 | - | - | - | - | - | ~ 81 | - |
| Stage 2 | - | - | - | - | - | 240 | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 1.6 | 0.2 | $ 350.9 |
| HCM LOS | | | F |

| Minor Lane/Major Mvmt | EBL | EBT | WBU | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 259 | - | 213 | - | - | 86 |
| HCM Lane V/C Ratio | 0.459 | - | 0.057 | - | - | 1.473 |
| HCM Control Delay (s) | 30.2 | - | 22.9 | - | - | $ 350.9 |
| HCM Lane LOS | D | - | C | - | - | F |
| HCM 95th %tile Q(veh) | 2.3 | - | 0.2 | - | - | 9.9 |

| Notes | | | |
|---|---|---|---|
| ~: Volume exceeds capacity | $: Delay exceeds 300s | +: Computation Not Defined | *: All major volume in platoon |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 2032 | 1232 | 2 | 0 | 9 |
| Future Vol, veh/h | 0 | 2032 | 1232 | 2 | 0 | 9 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | - | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 89 | 89 | 89 | 89 | 89 | 89 |
| Heavy Vehicles, % | 2 | 3 | 4 | 50 | 2 | 2 |
| Mvmt Flow | 0 | 2283 | 1384 | 2 | 0 | 10 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | - | 0 | - | 0 | - | 693 |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |
| Critical Hdwy | - | - | - | - | - | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - |
| Follow-up Hdwy | - | - | - | - | - | 3.92 |
| Pot Cap-1 Maneuver | 0 | - | - | - | 0 | 331 |
| Stage 1 | 0 | - | - | - | 0 | - |
| Stage 2 | 0 | - | - | - | 0 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | - | - | - | - | - | 331 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0 | 16.2 |
| HCM LOS | | | C |

| Minor Lane/Major Mvmt | EBT | WBT | WBR | SBLn1 |
|---|---|---|---|---|
| Capacity (veh/h) | - | - | - | 331 |
| HCM Lane V/C Ratio | - | - | - | 0.031 |
| HCM Control Delay (s) | - | - | - | 16.2 |
| HCM Lane LOS | - | - | - | C |
| HCM 95th %tile Q(veh) | - | - | - | 0.1 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 5.2 |

| Movement | EBL | EBT | WBU | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | |
| Traffic Vol, veh/h | 49 | 1595 | 27 | 1868 | 45 | 27 | 32 |
| Future Vol, veh/h | 49 | 1595 | 27 | 1868 | 45 | 27 | 32 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | - | None | - | None |
| Storage Length | 200 | - | 200 | - | - | 0 | - |
| Veh in Median Storage, # | - | 0 | - | 0 | - | 1 | - |
| Grade, % | - | 0 | - | 0 | - | 0 | - |
| Peak Hour Factor | 96 | 96 | 96 | 96 | 96 | 96 | 96 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 51 | 1661 | 28 | 1946 | 47 | 28 | 33 |

| Major/Minor | Major1 | | Major2 | | | Minor2 | |
|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 1993 | 0 | 1213 | - | 0 | 2792 | 997 |
| Stage 1 | - | - | - | - | - | 2026 | - |
| Stage 2 | - | - | - | - | - | 766 | - |
| Critical Hdwy | 5.34 | - | 5.64 | - | - | 5.74 | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | 6.64 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | 6.04 | - |
| Follow-up Hdwy | 3.12 | - | 2.32 | - | - | 3.82 | 3.92 |
| Pot Cap-1 Maneuver | 126 | - | 334 | - | - | 34 | 208 |
| Stage 1 | - | - | - | - | - | 55 | - |
| Stage 2 | - | - | - | - | - | 381 | - |
| Platoon blocked, % | | - | | - | - | | |
| Mov Cap-1 Maneuver | 126 | - | 334 | - | - | ~ 19 | 208 |
| Mov Cap-2 Maneuver | - | - | - | - | - | 30 | - |
| Stage 1 | - | - | - | - | - | 33 | - |
| Stage 2 | - | - | - | - | - | 349 | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 1.5 | 0.2 | 270.7 |
| HCM LOS | | | F |

| Minor Lane/Major Mvmt | EBL | EBT | WBU | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 126 | - | 334 | - | - | 56 |
| HCM Lane V/C Ratio | 0.405 | - | 0.084 | - | - | 1.097 |
| HCM Control Delay (s) | 51.8 | - | 16.8 | - | - | 270.7 |
| HCM Lane LOS | F | - | C | - | - | F |
| HCM 95th %tile Q(veh) | 1.7 | - | 0.3 | - | - | 5.2 |

| Notes | | | |
|---|---|---|---|
| ~: Volume exceeds capacity | $: Delay exceeds 300s | +: Computation Not Defined | *: All major volume in platoon |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.1 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 1684 | 1946 | 12 | 0 | 14 |
| Future Vol, veh/h | 0 | 1684 | 1946 | 12 | 0 | 14 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | - | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 2 | 3 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 1791 | 2070 | 13 | 0 | 15 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | - | 0 | - | 0 | - | 1042 |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |
| Critical Hdwy | - | - | - | - | - | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - |
| Follow-up Hdwy | - | - | - | - | - | 3.92 |
| Pot Cap-1 Maneuver | 0 | - | - | - | 0 | 194 |
| Stage 1 | 0 | - | - | - | 0 | - |
| Stage 2 | 0 | - | - | - | 0 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | - | - | - | - | - | 194 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0 | 25.1 |
| HCM LOS | | | D |

| Minor Lane/Major Mvmt | EBT | WBT | WBR | SBLn1 |
|---|---|---|---|---|
| Capacity (veh/h) | - | - | - | 194 |
| HCM Lane V/C Ratio | - | - | - | 0.077 |
| HCM Control Delay (s) | - | - | - | 25.1 |
| HCM Lane LOS | - | - | - | D |
| HCM 95th %tile Q(veh) | - | - | - | 0.2 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 26.4 |

| Movement | EBL | EBT | WBU | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | |
| Traffic Vol, veh/h | 127 | 1908 | 18 | 1133 | 101 | 91 | 46 |
| Future Vol, veh/h | 127 | 1908 | 18 | 1133 | 101 | 91 | 46 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | - | None | - | None |
| Storage Length | 200 | - | 200 | - | - | 0 | - |
| Veh in Median Storage, # | - | 0 | - | 0 | - | 1 | - |
| Grade, % | - | 0 | - | 0 | - | 0 | - |
| Peak Hour Factor | 90 | 90 | 90 | 90 | 90 | 90 | 90 |
| Heavy Vehicles, % | 2 | 3 | 2 | 5 | 2 | 2 | 2 |
| Mvmt Flow | 141 | 2120 | 20 | 1259 | 112 | 101 | 51 |

| Major/Minor | Major1 | | Major2 | | | Minor2 | |
|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 1371 | 0 | 1548 | - | 0 | 2485 | 686 |
| Stage 1 | - | - | - | - | - | 1355 | - |
| Stage 2 | - | - | - | - | - | 1130 | - |
| Critical Hdwy | 5.34 | - | 5.64 | - | - | 5.74 | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | 6.64 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | 6.04 | - |
| Follow-up Hdwy | 3.12 | - | 2.32 | - | - | 3.82 | 3.92 |
| Pot Cap-1 Maneuver | 258 | - | 217 | - | - | ~ 51 | 334 |
| Stage 1 | - | - | - | - | - | 146 | - |
| Stage 2 | - | - | - | - | - | 243 | - |
| Platoon blocked, % | | - | | - | - | | |
| Mov Cap-1 Maneuver | 258 | - | 217 | - | - | ~ 21 | 334 |
| Mov Cap-2 Maneuver | - | - | - | - | - | ~ 52 | - |
| Stage 1 | - | - | - | - | - | ~ 66 | - |
| Stage 2 | - | - | - | - | - | 221 | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 2.2 | 0.3 | $ 623.9 |
| HCM LOS | | | F |

| Minor Lane/Major Mvmt | EBL | EBT | WBU | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 258 | - | 217 | - | - | 73 |
| HCM Lane V/C Ratio | 0.547 | - | 0.092 | - | - | 2.085 |
| HCM Control Delay (s) | 34.6 | - | 23.3 | - | - | $ 623.9 |
| HCM Lane LOS | D | - | C | - | - | F |
| HCM 95th %tile Q(veh) | 3 | - | 0.3 | - | - | 14 |

| Notes | | | |
|---|---|---|---|
| ~: Volume exceeds capacity | $: Delay exceeds 300s | +: Computation Not Defined | *: All major volume in platoon |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.1 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 2034 | 1221 | 15 | 0 | 26 |
| Future Vol, veh/h | 0 | 2034 | 1221 | 15 | 0 | 26 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | - | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 89 | 89 | 89 | 89 | 89 | 89 |
| Heavy Vehicles, % | 2 | 3 | 4 | 50 | 2 | 2 |
| Mvmt Flow | 0 | 2285 | 1372 | 17 | 0 | 29 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | - | 0 | - | 0 | - | 695 |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |
| Critical Hdwy | - | - | - | - | - | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - |
| Follow-up Hdwy | - | - | - | - | - | 3.92 |
| Pot Cap-1 Maneuver | 0 | - | - | - | 0 | 330 |
| Stage 1 | 0 | - | - | - | 0 | - |
| Stage 2 | 0 | - | - | - | 0 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | - | - | - | - | - | 330 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0 | 17 |
| HCM LOS | | | C |

| Minor Lane/Major Mvmt | EBT | WBT | WBR | SBLn1 |
|---|---|---|---|---|
| Capacity (veh/h) | - | - | - | 330 |
| HCM Lane V/C Ratio | - | - | - | 0.089 |
| HCM Control Delay (s) | - | - | - | 17 |
| HCM Lane LOS | - | - | - | C |
| HCM 95th %tile Q(veh) | - | - | - | 0.3 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.7 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 23 | 0 | 201 | 27 | 0 | 114 |
| Future Vol, veh/h | 23 | 0 | 201 | 27 | 0 | 114 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 25 | 0 | 218 | 29 | 0 | 124 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 357 | 233 | 0 | 0 | 247 | 0 |
| Stage 1 | 233 | - | - | - | - | - |
| Stage 2 | 124 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |
| Pot Cap-1 Maneuver | 641 | 806 | - | - | 1319 | - |
| Stage 1 | 806 | - | - | - | - | - |
| Stage 2 | 902 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 641 | 806 | - | - | 1319 | - |
| Mov Cap-2 Maneuver | 641 | - | - | - | - | - |
| Stage 1 | 806 | - | - | - | - | - |
| Stage 2 | 902 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.8 | 0 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | SBL | SBT |
|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 641 | 1319 | - |
| HCM Lane V/C Ratio | - | - | 0.039 | - | - |
| HCM Control Delay (s) | - | - | 10.8 | 0 | - |
| HCM Lane LOS | - | - | B | A | - |
| HCM 95th %tile Q(veh) | - | - | 0.1 | 0 | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 5.8 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 17 | 13 | 2 | 9 | 0 |
| Future Vol, veh/h | 0 | 17 | 13 | 2 | 9 | 0 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 18 | 14 | 2 | 10 | 0 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 40 | 10 | 10 | 0 | - | 0 |
| Stage 1 | 10 | - | - | - | - | - |
| Stage 2 | 30 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 972 | 1071 | 1610 | - | - | - |
| Stage 1 | 1013 | - | - | - | - | - |
| Stage 2 | 993 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 963 | 1071 | 1610 | - | - | - |
| Mov Cap-2 Maneuver | 963 | - | - | - | - | - |
| Stage 1 | 1004 | - | - | - | - | - |
| Stage 2 | 993 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 8.4 | 6.3 | 0 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1610 | - | 1071 | - | - |
| HCM Lane V/C Ratio | 0.009 | - | 0.017 | - | - |
| HCM Control Delay (s) | 7.3 | 0 | 8.4 | - | - |
| HCM Lane LOS | A | A | A | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.1 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 9.1 |

| Movement | EBL | EBT | WBU | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | |
| Traffic Vol, veh/h | 57 | 1588 | 29 | 1866 | 47 | 32 | 36 |
| Future Vol, veh/h | 57 | 1588 | 29 | 1866 | 47 | 32 | 36 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | - | None | - | None |
| Storage Length | 200 | - | 200 | - | - | 0 | - |
| Veh in Median Storage, # | - | 0 | - | 0 | - | 1 | - |
| Grade, % | - | 0 | - | 0 | - | 0 | - |
| Peak Hour Factor | 96 | 96 | 96 | 96 | 96 | 96 | 96 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 59 | 1654 | 30 | 1944 | 49 | 33 | 38 |

| Major/Minor | Major1 | | Major2 | | | Minor2 | |
|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 1993 | 0 | 1208 | - | 0 | 2809 | 997 |
| Stage 1 | - | - | - | - | - | 2029 | - |
| Stage 2 | - | - | - | - | - | 780 | - |
| Critical Hdwy | 5.34 | - | 5.64 | - | - | 5.74 | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | 6.64 | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | 6.04 | - |
| Follow-up Hdwy | 3.12 | - | 2.32 | - | - | 3.82 | 3.92 |
| Pot Cap-1 Maneuver | 126 | - | 337 | - | - | 34 | 208 |
| Stage 1 | - | - | - | - | - | 54 | - |
| Stage 2 | - | - | - | - | - | 374 | - |
| Platoon blocked, % | | - | | - | - | | |
| Mov Cap-1 Maneuver | 126 | - | 337 | - | - | ~ 16 | 208 |
| Mov Cap-2 Maneuver | - | - | - | - | - | ~ 26 | - |
| Stage 1 | - | - | - | - | - | ~ 29 | - |
| Stage 2 | - | - | - | - | - | 341 | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 2 | 0.2 | $ 434.5 |
| HCM LOS | | | F |

| Minor Lane/Major Mvmt | EBL | EBT | WBU | WBT | WBR | SBLn1 |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 126 | - | 337 | - | - | 48 |
| HCM Lane V/C Ratio | 0.471 | - | 0.09 | - | - | 1.476 |
| HCM Control Delay (s) | 56.8 | - | 16.7 | - | - | $ 434.5 |
| HCM Lane LOS | F | - | C | - | - | F |
| HCM 95th %tile Q(veh) | 2.1 | - | 0.3 | - | - | 6.8 |

| Notes | | | |
|---|---|---|---|
| ~: Volume exceeds capacity | $: Delay exceeds 300s | +: Computation Not Defined | *: All major volume in platoon |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.1 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 1684 | 1941 | 17 | 0 | 20 |
| Future Vol, veh/h | 0 | 1684 | 1941 | 17 | 0 | 20 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | - | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 2 | 3 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 1791 | 2065 | 18 | 0 | 21 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | - | 0 | - | 0 | - | 1042 |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |
| Critical Hdwy | - | - | - | - | - | 7.14 |
| Critical Hdwy Stg 1 | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | - | - | - | - | - | - |
| Follow-up Hdwy | - | - | - | - | - | 3.92 |
| Pot Cap-1 Maneuver | 0 | - | - | - | 0 | 194 |
| Stage 1 | 0 | - | - | - | 0 | - |
| Stage 2 | 0 | - | - | - | 0 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | - | - | - | - | - | 194 |
| Mov Cap-2 Maneuver | - | - | - | - | - | - |
| Stage 1 | - | - | - | - | - | - |
| Stage 2 | - | - | - | - | - | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0 | 25.8 |
| HCM LOS | | | D |

| Minor Lane/Major Mvmt | EBT | WBT | WBR | SBLn1 |
|---|---|---|---|---|
| Capacity (veh/h) | - | - | - | 194 |
| HCM Lane V/C Ratio | - | - | - | 0.11 |
| HCM Control Delay (s) | - | - | - | 25.8 |
| HCM Lane LOS | - | - | - | D |
| HCM 95th %tile Q(veh) | - | - | - | 0.4 |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.5 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 9 | 0 | 95 | 10 | 0 | 60 |
| Future Vol, veh/h | 9 | 0 | 95 | 10 | 0 | 60 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 10 | 0 | 103 | 11 | 0 | 65 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 174 | 109 | 0 | 0 | 114 | 0 |
| Stage 1 | 109 | - | - | - | - | - |
| Stage 2 | 65 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |
| Pot Cap-1 Maneuver | 816 | 945 | - | - | 1475 | - |
| Stage 1 | 916 | - | - | - | - | - |
| Stage 2 | 958 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 816 | 945 | - | - | 1475 | - |
| Mov Cap-2 Maneuver | 816 | - | - | - | - | - |
| Stage 1 | 916 | - | - | - | - | - |
| Stage 2 | 958 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 9.5 | 0 | 0 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | SBL | SBT |
|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 816 | 1475 | - |
| HCM Lane V/C Ratio | - | - | 0.012 | - | - |
| HCM Control Delay (s) | - | - | 9.5 | 0 | - |
| HCM Lane LOS | - | - | A | A | - |
| HCM 95th %tile Q(veh) | - | - | 0 | 0 | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 2.3 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 6 | 5 | 12 | 14 | 0 |
| Future Vol, veh/h | 0 | 6 | 5 | 12 | 14 | 0 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 0 | 7 | 5 | 13 | 15 | 0 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 38 | 15 | 15 | 0 | - | 0 |
| Stage 1 | 15 | - | - | - | - | - |
| Stage 2 | 23 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 974 | 1065 | 1603 | - | - | - |
| Stage 1 | 1008 | - | - | - | - | - |
| Stage 2 | 1000 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 971 | 1065 | 1603 | - | - | - |
| Mov Cap-2 Maneuver | 971 | - | - | - | - | - |
| Stage 1 | 1005 | - | - | - | - | - |
| Stage 2 | 1000 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 8.4 | 2.1 | 0 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1603 | - | 1065 | - | - |
| HCM Lane V/C Ratio | 0.003 | - | 0.006 | - | - |
| HCM Control Delay (s) | 7.3 | 0 | 8.4 | - | - |
| HCM Lane LOS | A | A | A | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0 | - | - |

# APPENDIX K
# NCHRP Report 457 Outputs

**Kerr Street**
**AM Peak Hour**

**Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.**

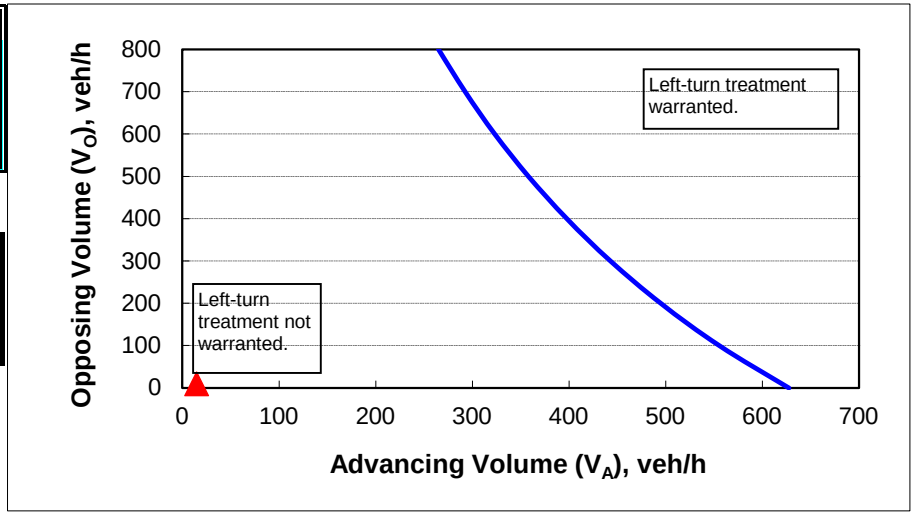
**2-lane roadway (English)**

INPUT

| Variable | Value |
|---|---|
| 85th percentile speed, mph: | 20 |
| Percent of left-turns in advancing volume ($V_A$), %: | 87% |
| Advancing volume ($V_A$), veh/h: | 15 |
| Opposing volume ($V_O$), veh/h: | 9 |

OUTPUT

| Variable | Value |
|---|---|
| Limiting advancing volume ($V_A$), veh/h: | 620 |
| **Guidance for determining the need for a major-road left-turn bay:** | |
| **Left-turn treatment NOT warranted.** | |




CALIBRATION CONSTANTS

| Variable | Value |
|---|---|
| Average time for making left-turn, s: | 3.0 |
| Critical headway, s: | 5.0 |
| Average time for left-turn vehicle to clear the advancing lane, s: | 1.9 |

**Kerr Street**
**PM Peak Hour**

**Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.**

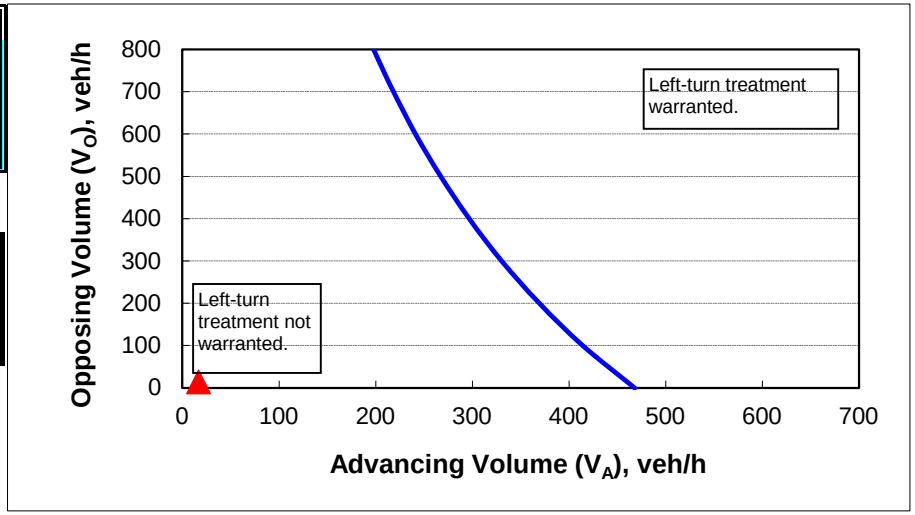
**2-lane roadway (English)**

INPUT

| Variable | Value |
|---|---|
| 85th percentile speed, mph: | 20 |
| Percent of left-turns in advancing volume ($V_A$), %: | 29% |
| Advancing volume ($V_A$), veh/h: | 17 |
| Opposing volume ($V_O$), veh/h: | 14 |

OUTPUT

| Variable | Value |
|---|---|
| Limiting advancing volume ($V_A$), veh/h: | 460 |
| **Guidance for determining the need for a major-road left-turn bay:** | |
| **Left-turn treatment NOT warranted.** | |




CALIBRATION CONSTANTS

| Variable | Value |
|---|---|
| Average time for making left-turn, s: | 3.0 |
| Critical headway, s: | 5.0 |
| Average time for left-turn vehicle to clear the advancing lane, s: | 1.9 |

**Rolyat Street**
**AM Peak Hour**

**Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.**

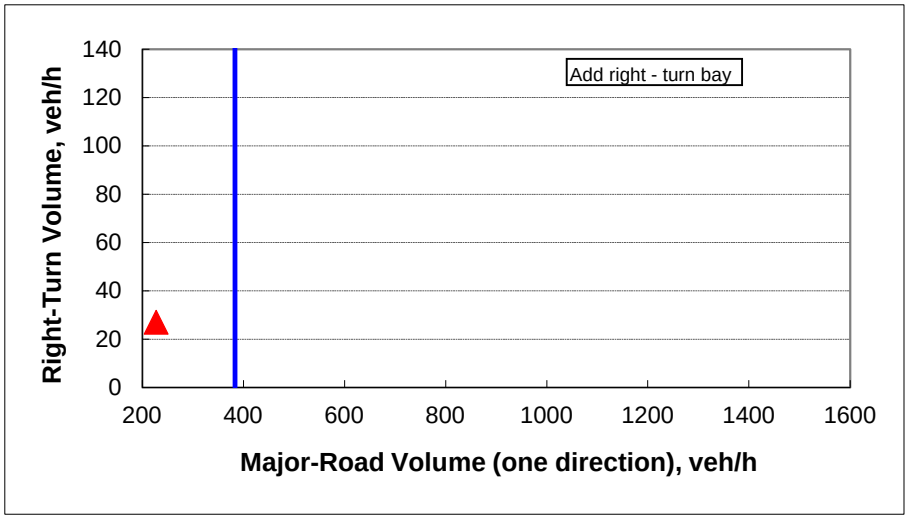
INPUT

| Roadway geometry: | 2-lane roadway |
|---|---|

| Variable | Value |
|---|---|
| Major-road speed, mph: | 20 |
| Major-road volume (one direction), veh/h: | 228 |
| Right-turn volume, veh/h: | 27 |

OUTPUT

| Variable | Value |
|---|---|
| Limiting right-turn volume, veh/h: | 2633528 |
| **Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:** | |
| **Do NOT add right-turn bay.** | |



# Rolyat Street
# PM Peak Hour

**Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.**

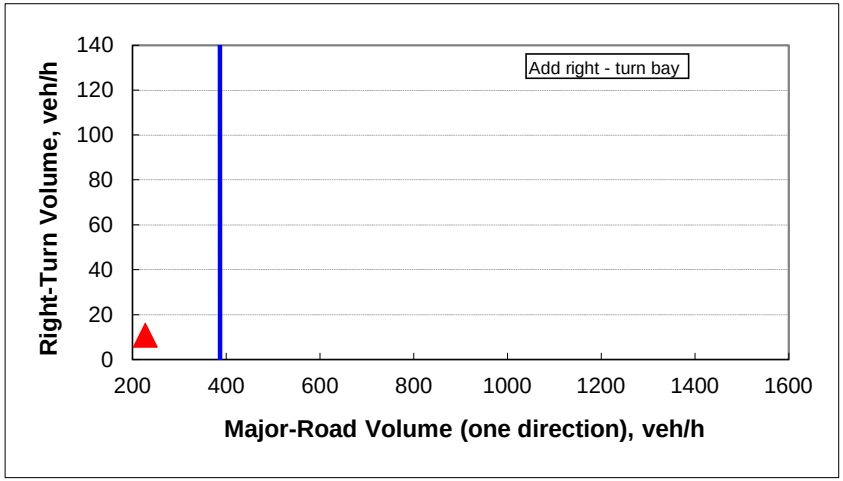
INPUT

| Roadway geometry: | 2-lane roadway |
|---|---|

| Variable | Value |
|---|---|
| Major-road speed, mph: | 20 |
| Major-road volume (one direction), veh/h: | 105 |
| Right-turn volume, veh/h: | 10 |

OUTPUT

| Variable | Value |
|---|---|
| Limiting right-turn volume, veh/h: | 1069166190 |
| **Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:** | |
| **Do NOT add right-turn bay.** | |



*Drainage Analysis and Calculations*

# 7BREW FORT PIERCE
## Fort Pierce, Florida

*Prepared for:*

SFWMD
NSLRWCD
CITY OF FORT PIERCE

*Prepared by:*

Kimley-Horn and Associates, Inc.
CA No. 00000696

THIS IS TO CERTIFY THAT THE ENCLOSED ENGINEERING CALCULATIONS WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

_____
CHRISTIAN OSSA, P.E.
Florida Registration Number #77613
CA No. 00000696
Date: _____

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# 1.0 INTRODUCTION

The purpose of this report is present the surface water management system and the Construction Plans for 7 Brew Fort Pierce in Fort Pierce, Florida. The subject site consists of 53,454 square feet (approx. 1.23 acres) of commercial zoned land.

The site was originally used as residential, now the site contains four single story houses and a billboard sign. The proposed project consists of construction of a new 478 square feet 7 Brew Drive-Thru Coffee Shop. Project grading will direct stormwater runoff to a series of catch basins and conveyance piping which will discharge to the proposed dry pond on site before ultimately discharging through the existing County Control Structure located directly southwest of the site.

# 2.0 BACKGROUND

## 2.1 Project Location

Please see ***Appendix A*** for the Location Map. The project is located along the north side of Okeechobee Road (State Road 70) on the corner of Rolyat Street and Kerr Street.

## 2.2 Project Description

The total project is approximately 1.23 ± acres and is proposed for development as an 7 Brew Drive-Thru Coffee. The site currently contains of swales along the rights-of-way of the property and currently drains through and into an adjacent canal. The proposed design includes three dry ponds that will collect runoff from developed areas and direct it to the storm water management areas for treatment and attenuation.

The site primarily consists of Nettles and Oldsmar sands which are all Type "D" soils. Therefore, per TR-55 Table 2-2c the curve number assumed for the soil area on site was 80. Please see ***Appendix C*** for the Pre-Development Curve Number calculations.

## 2.3 Seasonal High Water Table Determination

The seasonal high-water table for this project was based off the Geotech Report by Universal Engineering Sciences with 6 borings taken September 15, 2022 during the wet season.

An average water table depth of the three borings within the proposed dry pond area yielded a normal water table elevation of 6.30' NAVD and therefore a SHWT of 6.30' was assumed for design (See ***Appendix C***).

# 3.0 Surface Water Management System Design

## 3.1 Proposed Drainage and Peak Discharge Rate

Curve Numbers and the Time of Concentration for the onsite basin were calculated using TR-55 based off conditions in the original geotechnical report. Please see ***Appendix F*** for the Post Development Calculations and the included Geotechnical Report. The rainfall events were modeled using Interconnected Chanel and Pond Routing Model (ICPR). Detailed ICPR inputs and results can be found in ***Appendix H*** ICPR Results as well as ***Appendix I*** for the 100YR-72HR No Discharge ICPR Results.

The control structures proposed utilize control structures to ensure proper treatment is provided before discharge as well as limiting the discharge to the requirements of both SFWMD and NSLRWCD.

NSLRWCD limits discharge into the adjacent canal to 2" of depth over the area served for any 24-hour period from the 10-year, 72-hour duration rainfall. With a total site area of 1.23 acres, this yields a requirement of 0.205 ac-ft in any 24-period. The maximum discharge during this storm event was calculated to be 0 ac-ft hour which meets and exceeds the allotted discharge per code. Please see ***Appendix H*** for the maximum discharge during the 10-year, 72- hour storm which is shown to be 0.

SFWMD requires the discharge of the 25-year, 72-hour storm event in the post-development to match or be less than that of the discharge during this same storm event in the pre-development stage. This was calculated to be 2.80 cfs in the pre-development stage using ICPR (See ***Appendix H***) and the proposed discharge rate in the post during the 25-year, 72-hour storm event is 0.16 cfs which meets and exceeds this discharge limit.

## 3.2 Water Quality

The detained water quality volume in the ponds comply with SFWMD's criteria of the greater of 1" over the drainage basin area and 2.5 times percent impervious. As a result of the site ultimately discharging into the North Fork of St. Lucie River which is an OFW the required treatment volume is increase by 150%. Please see the ***Appendix G*** Water Quality Calculations for how these results were calculated.

| Basin | Treatment Method | 1" Over Site Area | 2.5" x % Impervious | Required Treatment | 150% For OFW | Vol. Provided Before Offsite Discharge @ 16.30' |
|---|---|---|---|---|---|---|
| Onsite | Dry | 0.102 ac-ft | 0.133 ac-ft | 0.133 ac-ft | 0.200 ac-ft | 0.69 ac-ft |

## 3.4 Dry Pre-Treatment

Per the South Florida Water Management District, 0.50 inches of dry pre-treatment is required over the site for a commercial development. The three ponds proposed are all dry treatment that will provide the total required treatment volume before then discharging into the onsite wet pond to, therefore this requirement will be satisfied as a result. Please see ***Appendix G*** for the required dry pretreatment calculation.

| Dry Treatment | Required | Provided @ 16.30' |
|---|---|---|
| Volume | 0.200 ac-ft | 0.69 ac-ft |

## 3.5 Nutrient Loading

A nutrient analysis was completed in conjunction with the drainage analysis utilizing BMPTRAINS model. The model yielded a required treatment efficiency of 98% for both nitrogen and phosphorus respectively for the site. Please see ***Appendix G*** for Nutrient Loading Calculations

## 3.6 Control Structure

The site consists of one control structure located in the southwest pond on site. This structure was designed to provide proper pretreatment and site storage before then discharging offsite into the County Canal. Below is a summary of both proposed control structures along with a breakdown of how sizing and stages were determined

**CS-01 Parameters**:
1) Type "D" Inlet with grate at 16.30 NAVD

**CS-01 Explanation:**

The top of this control structure was set at 16.30' because this is the elevation at which both discharge limits were able to be met. Due to the size of the nature of the site area being so large relative to the volume available in the propose dry ponds, a minimum weir size of 3" or larger (SFWMD minimum) was not able to be utilized while maintaining the minimum discharge limits of NSLRWCD during the 10YR-72HR storm event.

Therefore, the grate was placed slightly above the maximum stage of this event with no prior discharge before this stage in order to meet and exceed both the discharge requirements of NSLRWCD and SFWMD.

## 3.9 Dry Pond Recovery

The dry retention system consisting of 3 equalized dry ponds is required to recover the full dry-treatment volume within 72 hours following a storm event. A recovery analysis was completed utilizing the PONDS Version 3.3.0278 model in order to verify that the proposed system meets/exceeds this requirement.

The total required treatment volume is met at stage 13.60, so three different reports are included in **Appendix F** which demonstrate that each pond fully recovers the volume in each pond at this stage at which the total recovery requirement is met within 72 hours utilizing K values taken from the Geotechnical report of which has been included.

## 3.10 Stage Storage

Below are the different design criteria for each basin. Please see ***Appendix F*** which contains the Stage Storage calculations for individual basin storage and ***Appendix H/I*** for detailed ICPR results and inputs:

The 10-year 24-hour storm (6.0") was used to set the proposed minimum inlet. The peak stage is based on the results of the stage storage calculations.

| Basin | Peak Stage | Min. Inlet |
|---|---|---|
| **Onsite** | 16.10' | 16.5' |

The 10-year 72-hour storm (8.50") was used to set the allowable peak discharge per NSLRWCD criteria of 2" of discharge over the site area per day.

| Basin | Allowable Discharge | Method of Determination | Peak Discharge |
|---|---|---|---|
| **Onsite** | 0.205 ac-ft | 2" of Discharge over the Site Area Per Day | 0 ac-ft |

The 25-year 72-hour storm (9.50") was used to set the perimeter berm and the allowable peak discharge per SFWMD criteria.

| Basin | Allowable Discharge | Method of Determination | Peak Discharge | Peak Stage (NAVD) |
|---|---|---|---|---|
| **Onsite** | 2.80 cfs | Pre-Development ICPR Results | 0.16 cfs | 16.33' (ICPR) |

The 100 year 72-hour storm (12.23") with zero discharge was used to set the minimum finished floor elevation. The Peak Stage shown below is based on the ICPR model analysis.

| Basin | Peak Stage (NAVD) | Proposed Min. FFE (NAVD) | FEMA Elevation |
|---|---|---|---|
| **Onsite** | 16.88' (ICPR) | 18.00' | n/a |

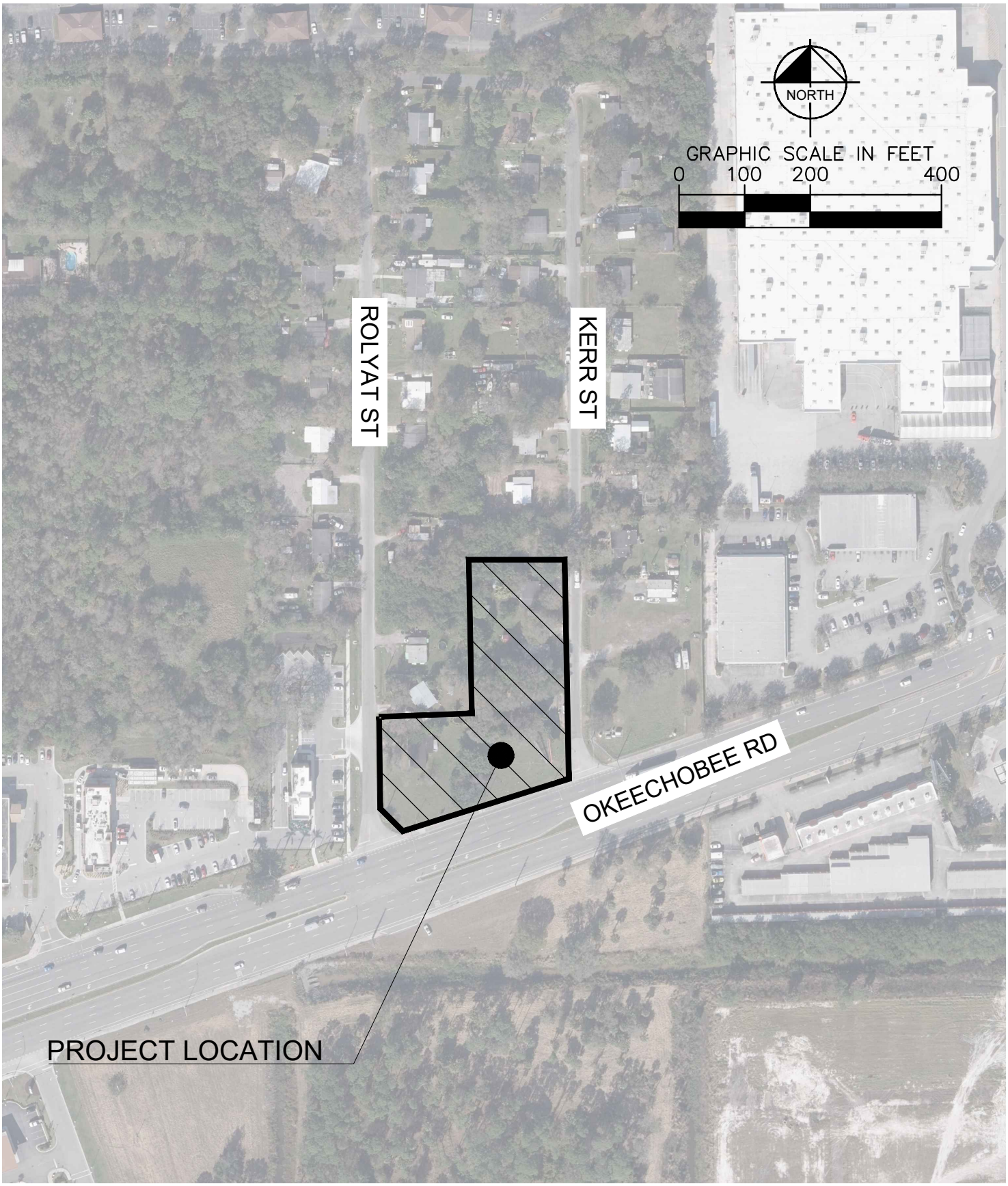
## 4.0 RESULTS AND CONCLUSIONS

The design of the proposed stormwater management system meets and exceeds all the requirements of both South Florida Water Management District and North St. Lucie River Water Control District by providing sufficient treatment volume within the pond and limiting the proposed development discharge to that of the code. Below is an overall summary of site requirements relative to what is provided in the proposed site improvements:

| 7BREW FT PIERCE OVERALL DRAINAGE SUMMARY | | |
|---|---|---|
| **CRITERIA** | **REQUIREMENT** | **PROVIDED** |
| **Nutrient Loading (Phosphorus)** | 47% | 98% |
| **Nutrient Loading (Nitrogen)** | 46% | 98% |
| **Dry Pre-Treatment** | 0.200 ac-ft Before Discharge | 0.69 ac-ft Before Discharge at 16.30’ |
| **Treatment Volume** | 0.200 ac-ft Before Discharge | 0.69 ac-ft Before Discharge at 16.30’ |
| **10YR-72 HR Discharge Volume** | 0.205 ac-ft | 0 ac-ft |
| **25YR-72HR Discharge Rate** | Pre-Development Rate of 2.80 cfs | Peak Discharge Rate of 0.16 cfs |
| **100YR-72HR FFE** | 100YR-72HR Peak Stage = 16.88’ | Proposed Finished Floor Elev. = 18.00’ |

# APPENDICES

# APPENDIX A
# Location Map, Soil Map, FEMA Flood Plain Map




Plotted By:Balroop, Vin Sheet Set:Kha Layout:1 November 18, 2022 10:45:00am K:\VRB_LDEV\7 Brew\147875010 - 7 Brew - Okeechobee & Rolyat (Ft Pierce)\CAD\Exhibits\Location Map.dwg
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# 7 BREW - FORT PIERCE

## LOCATION MAP

SHEET NUMBER

1 OF 1

Map Scale: 1:662 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 16, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

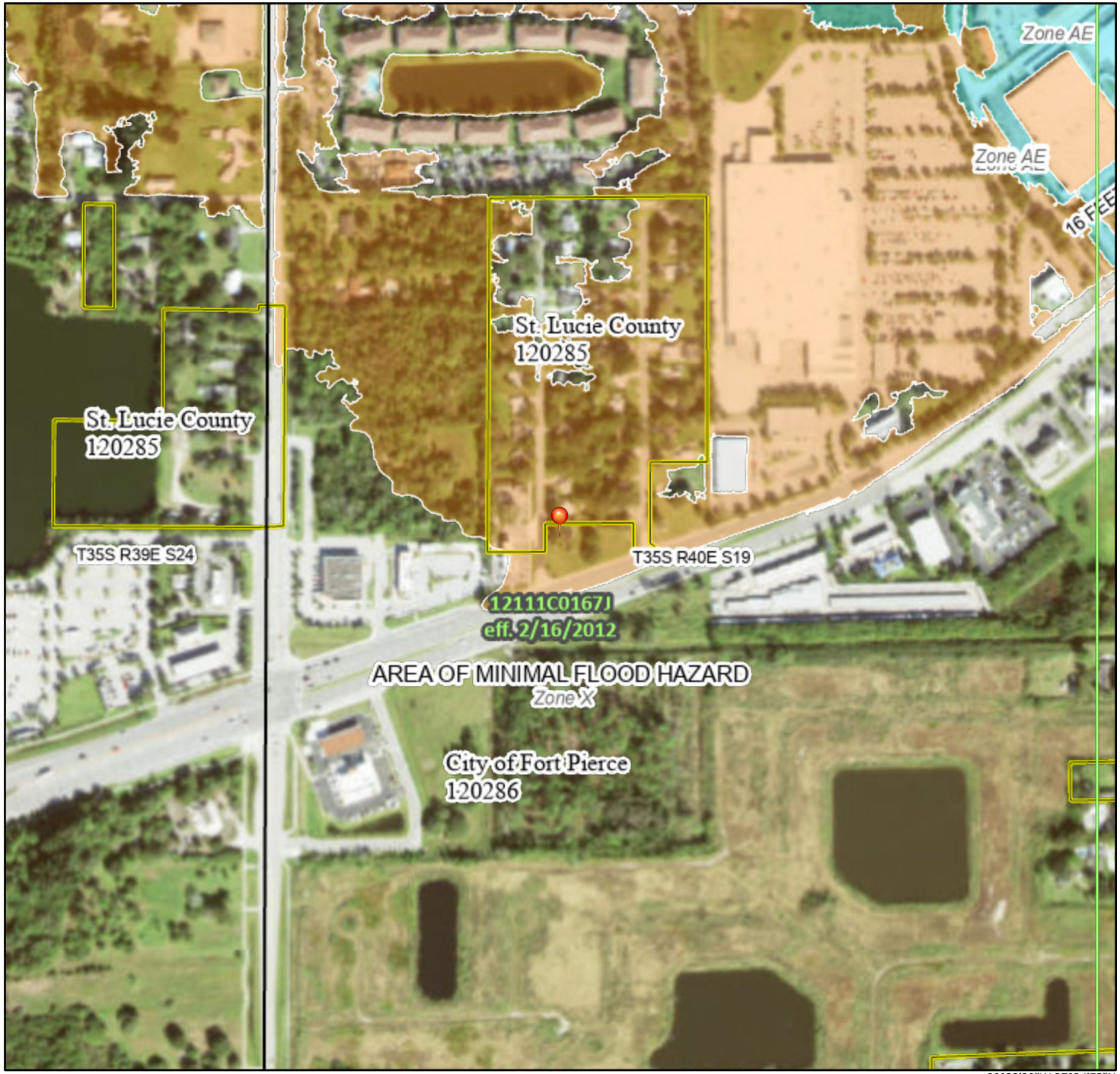
# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| 25 | Nettles and Oldsmar sands | 2.3 | 100.0% |
| **Totals for Area of Interest** | | **2.3** | **100.0%** |

# National Flood Hazard Layer FIRMette

FEMA

80°23'7"W 27°25'25"N




80°22'29"W 27°24'53"N

Feet 1:6,000

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

*Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020*

## Legend

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

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

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

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

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

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

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

N

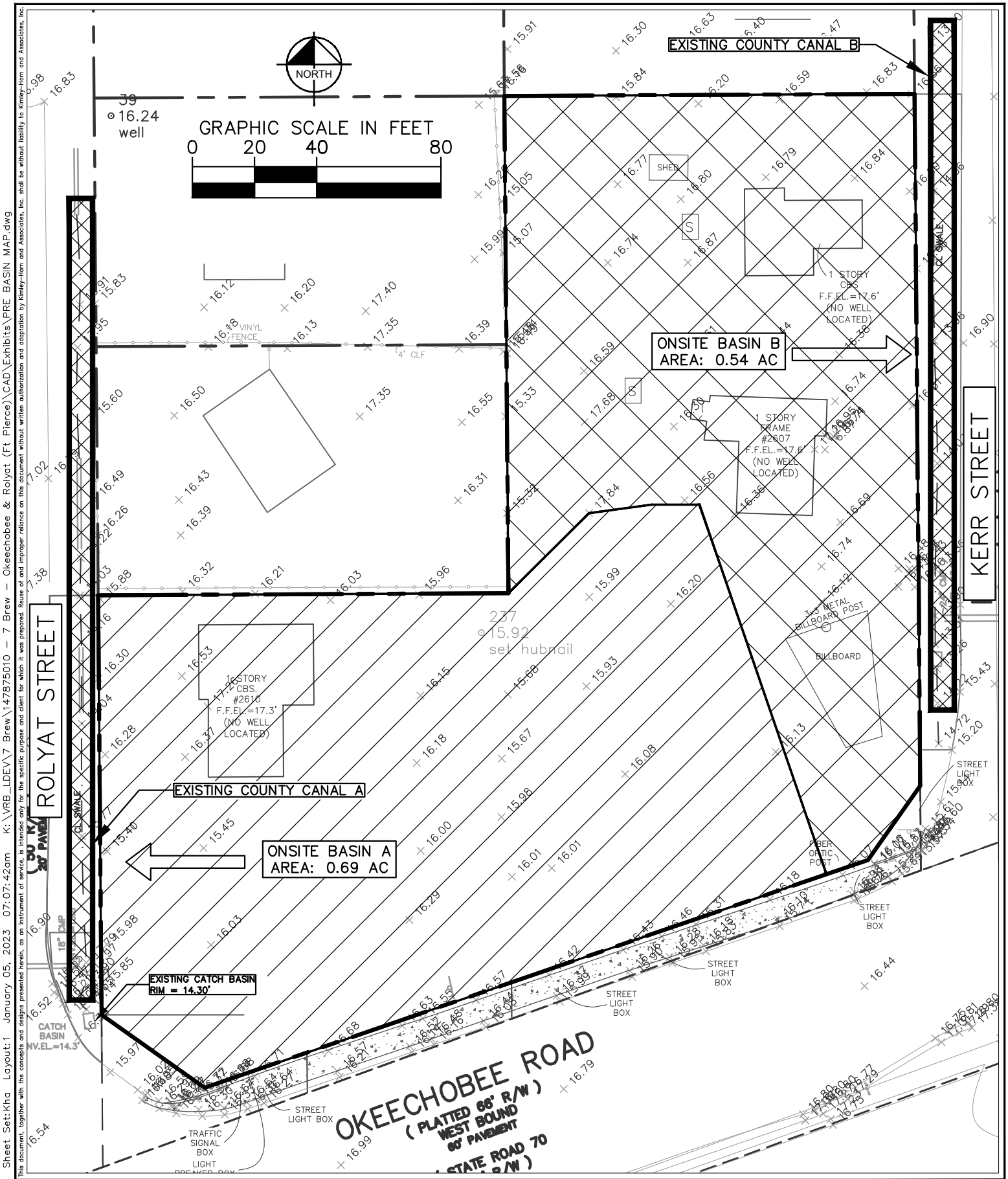
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/26/2022 at 10:33 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

# APPENDIX B
# Pre-Development Basin Map

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Plotted By:Balroop, Vin Sheet Set:Kha Layout:1 January 05, 2023 07:07:42am K:\VRB_LDEV\7 Brew\147875010 - 7 Brew - Okeechobee & Rolyat (Ft. Pierce)\CAD\Exhibits\PRE BASIN MAP.dwg

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# 7 BREW FORT PIERCE

## PRE DEVELOPMENT BASIN MAP

SHEET NUMBER

1 OF 1

# APPENDIX C
# Pre-Development Calculations

**Pre-Development Curve Number**
**TR-55 Methodology - Pre-Conditions**

## Pre-Development
**Curve Number**

**Project Name: Fort Pierce 7 Brew**
**Calculated By: TJE**
**Calculated Date:** 1/4/2023

**Basin Name: Undeveloped Onsite**

53454

| Site | Description | Area (SF) | Area (AC) | % of Total | Surface | CN | CN x |
|---|---|---|---|---|---|---|---|
| | *Impervious* | | | | | | |
| **Undeveloped Onsite** | | 0 | 0.00 | 0.00% | | 98 | 0.00 |
| | Building | 3,660 | 0.08 | 6.85% | | 98 | 6.71 |
| | Billboard Post | 7 | 0.00 | 0.01% | | 98 | 0.01 |
| | Concrete Pavement | 1,550 | 0.04 | 2.90% | | 98 | 2.84 |
| | *Impervious Total =* | *5,217* | *0.12* | 9.76% | | | |
| | Pervious | | | | | | |
| | Group D | 48,237 | 1.11 | 90.24% | Open, Good | 80 | 72.19 |
| | ***Total Basin Area =*** | ***53,454*** | ***1.23*** | ***100.00%*** | ***CN =*** | ***72.20*** | |

# Pre-Development

**Runoff Volume Calculator**

**Based on the Soil Conservation Service Technical Release 55**
***Urban Hydrology for Small Watersheds*, June 1986**

**Project Name: Fort Pierce 7 Brew**
**Calculated By: TJE**
**Calculated** 1/4/2023

[Eq. 2-4] $S = \frac{1000}{CN} - 10$

[Eq. 2-3] $Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$

## SFWMD

### 10 Year 24 Hour

| | | | | | |
|---|---|---|---|---|---|
| **INPUT:** | | | | | |
| | P = Rainfall Depth: | 7.04 | inches | | |
| | CN = Curve Number: | 44.75 | | | |
| | A = Basin Area: | 1.23 | acres | | |
| | S = Potential Maximum Retention After Runoff Begins: | 12.35 | | | |
| | Q = Runoff: | 1.23 | inches = | 0.10 | feet |
| **OUTPUT:** | | | | | |
| | ***V = Runoff Volume:*** | ***0.13*** | ***acre-feet*** | | |

### 10 Year 72 Hour

| | | | | | |
|---|---|---|---|---|---|
| **INPUT:** | | | | | |
| | P = Rainfall Depth: | 8.50 | inches | | |
| | CN = Curve Number: | 44.75 | | | |
| | A = Basin Area: | 1.23 | acres | | |
| | S = Potential Maximum Retention After Runoff Begins: | 12.35 | | | |
| | Q = Runoff: | 1.98 | inches = | 0.16 | feet |
| **OUTPUT:** | | | | | |
| | ***V = Runoff Volume:*** | ***0.20*** | ***acre-feet*** | | |

### 25 Year 72 Hour

| | | | | | |
|---|---|---|---|---|---|
| **INPUT:** | | | | | |
| | P = Rainfall Depth: | 9.50 | inches | | |
| | CN = Curve Number: | 44.75 | | | |
| | A = Basin Area: | 1.23 | acres | | |
| | S = Potential Maximum Retention After Runoff Begins: | 12.35 | | | |
| | Q = Runoff: | 2.55 | inches = | 0.21 | feet |
| **OUTPUT:** | | | | | |
| | ***V = Runoff Volume:*** | ***0.26*** | ***acre-feet*** | | |

### 100 Year 72 Hour

| | | | | | |
|---|---|---|---|---|---|
| **INPUT:** | | | | | |
| | P = Rainfall Depth: | 12.23 | inches | | |
| | CN = Curve Number: | 44.75 | | | |
| | A = Basin Area: | 1.23 | acres | | |
| | S = Potential Maximum Retention After Runoff Begins: | 12.35 | | | |
| | Q = Runoff: | 4.31 | inches = | 0.36 | feet |
| **OUTPUT:** | | | | | |
| | ***V = Runoff Volume:*** | ***0.44*** | ***acre-feet*** | | |

# Pre-Development

## Time of Concentration

**Project Name:** **Fort Pierce 7 Brew**
**Computed by:** TJE
**Date:** 1/4/2023

**Basin:** **Onsite**

| | Segment ID | | |
|---|---|---|---|
| **Sheet Flow** | 1 | - | |
| 1. Surface Description (Table 3-1) | Unpaved | - | TR-55 |
| 2. Manning's roughness coeff., n (Table 3-1) | 0.4 | - | TR-55 |
| 3. Flow Length, L (total <= 300 ft) (feet) | 300 | - | |
| 4. 2-year 24-hour rainfall, $P_2$ (inches) | 4.80 | - | FDOT Fig. 5-13 |
| 5. Land slope, s (ft/ft) | 0.0067 | - | **Sub-total** |
| 6. Tt =( 0.007 * (nL)^0.8)/(($P_2$^0.5)*(s^0.4)) (hr) | 1.09 | - | 1.09 |

| | Segment ID | | |
|---|---|---|---|
| **Shallow Concentrated Flow** | 2 | - | |
| 7. Surface description (paved or unpaved) | unpaved | - | |
| 8. Flow length, L (feet) | 200 | - | |
| 9. Watercourse slope, s (ft/ft) | 0.010 | - | |
| 10. Average velocity, V (TR-55 figure 3-1) (ft/s) | 1.61 | - | **Sub-total** |
| 11. Tt = (L/(3600*V) (hr) | 0.03 | - | 0.03 |

| | Segment ID | | |
|---|---|---|---|
| **Channel Flow** | 3 | - | |
| 12. Cross section flow area, a ($ft^2$) | 15.9 | - | |
| 13. Wetted perimeter, Pw (ft) | 16.4 | - | |
| 14. Hydraulic radius, r = a/Pw (ft) | 0.97 | - | |
| 15. Channel slope, s (ft/ft) | 0.001 | - | |
| 16. Manning/s roughness coeff., n | 0.013 | - | |
| 17. V = (1.49*($r^{2/3}$)*($s^{1/2}$))/n (ft/s) | 2.94 | - | |
| 18. Flow length, L (ft) | 480 | - | **Sub-total** |
| 19. Tt = (L/3600*V) (hr) | 0.045 | - | 0.05 |

| **Total** | **Total** | |
|---|---|---|
| 20. Total Tc (hr) | 1.17 | hrs |
| 21. Total Tc (min) | 70.18 | mins |

**Notes:**

1. Methodology used in calculating Time of Concentration is as specified in US Department of Agriculture Technical Release 55, June 1986

# Pre-Development

## Site Stage Storage Volume

**Project Name: Fort Pierce 7 Brew**
**Calculated By: TJE**
**Calculated D** 1/4/2023

**ALL ELEVATIONS LISTED IN NAVD '88**

### ONSITE BASIN A

| Low El. | 10.00 | | Total |
|---|---|---|---|
| High El. | 18.00 | | **Storage** |
| Area (ft^2) | 30056.4 | | |
| Area (acres) | 0.69000 | | |
| Stage (NAVD) | Area (sf) | Volume (cf) | **(ac-ft)** |
| 14.00 | 10.82 | 0.81 | 0.0000 |
| 14.20 | 22.07 | 2.97 | 0.0001 |
| 14.40 | 74.54 | 7.39 | 0.0002 |
| 14.60 | 227.08 | 22.30 | 0.0005 |
| 14.80 | 442.35 | 67.71 | 0.0016 |
| 15.00 | 729.22 | 156.18 | 0.0036 |
| 15.20 | 1,202.38 | 302.03 | 0.0069 |
| 15.40 | 2,157.33 | 542.50 | 0.0125 |
| 15.60 | 3,940.50 | 973.97 | 0.0224 |
| 15.80 | 7,528.72 | 1,762.07 | 0.0405 |
| 16.00 | 15,926.30 | 3,267.81 | 0.0750 |
| 16.20 | 25,443.31 | 6,453.07 | 0.1481 |
| 16.40 | 30,056.40 | 11,541.73 | 0.2650 |
| 16.60 | 30,056.40 | 17,643.62 | 0.4050 |
| 16.80 | 30,056.40 | 24,298.82 | 0.5578 |
| 17.00 | 30,056.40 | 31,261.07 | 0.7177 |
| 17.20 | 30,056.40 | 38,401.15 | 0.8816 |
| 17.40 | 30,056.40 | 45,828.56 | 1.0521 |
| 17.60 | 30,056.40 | 53,445.92 | 1.2269 |
| 17.80 | 30,056.40 | 61,072.26 | 1.4020 |
| 18.00 | 30,056.40 | 68,700.65 | 1.5771 |

### ONSITE BASIN B

| Low El. | 10.00 | | **Total** |
|---|---|---|---|
| High El. | 18.00 | | **Storage** |
| Area (ft^2) | 23522.4 | | |
| Area (acres) | 0.54000 | | |
| Stage (NAVD) | Area (sf) | Volume (cf) | **(ac-ft)** |
| 14.00 | 0.00 | 0.00 | 0.0000 |
| 14.20 | 1.60 | 0.00 | 0.0000 |
| 14.40 | 14.77 | 0.32 | 0.0000 |
| 14.60 | 39.85 | 3.27 | 0.0001 |
| 14.80 | 83.88 | 11.24 | 0.0003 |
| 15.00 | 159.35 | 28.02 | 0.0006 |
| 15.20 | 268.00 | 59.89 | 0.0014 |
| 15.40 | 424.19 | 113.49 | 0.0026 |
| 15.60 | 666.59 | 198.33 | 0.0046 |
| 15.80 | 1,071.84 | 331.65 | 0.0076 |
| 16.00 | 1,789.23 | 546.01 | 0.0125 |
| 16.20 | 2,640.98 | 903.86 | 0.0207 |
| 16.40 | 4,287.93 | 1,432.06 | 0.0329 |
| 16.60 | 7,181.53 | 2,289.64 | 0.0526 |
| 16.80 | 9,616.45 | 3,725.95 | 0.0855 |
| 17.00 | 10,941.98 | 5,649.24 | 0.1297 |
| 17.20 | 12,123.19 | 7,837.64 | 0.1799 |
| 17.40 | 13,175.19 | 10,262.27 | 0.2356 |
| 17.60 | 15,844.07 | 12,897.31 | 0.2961 |
| 17.80 | 15,906.80 | 16,066.13 | 0.3688 |
| 18.00 | 23,522.40 | 19,247.49 | 0.4419 |

### TOTAL ONSITE

| Low El. | **Total** |
|---|---|
| High El. | **Storage** |
| Area (ft^2) | **53578.8** |
| Area (acres) | **1.23** |
| Stage (NAVD) | **(ac-ft)** |
| 14.00 | 0.0000 |
| 14.20 | 0.0001 |
| 14.40 | 0.0002 |
| 14.60 | 0.0006 |
| 14.80 | 0.0018 |
| 15.00 | 0.0042 |
| 15.20 | 0.0083 |
| 15.40 | 0.0151 |
| 15.60 | 0.0269 |
| 15.80 | 0.0481 |
| 16.00 | 0.0876 |
| 16.20 | 0.1689 |
| 16.40 | 0.2978 |
| 16.60 | 0.4576 |
| 16.80 | 0.6434 |
| 17.00 | 0.8473 |
| 17.20 | 1.0615 |
| 17.40 | 1.2877 |
| 17.60 | 1.5230 |
| 17.80 | 1.7709 |
| 18.00 | 2.0190 |

# Pre-Development

## Water Table Determination

**Project Name: Fort Pierce 7 Brew**
**Calculated By: TJE**
**Calculated Date:** 1/4/2023

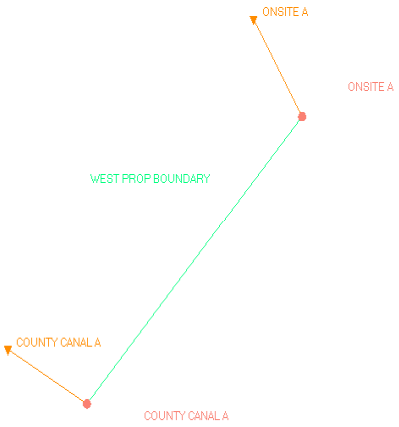
Water Table Depth Based on Universal Engineering Sciences Geotechnical Report

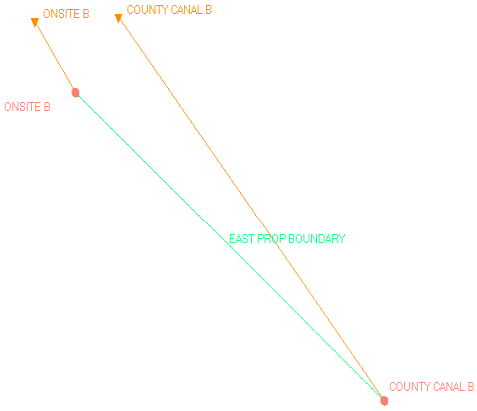
9/15/22 Drilling Date (During Wet Season)

| Dry Pond Area Averages | | | |
|---|---|---|---|
| AB-1 | 7.0 | 0.0 | 7.0 |
| AB-2 | 6.0 | 0.0 | 6.0 |
| AB-3 | 6.0 | 0.0 | 6.0 |
| Average | | | 6.3 |
| *SHWT (+0')* | | | *6.3* |

# APPENDIX D
# Pre-Development ICPR Results

# 7BREW FORT PIERCE - PRE DEVELOPMENT ICPR NODAL DIAGRAM



## Simple Basin: COUNTY CANAL A

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | COUNTY CANAL A |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 0.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.0523 ac |
| Curve Number: | 84.0 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: COUNTY CANAL B

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | COUNTY CANAL B |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 0.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.0670 ac |
| Curve Number: | 84.0 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: ONSITE A

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | ONSITE A |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 70.1800 min |
| Max Allowable Q: | 99999.00 cfs |

| | |
|---|---|
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.6900 ac |
| Curve Number: | 72.2 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: ONSITE B

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | ONSITE B |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 70.1800 min |
| Max Allowable Q: | 9999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.5400 ac |
| Curve Number: | 72.2 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Node: COUNTY CANAL A

| | |
|---|---|
| Scenario: | Scenario1 |
| Type: | Time/Stage |
| Base Flow: | 0.00 cfs |
| Initial Stage: | 14.30 ft |
| Warning Stage: | 17.00 ft |
| Boundary Stage: | |

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 14.30 |
| 0 | 0 | 0 | 999.0000 | 14.30 |

Comment:

## Node: COUNTY CANAL B

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.30 ft
Warning Stage: 17.00 ft
Boundary Stage:

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 14.30 |
| 0 | 0 | 0 | 999.0000 | 14.30 |

Comment:

## Node: ONSITE A

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 14.00 ft
Warning Stage: 18.00 ft

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 14.00 | 0.00 | 0 |
| 14.20 | 0.00 | 4 |
| 14.40 | 0.00 | 9 |
| 14.60 | 0.00 | 22 |
| 14.80 | 0.00 | 70 |
| 15.00 | 0.00 | 157 |
| 15.20 | 0.01 | 301 |
| 15.40 | 0.01 | 545 |
| 15.60 | 0.02 | 976 |
| 15.80 | 0.04 | 1764 |
| 16.00 | 0.08 | 3267 |
| 16.20 | 0.15 | 6451 |
| 16.40 | 0.27 | 11543 |
| 16.60 | 0.41 | 17642 |
| 16.80 | 0.56 | 24298 |
| 17.00 | 0.72 | 31263 |
| 17.20 | 0.88 | 38402 |
| 17.40 | 1.05 | 45829 |
| 17.60 | 1.23 | 53444 |
| 17.80 | 1.40 | 61071 |
| 18.00 | 1.58 | 68698 |

Comment:

## Node: ONSITE B

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 17.00 ft
Warning Stage: 18.00 ft

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 17.00 | 0.13 | 5650 |
| 17.20 | 0.18 | 7836 |
| 17.40 | 0.24 | 10263 |
| 17.60 | 0.30 | 12898 |
| 17.80 | 0.37 | 16065 |
| 18.00 | 0.44 | 19249 |
| 16.00 | 0.05 | 2178 |
| 15.00 | 0.00 | 0 |

Comment:

## Weir Link: EAST PROP BOUNDARY

Scenario: Scenario1
From Node: ONSITE B
To Node: COUNTY CANAL B
Link Count: 1
Flow Direction: Positive
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Irregular
Invert: 0.00 ft
Control Elevation: 0.00 ft
Cross Section: EAST BOUNDARY

**Bottom Clip**
Default: 0.00 ft
Op Table:
Ref Node:

**Top Clip**
Default: 0.00 ft
Op Table:
Ref Node:

**Discharge Coefficients**
Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

## Weir Link: WEST PROP BOUNDARY

Scenario: Scenario1
From Node: ONSITE A
To Node: COUNTY CANAL A
Link Count: 1
Flow Direction: Positive
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Irregular
Invert: 0.00 ft

**Bottom Clip**
Default: 0.00 ft
Op Table:
Ref Node:

**Top Clip**
Default: 0.00 ft
Op Table:
Ref Node:

**Discharge Coefficients**

Control Elevation: 0.00 ft
Cross Section: WEST BOUNDARY

Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

## Simulation: 10YR-24HR

Scenario: Scenario1
Run Date/Time: 1/5/2023 10:33:09 AM
Program Version: ICPR4 4.07.04

### General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 72.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] | Groundwater [sec] |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

### Output Time Increments

#### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

#### Restart File

Save Restart: False

### Resources & Lookup Tables

#### Resources

#### Lookup Tables

| | | | |
|---|---|---|---|
| Rainfall Folder: | | Boundary Stage Set: | |
| Reference ET Folder: | | Extern Hydrograph Set: | |
| Unit Hydrograph Folder: | | Curve Number Set: | |
| | | Green-Ampt Set: | |
| | | Vertical Layers Set: | |
| | | Impervious Set: | |
| | | Roughness Set: | |
| | | Crop Coef Set: | |
| | | Fillable Porosity Set: | |
| | | Conductivity Set: | |
| | | Leakage Set: | |

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | ET for Manual Basins: | False |
| Over-Relax Weight Fact: | 0.5 dec | | |
| dZ Tolerance: | 0.0010 ft | Smp/Man Basin Rain Opt: | Global |
| Max dZ: | 10.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~FLMOD |
| | | Rainfall Amount: | 7.04 in |
| Edge Length Option: | Automatic | Storm Duration: | 24.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

## Simulation: 10YR-72HR

| | |
|---|---|
| Scenario: | Scenario1 |
| Run Date/Time: | 1/5/2023 10:33:47 AM |
| Program Version: | ICPR4 4.07.04 |

## General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 96.0000 |

| Hydrology [sec] | Surface Hydraulics [sec] | Groundwater [sec] |
|---|---|---|

| | | | |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

## Output Time Increments

### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

### Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | ET for Manual Basins: | False |
| Over-Relax Weight Fact: | 0.5 dec | | |
| dZ Tolerance: | 0.0010 ft | Smp/Man Basin Rain Opt: | Global |
| Max dZ: | 10.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~SFWMD-72 |
| | | Rainfall Amount: | 8.50 in |

| | | | |
|---|---|---|---|
| Edge Length Option: | Automatic | Storm Duration: | 72.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

## Simulation: 25YR-72HR

Scenario: Scenario1
Run Date/Time: 1/5/2023 10:34:35 AM
Program Version: ICPR4 4.07.04

### General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 96.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] | Groundwater [sec] |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

### Output Time Increments

#### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

#### Restart File

Save Restart: False

### Resources & Lookup Tables

| Resources | | Lookup Tables | |
|---|---|---|---|
| Rainfall Folder: | | Boundary Stage Set: | |
| Reference ET Folder: | | Extern Hydrograph Set: | |
| Unit Hydrograph Folder: | | Curve Number Set: | |
| | | Green-Ampt Set: | |
| | | Vertical Layers Set: | |
| | | Impervious Set: | |
| | | Roughness Set: | |
| | | Crop Coef Set: | |
| | | Fillable Porosity Set: | |
| | | Conductivity Set: | |
| | | Leakage Set: | |

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | ET for Manual Basins: | False |
| Over-Relax Weight Fact: | 0.5 dec | | |
| dZ Tolerance: | 0.0010 ft | Smp/Man Basin Rain Opt: | Global |
| Max dZ: | 10.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~SFWMD-72 |
| | | Rainfall Amount: | 9.50 in |
| Edge Length Option: | Automatic | Storm Duration: | 72.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

Simple Basin Runoff Summary [Scenario1]

| Basin Name | Sim Name | Max Flow [cfs] | Time to Max Flow [hrs] | Total Rainfall [in] | Total Runoff [in] | Area [ac] | Equivalent Curve Number | % Imperv | % DCIA |
|---|---|---|---|---|---|---|---|---|---|
| COUNTY CANAL A | 10YR-24HR | 0.19 | 12.0500 | 7.04 | 5.17 | 0.0523 | 84.0 | 0.00 | 0.00 |
| COUNTY CANAL B | 10YR-24HR | 0.24 | 12.0500 | 7.04 | 5.17 | 0.0670 | 84.0 | 0.00 | 0.00 |
| ONSITE A | 10YR-24HR | 0.65 | 12.8333 | 7.04 | 3.88 | 0.6900 | 72.2 | 0.00 | 0.00 |
| ONSITE B | 10YR-24HR | 0.51 | 12.8333 | 7.04 | 3.88 | 0.5400 | 72.2 | 0.00 | 0.00 |
| COUNTY CANAL A | 10YR-72HR | 0.18 | 60.0167 | 8.50 | 6.57 | 0.0523 | 84.0 | 0.00 | 0.00 |
| COUNTY CANAL B | 10YR-72HR | 0.23 | 60.0167 | 8.50 | 6.57 | 0.0670 | 84.0 | 0.00 | 0.00 |
| ONSITE A | 10YR-72HR | 0.74 | 60.6833 | 8.50 | 5.16 | 0.6900 | 72.2 | 0.00 | 0.00 |
| ONSITE B | 10YR-72HR | 0.58 | 60.6833 | 8.50 | 5.16 | 0.5400 | 72.2 | 0.00 | 0.00 |
| COUNTY CANAL A | 25YR-72HR | 0.21 | 60.0167 | 9.50 | 7.53 | 0.0523 | 84.0 | 0.00 | 0.00 |
| COUNTY CANAL B | 25YR-72HR | 0.26 | 60.0167 | 9.50 | 7.53 | 0.0670 | 84.0 | 0.00 | 0.00 |
| ONSITE A | 25YR-72HR | 0.86 | 60.6667 | 9.50 | 6.06 | 0.6900 | 72.2 | 0.00 | 0.00 |
| ONSITE B | 25YR-72HR | 0.67 | 60.6667 | 9.50 | 6.06 | 0.5400 | 72.2 | 0.00 | 0.00 |

Node Max Conditions [Scenario1]

| Node Name | Sim Name | Warning Stage [ft] | Max Stage [ft] | Min/Max Delta Stage [ft] | Max Total Inflow [cfs] | Max Total Outflow [cfs] | Max Surface Area [ft2] |
|---|---|---|---|---|---|---|---|
| COUNTY CANAL A | 10YR-24HR | 17.00 | 14.30 | 0.0000 | 2.31 | 0.00 | 0 |
| COUNTY CANAL B | 10YR-24HR | 17.00 | 14.30 | 0.0000 | 34928.87 | 0.00 | 0 |
| ONSITE A | 10YR-24HR | 18.00 | 14.30 | -0.0010 | 0.65 | 2.27 | 100 |
| ONSITE B | 10YR-24HR | 18.00 | 17.00 | -0.9178 | 0.51 | 34928.87 | 6045 |
| COUNTY CANAL A | 10YR-72HR | 17.00 | 14.30 | 0.0000 | 2.50 | 0.00 | 0 |
| COUNTY CANAL B | 10YR-72HR | 17.00 | 14.30 | 0.0000 | 34928.87 | 0.00 | 0 |
| ONSITE A | 10YR-72HR | 18.00 | 14.30 | -0.0010 | 0.74 | 2.45 | 100 |
| ONSITE B | 10YR-72HR | 18.00 | 17.00 | -0.9178 | 0.58 | 34928.87 | 6045 |
| COUNTY CANAL A | 25YR-72HR | 17.00 | 14.30 | 0.0000 | 2.84 | 0.00 | 0 |
| COUNTY CANAL B | 25YR-72HR | 17.00 | 14.30 | 0.0000 | 34928.87 | 0.00 | 0 |
| ONSITE A | 25YR-72HR | 18.00 | 14.30 | -0.0010 | 0.86 | 2.80 | 100 |
| ONSITE B | 25YR-72HR | 18.00 | 17.00 | -0.9178 | 0.67 | 34928.87 | 6045 |

Link Min/Max Conditions [Scenario1]

| Link Name | Sim Name | Max Flow [cfs] | Min Flow [cfs] | Min/Max Delta Flow [cfs] | Max Us Velocity [fps] | Max Ds Velocity [fps] | Max Avg Velocity [fps] |
|---|---|---|---|---|---|---|---|
| EAST PROP BOUNDARY | 10YR-24HR | 34928.87 | 0.00 | -14810.81 | 9.54 | 9.54 | 9.54 |
| WEST PROP BOUNDARY | 10YR-24HR | 2.27 | 0.00 | -2.21 | 0.00 | 0.00 | 0.00 |
| EAST PROP BOUNDARY | 10YR-72HR | 34928.87 | 0.00 | -14810.81 | 9.54 | 9.54 | 9.54 |
| WEST PROP BOUNDARY | 10YR-72HR | 2.45 | 0.00 | -2.39 | 0.00 | 0.00 | 0.00 |
| EAST PROP BOUNDARY | 25YR-72HR | 34928.87 | 0.00 | -14810.81 | 9.54 | 9.54 | 9.54 |
| WEST PROP BOUNDARY | 25YR-72HR | 2.80 | 0.00 | 2.74 | 0.00 | 0.00 | 0.00 |

## Simple Basin: COUNTY CANAL A

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | COUNTY CANAL A |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 0.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.0523 ac |
| Curve Number: | 84.0 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: COUNTY CANAL B

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | COUNTY CANAL B |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 0.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.0670 ac |
| Curve Number: | 84.0 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: ONSITE A

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | ONSITE A |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 70.1800 min |
| Max Allowable Q: | 99999.00 cfs |

| | |
|---|---|
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.6900 ac |
| Curve Number: | 72.2 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: ONSITE B

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | ONSITE B |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 70.1800 min |
| Max Allowable Q: | 9999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.5400 ac |
| Curve Number: | 72.2 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Node: COUNTY CANAL A

| | |
|---|---|
| Scenario: | Scenario1 |
| Type: | Time/Stage |
| Base Flow: | 0.00 cfs |
| Initial Stage: | 14.30 ft |
| Warning Stage: | 17.00 ft |
| Boundary Stage: | |

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 14.30 |
| 0 | 0 | 0 | 999.0000 | 14.30 |

Comment:

## Node: COUNTY CANAL B

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 14.30 ft
Warning Stage: 17.00 ft
Boundary Stage:

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 14.30 |
| 0 | 0 | 0 | 999.0000 | 14.30 |

Comment:

## Node: ONSITE A

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 14.00 ft
Warning Stage: 18.00 ft

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 14.00 | 0.00 | 0 |
| 14.20 | 0.00 | 4 |
| 14.40 | 0.00 | 9 |
| 14.60 | 0.00 | 22 |
| 14.80 | 0.00 | 70 |
| 15.00 | 0.00 | 157 |
| 15.20 | 0.01 | 301 |
| 15.40 | 0.01 | 545 |
| 15.60 | 0.02 | 976 |
| 15.80 | 0.04 | 1764 |
| 16.00 | 0.08 | 3267 |
| 16.20 | 0.15 | 6451 |
| 16.40 | 0.27 | 11543 |
| 16.60 | 0.41 | 17642 |
| 16.80 | 0.56 | 24298 |
| 17.00 | 0.72 | 31263 |
| 17.20 | 0.88 | 38402 |
| 17.40 | 1.05 | 45829 |
| 17.60 | 1.23 | 53444 |
| 17.80 | 1.40 | 61071 |
| 18.00 | 1.58 | 68698 |

Comment:

## Node: ONSITE B

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 17.00 ft
Warning Stage: 18.00 ft

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 17.00 | 0.13 | 5650 |
| 17.20 | 0.18 | 7836 |
| 17.40 | 0.24 | 10263 |
| 17.60 | 0.30 | 12898 |
| 17.80 | 0.37 | 16065 |
| 18.00 | 0.44 | 19249 |
| 16.00 | 0.05 | 2178 |
| 15.00 | 0.00 | 0 |

Comment:

## Weir Link: EAST PROP BOUNDARY

Scenario: Scenario1
From Node: ONSITE B
To Node: COUNTY CANAL B
Link Count: 1
Flow Direction: None
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Irregular
Invert: 0.00 ft
Control Elevation: 0.00 ft
Cross Section: EAST BOUNDARY

### Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:

### Top Clip

Default: 0.00 ft
Op Table:
Ref Node:

### Discharge Coefficients

Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

## Weir Link: WEST PROP BOUNDARY

Scenario: Scenario1
From Node: ONSITE A
To Node: COUNTY CANAL A
Link Count: 1
Flow Direction: None
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Irregular
Invert: 0.00 ft

### Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:

### Top Clip

Default: 0.00 ft
Op Table:
Ref Node:

### Discharge Coefficients

Control Elevation: 0.00 ft
Cross Section: WEST BOUNDARY

Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

## Simulation: 100YR-72HR

Scenario: Scenario1
Run Date/Time: 1/5/2023 10:41:31 AM
Program Version: ICPR4 4.07.04

### General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 96.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] | Groundwater [sec] |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

### Output Time Increments

#### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

#### Restart File

Save Restart: False

### Resources & Lookup Tables

#### Resources

#### Lookup Tables

| | | | |
|---|---|---|---|
| Rainfall Folder: | | Boundary Stage Set: | |
| Reference ET Folder: | | Extern Hydrograph Set: | |
| Unit Hydrograph Folder: | | Curve Number Set: | |
| | | Green-Ampt Set: | |
| | | Vertical Layers Set: | |
| | | Impervious Set: | |
| | | Roughness Set: | |
| | | Crop Coef Set: | |
| | | Fillable Porosity Set: | |
| | | Conductivity Set: | |
| | | Leakage Set: | |

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | ET for Manual Basins: | False |
| Over-Relax Weight Fact: | 0.5 dec | | |
| dZ Tolerance: | 0.0010 ft | Smp/Man Basin Rain Opt: | Global |
| Max dZ: | 10.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~SFWMD-72 |
| | | Rainfall Amount: | 12.23 in |
| Edge Length Option: | Automatic | Storm Duration: | 72.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

Simple Basin Runoff Summary [Scenario1]

| Basin Name | Sim Name | Max Flow [cfs] | Time to Max Flow [hrs] | Total Rainfall [in] | Total Runoff [in] | Area [ac] | Equivalent Curve Number | % Imperv | % DCIA |
|---|---|---|---|---|---|---|---|---|---|
| COUNTY CANAL A | 100YR-72 HR | 0.27 | 60.0167 | 12.23 | 10.20 | 0.0523 | 84.0 | 0.00 | 0.00 |
| COUNTY CANAL B | 100YR-72 HR | 0.35 | 60.0167 | 12.23 | 10.20 | 0.0670 | 84.0 | 0.00 | 0.00 |
| ONSITE A | 100YR-72 HR | 1.18 | 60.6667 | 12.23 | 8.57 | 0.6900 | 72.2 | 0.00 | 0.00 |
| ONSITE B | 100YR-72 HR | 0.92 | 60.6667 | 12.23 | 8.57 | 0.5400 | 72.2 | 0.00 | 0.00 |

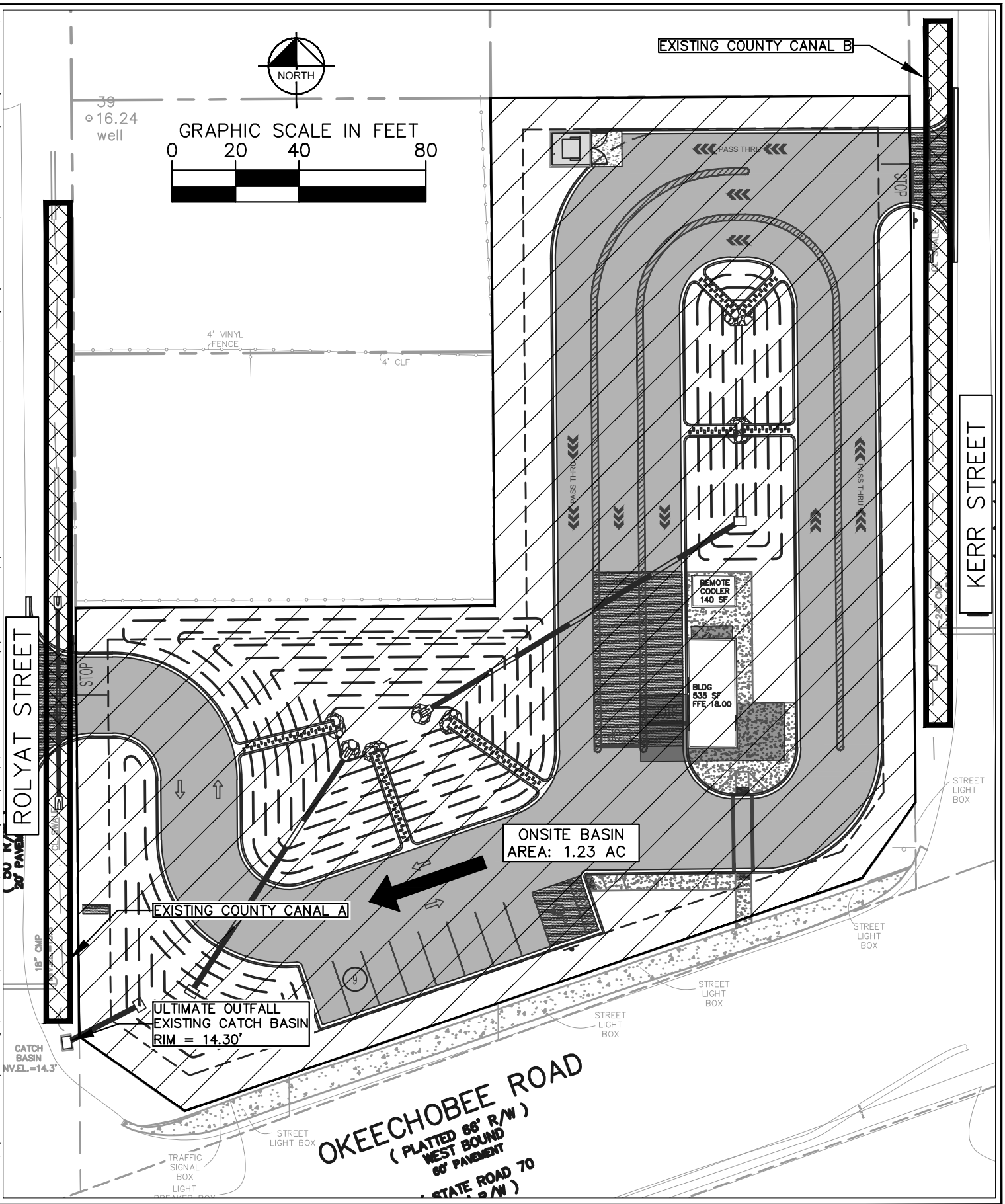
Node Max Conditions [Scenario1]

| Node Name | Sim Name | Warning Stage [ft] | Max Stage [ft] | Min/Max Delta Stage [ft] | Max Total Inflow [cfs] | Max Total Outflow [cfs] | Max Surface Area [ft2] |
|---|---|---|---|---|---|---|---|
| COUNTY CANAL A | 100YR-72HR | 17.00 | 14.30 | 0.0000 | 0.27 | 0.00 | 0 |
| COUNTY CANAL B | 100YR-72HR | 17.00 | 14.30 | 0.0000 | 0.35 | 0.00 | 0 |
| ONSITE A | 100YR-72HR | 18.00 | 16.71 | 0.0010 | 1.18 | 0.00 | 33109 |
| ONSITE B | 100YR-72HR | 18.00 | 18.22 | 0.0010 | 0.92 | 0.00 | 15965 |

Link Min/Max Conditions [Scenario1]

| Link Name | Sim Name | Max Flow [cfs] | Min Flow [cfs] | Min/Max Delta Flow [cfs] | Max Us Velocity [fps] | Max Ds Velocity [fps] | Max Avg Velocity [fps] |
|---|---|---|---|---|---|---|---|
| EAST PROP BOUNDARY | 100YR-72HR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| WEST PROP BOUNDARY | 100YR-72HR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

# APPENDIX E
# Post Development Basin Map




Plotted By:Bairoop, Vin Sheet Set:Kha Layout:1 January 05, 2023 07:06:05am K:\VRB_LDEV\7 Brew\147875010 – 7 Brew – Okeechobee & Rolyat (Ft. Pierce)\CAD\Exhibits\Post Dev Basin Map.dwg
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# 7 BREW FORT PIERCE

## POST DEVELOPMENT BASIN MAP

SHEET NUMBER

1 OF 1

# APPENDIX F
# Post Development Calculations

**Post-Development Curve Number**
**TR-55 Methodology - Post Conditions**

## Post-Development

**Estimated Curve Number**

**Project Name: Fort Pierce 7 Brew**
**Calculated By: TJE**
**Calculated Date:** 1/4/2023

**Basin Name: Onsite**

53454

| Site | Description | Area (SF) | Area (AC) | % of Total | Surface | CN | CN x Area(%) |
|---|---|---|---|---|---|---|---|
| | *Impervious* | | | | | | |
| Developed Onsite | Pavement | 27,972 | *0.642* | 52.21% | | 98 | 51.16 |
| | Building | 675 | *0.015* | 1.26% | | 98 | 1.23 |
| | | 0 | *0.000* | 0.00% | | 98 | 0.00 |
| | *Impervious Total =* | *28,647* | *0.658* | 53.61% | | | |
| | Pervious | | | | | | |
| | | 0 | 0.000 | 0.00% | Open, Good | 84 | 0.00 |
| | Dry Pond Area | 11,021 | 0.253 | 20.57% | Open, Good | 84 | 17.28 |
| | Group (D) | 13,765 | 0.316 | 25.69% | Open, Good | 84 | 21.58 |
| | ***Total Area =*** | 53,433 | 1.23 | ***100%*** | ***CN =*** | ***91.26*** | |

| | Area (SF) | Area (AC) | % of Total | | | |
|---|---|---|---|---|---|---|
| ***Total Pavement =*** | ***27,972*** | 0.64 | ***52.35%*** | | 98 | 51.30 |
| ***Total Building =*** | ***675*** | 0.02 | ***1.26%*** | | 98 | 1.24 |
| ***Total Pervious =*** | ***24,786*** | 0.569 | ***46.39%*** | | 80 | 37.11 |
| ***Total Project Area =*** | ***53,433*** | ***1.23*** | ***100.00%*** | ***CN =*** | ***91.26*** | |

# Post-Development
## Time of Concentration

**Project Name:** **Fort Pierce 7 Brew**
**Computed by:** TJE
**Date:** 1/4/2023

**Basin:** **Onsite**

| | Segment ID | | |
|---|---|---|---|
| **Sheet Flow** | 1 | - | |
| 1. Surface Description (Table 3-1) | paved | - | TR-55 |
| 2. Manning's roughness coeff., n (Table 3-1) | 0.011 | - | TR-55 |
| 3. Flow Length, L (total <= 300 ft) (feet) | 150 | - | |
| 4. 2-year 24-hour rainfall, $P_2$ (inches) | 6.00 | - | FDOT Fig. 5-13 |
| 5. Land slope, s (ft/ft) | 0.03 | - | **Sub-total** |
| 6. Tt =( 0.007 * (nL)^0.8)/((P2^0.5)*(s^0.4)) (hr) | 0.02 | - | 0.02 |

| | Segment ID | | |
|---|---|---|---|
| **Shallow Concentrated Flow** | - | - | |
| 7. Surface description (paved or unpaved) | - | - | |
| 8. Flow length, L (feet) | - | - | |
| 9. Watercourse slope, s (ft/ft) | - | - | |
| 10. Average velocity, V (TR-55 figure 3-1) (ft/s) | - | - | **Sub-total** |
| 11. Tt = (L/(3600*V) (hr) | - | - | 0.00 |

| | Segment ID | | |
|---|---|---|---|
| **Channel Flow** | 2 | 3 | |
| 12. Cross section flow area, a ($ft^2$) | 1.8 | 1.8 | |
| 13. Wetted perimeter, Pw (ft) | 4.7 | 4.7 | |
| 14. Hydraulic radius, r = a/Pw (ft) | 0.38 | 0.38 | |
| 15. Channel slope, s (ft/ft) | 0.001 | 0.001 | |
| 16. Manning/s roughness coeff., n | 0.025 | 0.025 | |
| 17. V = (1.49*($r^{2/3}$)*($s^{1/2}$))/n (ft/s) | 0.98 | 0.98 | |
| 18. Flow length, L (ft) | 225 | 250 | **Sub-total** |
| 19. Tt = (L/3600*V) (hr) | 0.064 | 0.071 | 0.13 |
| RADIUS (FT) | 0.75 | 0.75 | |
| Diameter (in) | 18.0 | 18.0 | |

| **Total** | **Total** | |
|---|---|---|
| 20. Total Tc (hr) | 0.15 | hrs |
| 21. Total Tc (min) | 9.1 | mins |
| | ***Use 10 min*** | |

**Notes:**

1. Methodology used in calculating Time of Concentration is as specified in US Department of Agriculture Technical Release 55, June 1986

# Post-Development

**Runoff Volume Calculator**

**Based on the Soil Conservation Service Technical Release 55**
***Urban Hydrology for Small Watersheds*, June 1986**

**Project Name: Fort Pierce 7 Brew**
**Calculated By: TJE**
**Calculated Date:** 1/4/2023

[Eq. 2-4] $S = \frac{1000}{CN} - 10$

[Eq. 2-3] $Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$

## SFWMD

### 10 Year 24 Hour

| | | | | | |
|---|---|---|---|---|---|
| **INPUT:** | | | | | |
| | P = Rainfall Depth: | 7.04 | inches | 6.00 | |
| | CN = Curve Number: | 91.26 | | | |
| | A = Basin Area: | 1.23 | acres | | |
| | S = Potential Maximum Retention After Runoff Begins: | 0.96 | | | |
| | Q = Runoff: | 6.01 | inches = | 0.50 | feet |
| **OUTPUT:** | | | | | |
| | ***V = Runoff Volume:*** | ***0.62*** | ***acre-feet*** | | |

### 10 Year 72 Hour

| | | | | | |
|---|---|---|---|---|---|
| **INPUT:** | | | | | |
| | P = Rainfall Depth: | 8.50 | inches | | |
| | CN = Curve Number: | 91.26 | | | |
| | A = Basin Area: | 1.23 | acres | | |
| | S = Potential Maximum Retention After Runoff Begins: | 0.96 | | | |
| | Q = Runoff: | 7.45 | inches = | 0.62 | feet |
| **OUTPUT:** | | | | | |
| | ***V = Runoff Volume:*** | ***0.76*** | ***acre-feet*** | | |

### 25 Year 72 Hour

| | | | | | |
|---|---|---|---|---|---|
| **INPUT:** | | | | | |
| | P = Rainfall Depth: | 9.50 | inches | | |
| | CN = Curve Number: | 91.26 | | | |
| | A = Basin Area: | 1.23 | acres | | |
| | S = Potential Maximum Retention After Runoff Begins: | 0.96 | | | |
| | Q = Runoff: | 8.44 | inches = | 0.70 | feet |
| **OUTPUT:** | | | | | |
| | ***V = Runoff Volume:*** | ***0.87*** | ***acre-feet*** | | |

### 100 Year 72 Hour

| | | | | | |
|---|---|---|---|---|---|
| **INPUT:** | | | | | |
| | P = Rainfall Depth: | 12.23 | inches | | |
| | CN = Curve Number: | 91.26 | | | |
| | A = Basin Area: | 1.23 | acres | | |
| | S = Potential Maximum Retention After Runoff Begins: | 0.96 | | | |
| | Q = Runoff: | 11.15 | inches = | 0.93 | feet |
| **OUTPUT:** | | | | | |
| | ***V = Runoff Volume:*** | ***1.14*** | ***acre-feet*** | | |

**Post-Development**
**Site Stage Storage Volume**

**Project Name: Fort Pierce 7 Brew**
**Calculated By: TJE**
**Calculated** 1/4/2023

**ALL ELEVATIONS LISTED IN NAVD '88**

## SITE STORAGE

| Sub-Area | Area at Control Elevation | | | Total Storage |
|---|---|---|---|---|
| Low El. | 9.70 | | | |
| High El. | 16.80 | | | |
| Area (Ft^2) | 751366.44 | | | |
| Area (acres) | 17.24900 | | | |
| Stage (NAVD) | Area (sf) | Volume (cf) | (ac-ft) | |
| 9.60 | 0.00 | 0.00 | 0.0000 | |
| 9.70 | 0.00 | 0.00 | 0.0000 | |
| 9.80 | 0.00 | 0.00 | 0.0000 | |
| 9.90 | 0.00 | 0.00 | 0.0000 | |
| 10.00 | 0.00 | 0.00 | 0.0000 | |
| 10.10 | 0.00 | 0.00 | 0.0000 | |
| 10.20 | 0.00 | 0.00 | 0.0000 | |
| 10.30 | 0.00 | 0.00 | 0.0000 | |
| 10.40 | 0.00 | 0.00 | 0.0000 | |
| 10.50 | 0.00 | 0.00 | 0.0000 | |
| 10.60 | 0.00 | 0.00 | 0.0000 | |
| 10.70 | 0.00 | 0.00 | 0.0000 | |
| 10.80 | 0.00 | 0.00 | 0.0000 | |
| 10.90 | 0.00 | 0.00 | 0.0000 | |
| 11.00 | 0.00 | 0.00 | 0.0000 | |
| 11.10 | 0.00 | 0.00 | 0.0000 | |
| 11.20 | 0.00 | 0.00 | 0.0000 | |
| 11.30 | 0.00 | 0.00 | 0.0000 | |
| 11.40 | 0.00 | 0.00 | 0.0000 | |
| 11.50 | 0.00 | 0.00 | 0.0000 | |
| 11.60 | 0.00 | 0.00 | 0.0000 | |
| 11.70 | 0.00 | 0.00 | 0.0000 | |
| 11.80 | 0.00 | 0.00 | 0.0000 | |
| 11.90 | 0.00 | 0.00 | 0.0000 | |
| 12.00 | 0.00 | 0.00 | 0.0000 | |
| 12.10 | 0.00 | 0.00 | 0.0000 | |
| 12.20 | 0.00 | 0.00 | 0.0000 | |
| 12.30 | 0.00 | 0.00 | 0.0000 | |
| 12.40 | 0.00 | 0.00 | 0.0000 | |
| 12.50 | 0.00 | 0.00 | 0.0000 | |
| 12.60 | 0.00 | 0.00 | 0.0000 | |
| 12.70 | 0.00 | 0.00 | 0.0000 | |
| 12.80 | 0.00 | 0.00 | 0.0000 | |
| 12.90 | 0.00 | 0.00 | 0.0000 | |
| 13.00 | 0.00 | 0.00 | 0.0000 | |
| 13.10 | 0.00 | 0.00 | 0.0000 | |
| 13.20 | 0.00 | 0.00 | 0.0000 | |
| 13.30 | 0.00 | 0.00 | 0.0000 | |
| 13.40 | 0.00 | 0.00 | 0.0000 | |
| 13.50 | 0.00 | 0.00 | 0.0000 | |
| 13.60 | 263.60 | 26.36 | 0.0006 | |
| 13.70 | 590.70 | 85.43 | 0.0020 | |
| 13.80 | 605.47 | 145.98 | 0.0034 | |
| 13.90 | 303.82 | 176.39 | 0.0040 | |
| 14.00 | 335.09 | 209.87 | 0.0048 | |
| 14.10 | 413.21 | 251.09 | 0.0058 | |
| 14.20 | 458.10 | 296.80 | 0.0068 | |
| 14.30 | 500.80 | 346.88 | 0.0080 | |
| 14.40 | 547.33 | 401.61 | 0.0092 | |
| 14.50 | 595.67 | 461.16 | 0.0106 | |
| 14.60 | 645.84 | 525.76 | 0.0121 | |
| 14.70 | 697.82 | 595.54 | 0.0137 | |
| 14.80 | 751.62 | 670.71 | 0.0154 | |
| 14.90 | 807.24 | 751.43 | 0.0173 | |
| 15.00 | 864.69 | 837.80 | 0.0192 | |
| 15.10 | 946.76 | 902.56 | 0.0214 | |
| 15.20 | 1,011.77 | 1,033.78 | 0.0237 | |
| 15.30 | 1,078.49 | 1,141.65 | 0.0262 | |
| 15.40 | 1,146.92 | 1,256.29 | 0.0288 | |
| 15.50 | 1,217.04 | 1,378.05 | 0.0316 | |
| 15.60 | 1,288.86 | 1,506.88 | 0.0346 | |
| 15.70 | 1,362.39 | 1,643.12 | 0.0377 | |
| 15.80 | 1,437.62 | 1,786.88 | 0.0410 | |
| 15.90 | 1,514.55 | 1,938.34 | 0.0445 | |
| 16.00 | 1,593.18 | 2,097.66 | 0.0482 | |
| 16.10 | 1,593.18 | 2,285.42 | 0.0525 | |
| 16.20 | 1,593.18 | 2,483.42 | 0.0570 | |
| 16.30 | 1,593.18 | 2,691.78 | 0.0618 | |
| 16.40 | 1,593.18 | 2,910.59 | 0.0668 | |
| **16.50** | **1,593.18** | **3,139.97** | **0.0721** | **TOB** |
| 16.60 | 1,593.18 | 3,375.29 | 0.0775 | |
| 16.70 | 1,593.18 | 3,611.58 | 0.0829 | |
| 16.80 | 1,593.18 | 3,848.60 | 0.0884 | |
| 16.90 | 22,389.59 | 4,086.28 | 0.0938 | |
| 17.00 | 25,398.92 | 4,334.56 | 0.0995 | |
| 17.10 | 28,071.29 | 13,101.65 | 0.3008 | |
| 17.20 | 30,728.82 | 16,174.43 | 0.3713 | |
| 17.30 | 33,419.00 | 19,516.33 | 0.4481 | |
| 17.40 | 35,885.00 | 23,104.83 | 0.5304 | |
| 17.50 | 37,561.98 | 26,861.03 | 0.6166 | |
| 17.60 | 38,314.14 | 30,692.45 | 0.7046 | |
| 17.70 | 38,942.23 | 34,586.67 | 0.7940 | |
| 17.80 | 39,490.72 | 38,535.74 | 0.8847 | |
| 17.90 | 40,090.96 | 42,544.83 | 0.9767 | |
| 18.00 | 40,768.57 | 46,621.69 | 1.0703 | |

## DRY POND 1

Area at Pond Bottom = 0.002
Top of Bank Elevation = 16.00
Area at Top of Bank = 0.042

| Sub-Area | Area at Control Elevation | | | Total Storage |
|---|---|---|---|---|
| Low El. | 13.00 | | | |
| High El. | 16.00 | | | |
| Area (Ft^2) | 1829.52 | | | |
| Area (acres) | 0.04200 | | | |
| Stage (NAVD) | Area (sf) | Volume (cf) | (ac-ft) | |
| 9.00 | 0.00 | 0.00 | 0.0000 | |
| 9.10 | 0.00 | 0.00 | 0.0000 | |
| 9.20 | 0.00 | 0.00 | 0.0000 | |
| 9.30 | 0.00 | 0.00 | 0.0000 | |
| 9.40 | 0.00 | 0.00 | 0.0000 | |
| 9.50 | 0.00 | 0.00 | 0.0000 | |
| 9.60 | 0.00 | 0.00 | 0.0000 | |
| 9.70 | 0.00 | 0.00 | 0.0000 | |
| 9.80 | 0.00 | 0.00 | 0.0000 | |
| 9.90 | 0.00 | 0.00 | 0.0000 | |
| 10.00 | 0.00 | 0.00 | 0.0000 | |
| 10.10 | 0.00 | 0.00 | 0.0000 | |
| 10.20 | 0.00 | 0.00 | 0.0000 | |
| 10.30 | 0.00 | 0.00 | 0.0000 | |
| 10.40 | 0.00 | 0.00 | 0.0000 | |
| 10.50 | 0.00 | 0.00 | 0.0000 | |
| 10.60 | 0.00 | 0.00 | 0.0000 | |
| 10.70 | 0.00 | 0.00 | 0.0000 | |
| 10.80 | 0.00 | 0.00 | 0.0000 | |
| 10.90 | 0.00 | 0.00 | 0.0000 | |
| 11.00 | 0.00 | 0.00 | 0.0000 | |
| 11.10 | 0.00 | 0.00 | 0.0000 | |
| 11.20 | 0.00 | 0.00 | 0.0000 | |
| 11.30 | 0.00 | 0.00 | 0.0000 | |
| 11.40 | 0.00 | 0.00 | 0.0000 | |
| 11.50 | 0.00 | 0.00 | 0.0000 | |
| 11.60 | 0.00 | 0.00 | 0.0000 | |
| 11.70 | 0.00 | 0.00 | 0.0000 | |
| 11.80 | 0.00 | 0.00 | 0.0000 | |
| 11.90 | 0.00 | 0.00 | 0.0000 | |
| 12.00 | 0.00 | 0.00 | 0.0000 | |
| 12.10 | 0.00 | 0.00 | 0.0000 | |
| 12.20 | 0.00 | 0.00 | 0.0000 | |
| 12.30 | 0.00 | 0.00 | 0.0000 | |
| 12.40 | 0.00 | 0.00 | 0.0000 | |
| 12.50 | 0.00 | 0.00 | 0.0000 | |
| 12.60 | 0.00 | 0.00 | 0.0000 | |
| 12.70 | 0.00 | 0.00 | 0.0000 | |
| 12.80 | 0.00 | 0.00 | 0.0000 | |
| 12.90 | 0.00 | 0.00 | 0.0000 | |
| 13.00 | 0.00 | 0.00 | 0.0000 | |
| 13.10 | 0.00 | 0.00 | 0.0000 | |
| 13.20 | 0.00 | 0.00 | 0.0000 | |
| 13.30 | 0.00 | 0.00 | 0.0000 | |
| 13.40 | 0.00 | 0.00 | 0.0000 | |
| **13.50** | **0.00** | **0.00** | **0.0000** | **BOTTOM OF DRY POND 1** |
| 13.60 | 263.60 | 26.36 | 0.0006 | |
| 13.70 | 590.70 | 85.43 | 0.0020 | |
| 13.80 | 605.47 | 145.98 | 0.0034 | |
| 13.90 | 303.82 | 176.39 | 0.0040 | |
| 14.00 | 335.09 | 209.87 | 0.0048 | |
| 14.10 | 413.21 | 251.09 | 0.0058 | |
| 14.20 | 458.10 | 296.80 | 0.0068 | |
| 14.30 | 500.80 | 346.88 | 0.0080 | |
| 14.40 | 547.33 | 401.61 | 0.0092 | |
| 14.50 | 595.67 | 461.16 | 0.0106 | |
| 14.60 | 645.84 | 525.76 | 0.0121 | |
| 14.70 | 697.82 | 595.54 | 0.0137 | |
| 14.80 | 751.62 | 670.71 | 0.0154 | |
| 14.90 | 807.24 | 751.43 | 0.0173 | |
| 15.00 | 864.69 | 837.80 | 0.0192 | |
| 15.10 | 946.76 | 902.56 | 0.0214 | |
| 15.20 | 1,011.77 | 1,033.78 | 0.0237 | |
| 15.30 | 1,078.49 | 1,141.65 | 0.0262 | |
| 15.40 | 1,146.92 | 1,256.29 | 0.0288 | |
| 15.50 | 1,217.04 | 1,378.05 | 0.0316 | |
| 15.60 | 1,288.86 | 1,506.88 | 0.0346 | |
| 15.70 | 1,362.39 | 1,643.12 | 0.0377 | |
| 15.80 | 1,437.62 | 1,786.88 | 0.0410 | |
| 15.90 | 1,514.55 | 1,938.34 | 0.0445 | |
| 16.00 | 1,593.18 | 2,097.66 | 0.0482 | |
| 16.10 | 1,593.18 | 2,285.42 | 0.0525 | |
| 16.20 | 1,593.18 | 2,483.42 | 0.0570 | |
| 16.30 | 1,593.18 | 2,691.78 | 0.0618 | |
| 16.40 | 1,593.18 | 2,910.59 | 0.0668 | |
| **16.50** | **1,593.18** | **3,139.97** | **0.0721** | **TOB** |
| 16.60 | 1,593.18 | 3,375.29 | 0.0775 | |
| 16.70 | 1,593.18 | 3,611.58 | 0.0829 | |
| 16.80 | 1,593.18 | 3,848.60 | 0.0884 | |
| 16.90 | 1,593.18 | 4,086.28 | 0.0938 | |
| 17.00 | 1,593.18 | 4,334.56 | 0.0995 | |
| 17.10 | 1,593.18 | 4,593.46 | 0.1049 | |
| 17.20 | 1,593.18 | 4,852.81 | 0.1103 | |
| 17.30 | 1,593.18 | 5,042.78 | 0.1158 | |
| 17.40 | 1,593.18 | 5,283.15 | 0.1213 | |
| 17.50 | 1,593.18 | 5,523.81 | 0.1268 | |
| 17.60 | 1,593.18 | 5,764.63 | 0.1323 | |
| 17.70 | 1,593.18 | 6,005.49 | 0.1379 | |
| 17.80 | 1,593.18 | 6,246.33 | 0.1434 | |
| 17.90 | 1,593.18 | 6,487.18 | 0.1489 | |
| 18.00 | 1,593.18 | 6,728.04 | 0.1545 | |

## DRY POND 2

Area at Pond Bottom = 0.035
Top of Bank Elevation = 16.00
Area at Top of Bank = 0.159

| Sub-Area | Area at Control Elevation | | | Total Storage |
|---|---|---|---|---|
| Low El. | 9.00 | | | |
| High El. | 16.00 | | | |
| Area (Ft^2) | 6926.04 | | | |
| Area (acres) | 0.15900 | | | |
| Stage (NAVD) | Area (sf) | Volume (cf) | (ac-ft) | |
| **9.00** | **22.65** | **0.00** | **0.0000** | **BOTTOM OF DRY POND 2** |
| 9.10 | 453.96 | 45.31 | 0.0010 | |
| 9.20 | 494.97 | 94.74 | 0.0022 | |
| 9.30 | 537.05 | 148.45 | 0.0034 | |
| 9.40 | 581.09 | 206.56 | 0.0047 | |
| 9.50 | 626.49 | 269.21 | 0.0062 | |
| 9.60 | 673.26 | 336.53 | 0.0077 | |
| 9.70 | 721.38 | 408.67 | 0.0094 | |
| 9.80 | 770.87 | 485.76 | 0.0112 | |
| 9.90 | 821.72 | 567.93 | 0.0130 | |
| 10.00 | 873.93 | 655.32 | 0.0150 | |
| 10.10 | 930.43 | 748.36 | 0.0172 | |
| 10.20 | 985.71 | 846.84 | 0.0194 | |
| 10.30 | 1,042.44 | 951.18 | 0.0218 | |
| 10.40 | 1,100.64 | 1,061.24 | 0.0244 | |
| 10.50 | 1,160.30 | 1,177.27 | 0.0270 | |
| 10.60 | 1,221.42 | 1,299.42 | 0.0298 | |
| 10.70 | 1,284.01 | 1,427.82 | 0.0328 | |
| 10.80 | 1,348.05 | 1,562.62 | 0.0359 | |
| 10.90 | 1,413.56 | 1,703.98 | 0.0391 | |
| 11.00 | 1,480.53 | 1,852.03 | 0.0425 | |
| 11.10 | 1,549.05 | 2,006.94 | 0.0461 | |
| 11.20 | 1,618.95 | 2,168.83 | 0.0498 | |
| 11.30 | 1,690.34 | 2,337.86 | 0.0537 | |
| 11.40 | 1,763.23 | 2,514.19 | 0.0577 | |
| 11.50 | 1,837.61 | 2,697.85 | 0.0619 | |
| 11.60 | 1,913.49 | 2,889.30 | 0.0663 | |
| 11.70 | 1,990.86 | 3,088.38 | 0.0709 | |
| 11.80 | 2,069.73 | 3,295.36 | 0.0757 | |
| 11.90 | 2,150.10 | 3,510.37 | 0.0805 | |
| 12.00 | 2,231.96 | 3,733.56 | 0.0857 | |
| 12.10 | 2,315.16 | 3,965.08 | 0.0910 | |
| 12.20 | 3,399.44 | 4,205.02 | 0.0965 | |
| 12.30 | 2,484.79 | 4,453.50 | 0.1022 | |
| 12.40 | 2,571.19 | 4,710.62 | 0.1081 | |
| 12.50 | 2,658.65 | 4,976.48 | 0.1142 | |
| 12.60 | 2,747.17 | 5,251.20 | 0.1206 | |
| 12.70 | 2,836.75 | 5,534.88 | 0.1271 | |
| 12.80 | 2,927.39 | 5,827.62 | 0.1338 | |
| 12.90 | 3,019.10 | 6,129.53 | 0.1407 | |
| 13.00 | 3,112.81 | 6,440.81 | 0.1479 | |
| 13.10 | 3,231.61 | 6,763.97 | 0.1553 | |
| 13.20 | 3,331.35 | 7,097.09 | 0.1629 | |
| 13.30 | 3,432.13 | 7,440.30 | 0.1708 | |
| 13.40 | 3,534.22 | 7,793.73 | 0.1789 | |
| 13.50 | 3,637.53 | 8,157.48 | 0.1873 | |
| 13.60 | 3,742.07 | 8,531.69 | 0.1959 | |
| 13.70 | 3,847.82 | 8,916.47 | 0.2047 | |
| 13.80 | 3,954.80 | 9,311.95 | 0.2138 | |
| 13.90 | 4,062.99 | 9,718.25 | 0.2231 | |
| 14.00 | 4,173.24 | 10,135.57 | 0.2327 | |
| 14.10 | 4,284.53 | 10,568.02 | 0.2426 | |
| 14.20 | 4,400.47 | 11,008.07 | 0.2527 | |
| 14.30 | 4,537.96 | 11,461.87 | 0.2631 | |
| 14.40 | 4,656.99 | 11,927.57 | 0.2738 | |
| 14.50 | 4,777.55 | 12,405.32 | 0.2848 | |
| 14.60 | 4,899.66 | 12,895.29 | 0.2960 | |
| 14.70 | 5,023.30 | 13,397.62 | 0.3076 | |
| 14.80 | 5,148.49 | 13,912.49 | 0.3194 | |
| 14.90 | 5,275.21 | 14,439.99 | 0.3315 | |
| 15.00 | 5,404.58 | 14,980.45 | 0.3439 | |
| 15.10 | 5,554.41 | 15,536.99 | 0.3567 | |
| 15.20 | 5,689.80 | 16,104.85 | 0.3697 | |
| 15.30 | 5,826.34 | 16,687.49 | 0.3831 | |
| 15.40 | 5,964.64 | 17,285.95 | 0.3968 | |
| 15.50 | 6,104.49 | 17,896.40 | 0.4108 | |
| 15.60 | 6,245.89 | 18,518.99 | 0.4251 | |
| 15.70 | 6,388.85 | 19,157.88 | 0.4398 | |
| 15.80 | 6,533.36 | 19,811.21 | 0.4548 | |
| 15.90 | 6,679.42 | 20,479.15 | 0.4701 | |
| 16.00 | 6,910.00 | 21,161.86 | 0.4858 | |
| 16.10 | 6,910.00 | 21,850.65 | 0.5019 | |
| 16.20 | 6,910.00 | 22,574.46 | 0.5182 | |
| 16.30 | 6,910.00 | 23,303.47 | 0.5350 | |
| 16.40 | 6,910.00 | 24,047.91 | 0.5521 | |
| **16.50** | **6,910.00** | **24,808.30** | **0.5695** | **TOB** |
| 16.60 | 6,910.00 | 25,577.66 | 0.5872 | |
| 16.70 | 6,910.00 | 26,347.57 | 0.6049 | |
| 16.80 | 6,910.00 | 27,117.39 | 0.6225 | |
| 16.90 | 6,910.00 | 27,887.00 | 0.6402 | |
| 17.00 | 6,910.00 | 28,656.71 | 0.6579 | |
| 17.10 | 6,910.00 | 29,426.43 | 0.6756 | |
| 17.20 | 6,910.00 | 30,196.14 | 0.6932 | |
| 17.30 | 6,910.00 | 30,965.86 | 0.7109 | |
| 17.40 | 6,910.00 | 31,735.57 | 0.7285 | |
| 17.50 | 6,910.00 | 32,505.29 | 0.7462 | |
| 17.60 | 6,910.00 | 33,275.00 | 0.7639 | |
| 17.70 | 6,910.00 | 34,044.72 | 0.7816 | |
| 17.80 | 6,910.00 | 34,814.43 | 0.7992 | |
| 17.90 | 6,910.00 | 35,584.15 | 0.8169 | |
| 18.00 | 6,910.00 | 36,353.86 | 0.8346 | |

## DRY POND 3

Area at Pond Bottom = 0.003
Top of Bank Elevation = 16.000
Area at Top of Bank = 0.052

| Sub-Area | Area at Control Elevation | | | Total Storage |
|---|---|---|---|---|
| Low El. | 13.00 | | | |
| High El. | 16.00 | | | |
| Area (Ft^2) | 2265.12 | | | |
| Area (acres) | 0.05200 | | | |
| Stage (NAVD) | Area (sf) | Volume (cf) | (ac-ft) | |
| 9.00 | 0.00 | 0.00 | 0.0000 | |
| 9.10 | 0.00 | 0.00 | 0.0000 | |
| 9.20 | 0.00 | 0.00 | 0.0000 | |
| 9.30 | 0.00 | 0.00 | 0.0000 | |
| 9.40 | 0.00 | 0.00 | 0.0000 | |
| 9.50 | 0.00 | 0.00 | 0.0000 | |
| 9.60 | 0.00 | 0.00 | 0.0000 | |
| 9.70 | 0.00 | 0.00 | 0.0000 | |
| 9.80 | 0.00 | 0.00 | 0.0000 | |
| 9.90 | 0.00 | 0.00 | 0.0000 | |
| 10.00 | 0.00 | 0.00 | 0.0000 | |
| 10.10 | 0.00 | 0.00 | 0.0000 | |
| 10.20 | 0.00 | 0.00 | 0.0000 | |
| 10.30 | 0.00 | 0.00 | 0.0000 | |
| 10.40 | 0.00 | 0.00 | 0.0000 | |
| 10.50 | 0.00 | 0.00 | 0.0000 | |
| 10.60 | 0.00 | 0.00 | 0.0000 | |
| 10.70 | 0.00 | 0.00 | 0.0000 | |
| 10.80 | 0.00 | 0.00 | 0.0000 | |
| 10.90 | 0.00 | 0.00 | 0.0000 | |
| 11.00 | 0.00 | 0.00 | 0.0000 | |
| 11.10 | 0.00 | 0.00 | 0.0000 | |
| 11.20 | 0.00 | 0.00 | 0.0000 | |
| 11.30 | 0.00 | 0.00 | 0.0000 | |
| 11.40 | 0.00 | 0.00 | 0.0000 | |
| 11.50 | 0.00 | 0.00 | 0.0000 | |
| 11.60 | 0.00 | 0.00 | 0.0000 | |
| 11.70 | 0.00 | 0.00 | 0.0000 | |
| 11.80 | 0.00 | 0.00 | 0.0000 | |
| 11.90 | 0.00 | 0.00 | 0.0000 | |
| 12.00 | 0.00 | 0.00 | 0.0000 | |
| 12.10 | 0.00 | 0.00 | 0.0000 | |
| 12.20 | 0.00 | 0.00 | 0.0000 | |
| 12.30 | 0.00 | 0.00 | 0.0000 | |
| 12.40 | 0.00 | 0.00 | 0.0000 | |
| 12.50 | 0.00 | 0.00 | 0.0000 | |
| 12.60 | 0.00 | 0.00 | 0.0000 | |
| 12.70 | 0.00 | 0.00 | 0.0000 | |
| 12.80 | 0.00 | 0.00 | 0.0000 | |
| 12.90 | 0.00 | 0.00 | 0.0000 | |
| **13.00** | **0.00** | **0.00** | **0.0000** | **BOTTOM OF DRY POND 3** |
| 13.10 | 158.70 | 15.87 | 0.0004 | |
| 13.20 | 214.06 | 37.28 | 0.0009 | |
| 13.30 | 270.69 | 64.35 | 0.0015 | |
| 13.40 | 328.51 | 97.20 | 0.0022 | |
| 13.50 | 387.55 | 135.95 | 0.0031 | |
| 13.60 | 447.80 | 180.73 | 0.0041 | |
| 13.70 | 509.27 | 231.66 | 0.0053 | |
| 13.80 | 571.95 | 288.88 | 0.0066 | |
| 13.90 | 635.86 | 352.44 | 0.0081 | |
| 14.00 | 700.98 | 422.54 | 0.0097 | |
| 14.10 | 767.34 | 499.26 | 0.0115 | |
| 14.20 | 834.43 | 582.70 | 0.0134 | |
| 14.30 | 902.80 | 672.98 | 0.0154 | |
| 14.40 | 972.29 | 770.21 | 0.0177 | |
| 14.50 | 1,042.91 | 874.50 | 0.0201 | |
| 14.60 | 1,114.65 | 985.97 | 0.0226 | |
| 14.70 | 1,187.52 | 1,104.72 | 0.0254 | |
| 14.80 | 1,261.52 | 1,230.87 | 0.0283 | |
| 14.90 | 1,336.64 | 1,364.53 | 0.0313 | |
| 15.00 | 1,412.88 | 1,505.82 | 0.0346 | |
| 15.10 | 1,490.36 | 1,654.88 | 0.0380 | |
| 15.20 | 1,569.08 | 1,811.76 | 0.0416 | |
| 15.30 | 1,648.67 | 1,976.62 | 0.0454 | |
| 15.40 | 1,729.37 | 2,149.56 | 0.0493 | |
| 15.50 | 1,811.11 | 2,330.67 | 0.0535 | |
| 15.60 | 1,893.88 | 2,520.06 | 0.0579 | |
| 15.70 | 1,977.68 | 2,717.83 | 0.0624 | |
| 15.80 | 2,062.51 | 2,924.08 | 0.0671 | |
| 15.90 | 2,148.37 | 3,138.92 | 0.0721 | |
| 16.00 | 2,283.06 | 3,362.44 | 0.0772 | |
| 16.10 | 2,283.06 | 3,594.99 | 0.0825 | |
| 16.20 | 2,283.06 | 3,836.48 | 0.0881 | |
| 16.30 | 2,283.06 | 4,086.90 | 0.0938 | |
| 16.40 | 2,283.06 | 4,346.61 | 0.0998 | |
| **16.50** | **2,283.06** | **4,616.35** | **0.1060** | **TOB** |
| 16.60 | 2,283.06 | 4,893.31 | 0.1123 | |
| 16.70 | 2,283.06 | 5,170.53 | 0.1187 | |
| 16.80 | 2,283.06 | 5,447.92 | 0.1251 | |
| 16.90 | 2,283.06 | 5,725.42 | 0.1314 | |
| 17.00 | 2,283.06 | 6,003.02 | 0.1378 | |
| 17.10 | 2,283.06 | 6,280.62 | 0.1442 | |
| 17.20 | 2,283.06 | 6,558.27 | 0.1506 | |
| 17.30 | 2,283.06 | 6,835.94 | 0.1569 | |
| 17.40 | 2,283.06 | 7,113.61 | 0.1633 | |
| 17.50 | 2,283.06 | 7,391.28 | 0.1697 | |
| 17.60 | 2,283.06 | 7,668.95 | 0.1761 | |
| 17.70 | 2,283.06 | 7,946.62 | 0.1824 | |
| 17.80 | 2,283.06 | 8,224.28 | 0.1888 | |
| 17.90 | 2,283.06 | 8,501.95 | 0.1952 | |
| 18.00 | 2,283.06 | 8,779.62 | 0.2016 | |

## TOTAL POND STORAGE

| Sub-Area | Total Pond Storage Volume | | |
|---|---|---|---|
| Low El. | | | |
| High El. | | | |
| Area (Ft^2) | | | |
| Area (acres) | | | |
| Stage (NAVD) | Area (sf) | Volume (cf) | (ac-ft) |
| 9.00 | 0.00 | 0.00 | 0.0000 |
| 9.10 | 0.00 | 0.00 | 0.0000 |
| 9.20 | 0.00 | 0.00 | 0.0000 |
| 9.30 | 0.00 | 0.00 | 0.0000 |
| 9.40 | 0.00 | 0.00 | 0.0000 |
| 9.50 | 0.00 | 0.00 | 0.0000 |
| 9.60 | 0.00 | 0.00 | 0.0000 |
| 9.70 | 0.00 | 0.00 | 0.0000 |
| 9.80 | 0.00 | 0.00 | 0.0000 |
| 9.90 | 0.00 | 0.00 | 0.0000 |
| 10.00 | 0.00 | 0.00 | 0.0000 |
| 10.10 | 0.00 | 0.00 | 0.0000 |
| 10.20 | 0.00 | 0.00 | 0.0000 |
| 10.30 | 0.00 | 0.00 | 0.0000 |
| 10.40 | 0.00 | 0.00 | 0.0000 |
| 10.50 | 0.00 | 0.00 | 0.0000 |
| 10.60 | 0.00 | 0.00 | 0.0000 |
| 10.70 | 0.00 | 0.00 | 0.0000 |
| 10.80 | 0.00 | 0.00 | 0.0000 |
| 10.90 | 0.00 | 0.00 | 0.0000 |
| 11.00 | 0.00 | 0.00 | 0.0000 |
| 11.10 | 0.00 | 0.00 | 0.0000 |
| 11.20 | 0.00 | 0.00 | 0.0000 |
| 11.30 | 0.00 | 0.00 | 0.0000 |
| 11.40 | 0.00 | 0.00 | 0.0000 |
| 11.50 | 0.00 | 0.00 | 0.0000 |
| 11.60 | 0.00 | 0.00 | 0.0000 |
| 11.70 | 0.00 | 0.00 | 0.0000 |
| 11.80 | 0.00 | 0.00 | 0.0000 |
| 11.90 | 0.00 | 0.00 | 0.0000 |
| 12.00 | 0.00 | 0.00 | 0.0000 |
| 12.10 | 0.00 | 0.00 | 0.0000 |
| 12.20 | 0.00 | 0.00 | 0.0000 |
| 12.30 | 0.00 | 0.00 | 0.0000 |
| 12.40 | 0.00 | 0.00 | 0.0000 |
| 12.50 | 0.00 | 0.00 | 0.0000 |
| 12.60 | 0.00 | 0.00 | 0.0000 |
| 12.70 | 0.00 | 0.00 | 0.0000 |
| 12.80 | 0.00 | 0.00 | 0.0000 |
| 12.90 | 0.00 | 0.00 | 0.0000 |
| 13.00 | 0.00 | 0.00 | 0.0000 |
| 13.10 | 0.00 | 0.00 | 0.0000 |
| 13.20 | 0.00 | 0.00 | 0.0000 |
| 13.30 | 0.00 | 0.00 | 0.0000 |
| 13.40 | 0.00 | 0.00 | 0.0000 |
| 13.50 | 0.00 | 0.00 | 0.0000 |
| 13.60 | 447.80 | 180.73 | 0.0041 |
| 13.70 | 509.27 | 231.66 | 0.0053 |
| 13.80 | 571.95 | 288.88 | 0.0066 |
| 13.90 | 635.86 | 352.44 | 0.0081 |
| 14.00 | 700.98 | 422.54 | 0.0097 |
| 14.10 | 767.34 | 499.26 | 0.0115 |
| 14.20 | 834.43 | 582.70 | 0.0134 |
| 14.30 | 902.80 | 672.98 | 0.0154 |
| 14.40 | 972.29 | 770.21 | 0.0177 |
| 14.50 | 1,042.91 | 874.50 | 0.0201 |
| 14.60 | 1,114.65 | 985.97 | 0.0226 |
| 14.70 | 1,187.52 | 1,104.72 | 0.0254 |
| 14.80 | 1,261.52 | 1,230.87 | 0.0283 |
| 14.90 | 1,336.64 | 1,364.53 | 0.0313 |
| 15.00 | 1,412.88 | 1,505.82 | 0.0346 |
| 15.10 | 1,490.36 | 1,654.88 | 0.0380 |
| 15.20 | 1,569.08 | 1,811.76 | 0.0416 |
| 15.30 | 1,648.67 | 1,976.62 | 0.0454 |
| 15.40 | 1,729.37 | 2,149.56 | 0.0493 |
| 15.50 | 1,811.11 | 2,330.67 | 0.0535 |
| 15.60 | 1,893.88 | 2,520.06 | 0.0579 |
| 15.70 | 1,977.68 | 2,717.83 | 0.0624 |
| 15.80 | 2,062.51 | 2,924.08 | 0.0671 |
| 15.90 | 2,148.37 | 3,138.92 | 0.0721 |
| 16.00 | 2,283.06 | 3,362.44 | 0.0772 |
| 16.10 | 2,283.06 | 3,594.99 | 0.0825 |
| 16.20 | 2,283.06 | 3,836.48 | 0.0881 |
| **16.30** | **2,283.06** | **4,086.90** | **0.0938** |
| 16.40 | 2,283.06 | 4,346.61 | 0.0998 |
| **16.50** | **2,283.06** | **4,616.35** | **0.1060** |
| 16.60 | 2,283.06 | 4,893.31 | 0.1123 |
| 16.70 | 2,283.06 | 5,170.53 | 0.1187 |
| 16.80 | 2,283.06 | 5,447.92 | 0.1251 |
| 16.90 | 2,283.06 | 5,725.42 | 0.1314 |
| 17.00 | 2,283.06 | 6,003.02 | 0.1378 |
| 17.10 | 2,283.06 | 6,280.62 | 0.1442 |
| 17.20 | 2,283.06 | 6,558.27 | 0.1506 |
| 17.30 | 2,283.06 | 6,835.94 | 0.1569 |
| 17.40 | 2,283.06 | 7,113.61 | 0.1633 |
| 17.50 | 2,283.06 | 7,391.28 | 0.1697 |
| 17.60 | 2,283.06 | 7,668.95 | 0.1761 |
| 17.70 | 2,283.06 | 7,946.62 | 0.1824 |
| 17.80 | 2,283.06 | 8,224.28 | 0.1888 |
| 17.90 | 2,283.06 | 8,501.95 | 0.1952 |
| 18.00 | 2,283.06 | 8,779.62 | 0.2016 |

## TOTAL ONSITE

| Site Storage Volume | | |
|---|---|---|
| Stage (NAVD) | Area (sf) | (ac-ft) |
| 9.00 | 0.00 | 0.0000 |
| 9.10 | 0.00 | 0.0000 |
| 9.20 | 0.00 | 0.0000 |
| 9.30 | 0.00 | 0.0000 |
| 9.40 | 0.00 | 0.0000 |
| 9.50 | 0.00 | 0.0000 |
| 9.60 | 0.00 | 0.0000 |
| 9.70 | 0.00 | 0.0000 |
| 9.80 | 0.00 | 0.0000 |
| 9.90 | 0.00 | 0.0000 |
| 10.00 | 0.00 | 0.0000 |
| 10.10 | 0.00 | 0.0000 |
| 10.20 | 0.00 | 0.0000 |
| 10.30 | 0.00 | 0.0000 |
| 10.40 | 0.00 | 0.0000 |
| 10.50 | 0.00 | 0.0000 |
| 10.60 | 0.00 | 0.0000 |
| 10.70 | 0.00 | 0.0000 |
| 10.80 | 0.00 | 0.0000 |
| 10.90 | 0.00 | 0.0000 |
| 11.00 | 0.00 | 0.0000 |
| 11.10 | 0.00 | 0.0000 |
| 11.20 | 0.00 | 0.0000 |
| 11.30 | 0.00 | 0.0000 |
| 11.40 | 0.00 | 0.0000 |
| 11.50 | 0.00 | 0.0000 |
| 11.60 | 0.00 | 0.0000 |
| 11.70 | 0.00 | 0.0000 |
| 11.80 | 0.00 | 0.0000 |
| 11.90 | 0.00 | 0.0000 |
| 12.00 | 0.00 | 0.0000 |
| 12.10 | 0.00 | 0.0000 |
| 12.20 | 0.00 | 0.0000 |
| 12.30 | 0.00 | 0.0000 |
| 12.40 | 0.00 | 0.0000 |
| 12.50 | 0.00 | 0.0000 |
| 12.60 | 0.00 | 0.0000 |
| 12.70 | 0.00 | 0.0000 |
| 12.80 | 0.00 | 0.0000 |
| 12.90 | 0.00 | 0.0000 |
| 13.00 | 0.00 | 0.0000 |
| 13.10 | 0.00 | 0.0000 |
| 13.20 | 0.00 | 0.0000 |
| 13.30 | 0.00 | 0.0000 |
| 13.40 | 0.00 | 0.0000 |
| 13.50 | 0.00 | 0.0000 |
| 13.60 | 263.60 | 0.0006 |
| 13.70 | 590.70 | 0.0020 |
| 13.80 | 605.47 | 0.0034 |
| 13.90 | 303.82 | 0.0040 |
| 14.00 | 335.09 | 0.0048 |
| 14.10 | 413.21 | 0.0058 |
| 14.20 | 458.10 | 0.0068 |
| 14.30 | 500.80 | 0.0080 |
| 14.40 | 547.33 | 0.0092 |
| 14.50 | 595.67 | 0.0106 |
| 14.60 | 645.84 | 0.0121 |
| 14.70 | 697.82 | 0.0137 |
| 14.80 | 751.62 | 0.0154 |
| 14.90 | 807.24 | 0.0173 |
| 15.00 | 864.69 | 0.0192 |
| 15.10 | 946.76 | 0.0214 |
| 15.20 | 1,011.77 | 0.0237 |
| 15.30 | 1,078.49 | 0.0262 |
| 15.40 | 1,146.92 | 0.0288 |
| 15.50 | 1,217.04 | 0.0316 |
| 15.60 | 1,288.86 | 0.0346 |
| 15.70 | 1,362.39 | 0.0377 |
| 15.80 | 1,437.62 | 0.0410 |
| 15.90 | 1,514.55 | 0.0445 |
| 16.00 | 1,593.18 | 0.0482 |
| 16.10 | 1,593.18 | 0.0525 |
| 16.20 | 1,593.18 | 0.0570 |
| 16.30 | 1,

**PONDS Version 3.3.0278**
**Retention Pond Recovery - Refined Method**
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**Devo Seereeram, Ph.D., P.E.**

## Project Data

| | |
|---|---|
| Project Name: | 7 Brew Ft. Pierce - Pond 1 |
| Simulation Description: | Pond 1 |
| Project Number: | 147875010 |
| Engineer : | Christian Ossa, PE |
| Supervising Engineer: | |
| Date: | 01-05-2023 |

## Aquifer Data

| | |
|---|---|
| Base Of Aquifer Elevation, [B] (ft datum): | 5.00 |
| Water Table Elevation, [WT] (ft datum): | 6.30 |
| Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): | 6.50 |
| Fillable Porosity, [n] (%): | 20.00 |
| Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): | 6.3 |
| Maximum Area For Unsaturated Infiltration, [Av] ($ft^2$): | 89.0 |

## Geometry Data

| | |
|---|---|
| Equivalent Pond Length, [L] (ft): | 49.0 |
| Equivalent Pond Width, [W] (ft): | 37.0 |

Ground water mound is expected to intersect the pond bottom

## Stage vs Area Data

| Stage (ft datum) | Area ($ft^2$) |
|---|---|
| 13.50 | 89.0 |
| 14.50 | 390.0 |
| 15.50 | 910.0 |
| 16.50 | 1823.0 |

## Discharge Structures

**Discharge Structure #1 is inactive**

**Discharge Structure #2 is inactive**

**Discharge Structure #3 is inactive**

## Scenario Input Data

*Scenario 1 :: 26.36 ft³ slug load*

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 26.36

Initial ground water level (ft datum) 6.30 (default)

| Time After Storm Event (days) | Time After Storm Event (days) |
|---|---|
| 0.100 | 2.000 |
| 0.250 | 2.500 |
| 0.500 | 3.000 |
| 1.000 | 3.500 |
| 1.500 | 4.000 |

## Modflow Log

MODFLOW CONTROL PARAMETERS
Perimeter boundary condition: constant head
Maximum iterations of outer loop: 150
Maximum iterations of inner loop: 60
Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)
Instantanerous storage coefficient: Volumetric balance
Default head closure tolerance: .01
Default residual closure tolerance: .5
Target water budget error: 1
On failure to converge: Rerun limiting inner loop to one iteration
> Maximum number of iterations of outer loop: 500
Running Average Porosity is active
> Starting on pass: 2
> When outer iteration reaches: 50
> Number of data points: 4
Running Average Pond Stage (for discharge structures with tailwater) is active
> Starting on pass: 2
> When outer iteration reaches: 50
> Number of data points: 4
Grid size: 1000 ft (from pond centerline)
Mound Output: none

Begin Scenario 1 1/5/2023 8:20:48
End Scenario 1 1/5/2023 8:20:48

## Sort-By-Category Report

Scenarios Considered: 1

**Stage - Maximum**

| Rank | Scenario Number | Maximum Stage (ft datum) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 13.716 | 0.002 | 26.36 ft³ slug load |

**Stage - Minimum**

| Rank | Scenario Number | Minimum Stage (ft datum) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 6.300 | 0.000 | 26.36 ft³ slug load |

**Infiltration - Rate - Maximum Positive**

| Rank | Scenario Number | Maximum Positive Infiltration Rate (ft³/s) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 0.0065 | 0.002 | 26.36 ft³ slug load |

**Infiltration - Cumulative Volume - Maximum Positive**

| Rank | Scenario Number | Maximum Positive Cumulative Infiltration Volume (ft³) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 0.0 | 0.002 | 26.36 ft³ slug load |

**Infiltration - Cumulative Volume - End of Simulation**

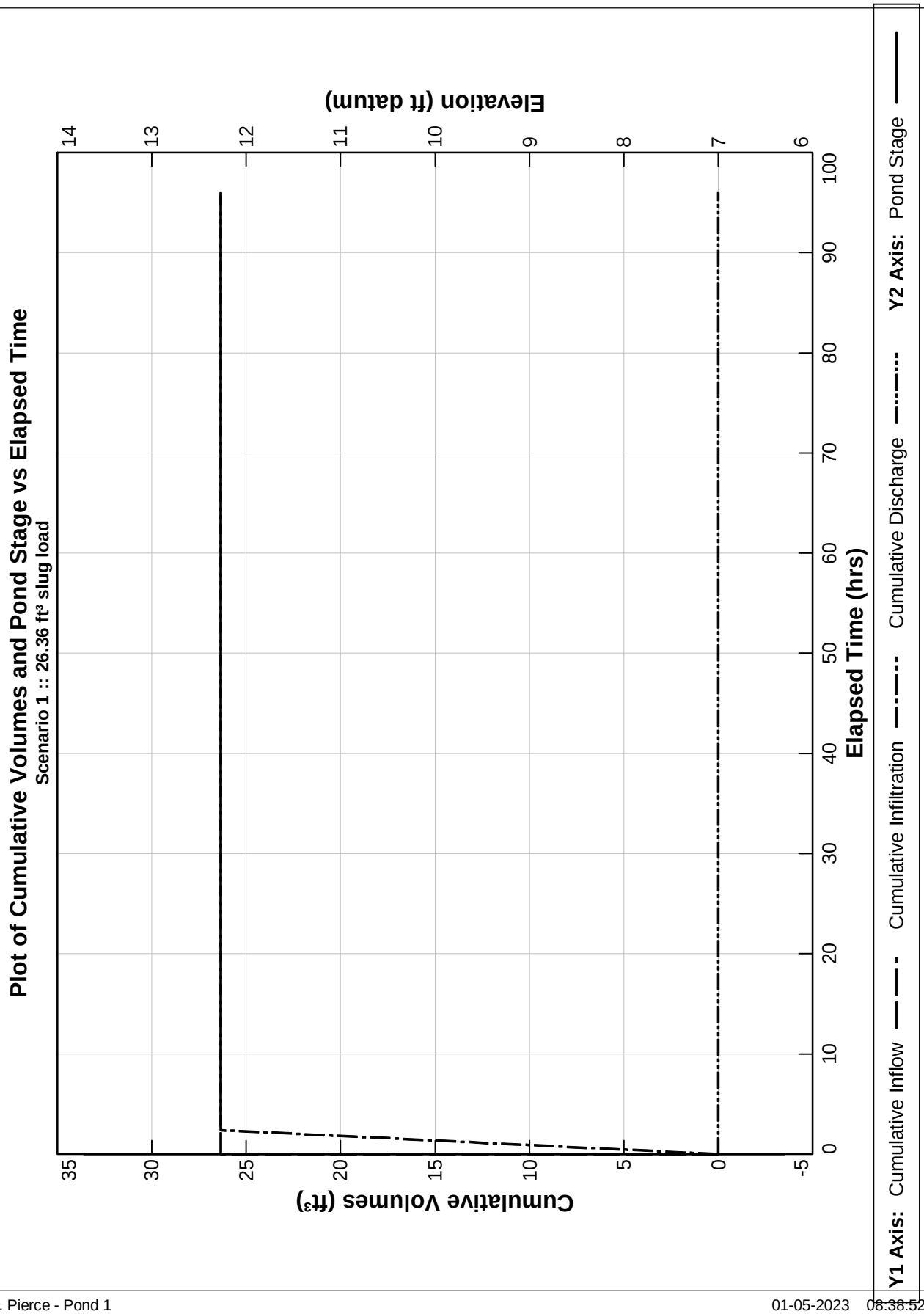
| Rank | Scenario Number | Cumulative Infiltration Volume End Of Simulation (ft³) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 26.4 | 96.000 | 26.36 ft³ slug load |

**Discharge - Rate - Maximum Positive**

| Rank | Scenario Number | Maximum Positive Discharge Rate (ft³/s) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | None | N.A. | 26.36 ft³ slug load |

## Detailed Results *:: Scenario 1 :: 26.36 ft³ slug load*

| Elapsed Time (hours) | Instantaneous Inflow Rate (ft³/s) | Outside Recharge (ft/day) | Stage Elevation (ft datum) | Infiltration Rate (ft³/s) | Combined Instantaneous Discharge Rate (ft³/s) | Cumulative Inflow Volume (ft³) | Cumulative Infiltration Volume (ft³) | Combined Cumulative Discharge (ft³) | Flow Type |
|---|---|---|---|---|---|---|---|---|---|
| 0.000 | 4.3933 | 0.00000 | 6.30000 | 0.00000 | 0 | 0.000 | 0.0 | 0 | N.A. |
| 0.002 | 4.3933 | 0.00000 | 13.71649 | 0.00649 | 0 | 26.360 | 0.0 | 0 | U/P |
| 2.400 | 0.0000 | 0.00000 | ---- | ---- | ---- | 26.360 | 26.4 | 0 | dry |
| 6.000 | 0.0000 | 0.00000 | ---- | ---- | ---- | 26.360 | 26.4 | 0 | dry |
| 12.000 | 0.0000 | 0.00000 | ---- | ---- | ---- | 26.360 | 26.4 | 0 | dry |
| 24.000 | 0.0000 | 0.00000 | ---- | ---- | ---- | 26.360 | 26.4 | 0 | dry |
| 36.000 | 0.0000 | 0.00000 | ---- | ---- | ---- | 26.360 | 26.4 | 0 | dry |
| 48.000 | 0.0000 | 0.00000 | ---- | ---- | ---- | 26.360 | 26.4 | 0 | dry |
| 60.000 | 0.0000 | 0.00000 | ---- | ---- | ---- | 26.360 | 26.4 | 0 | dry |
| 72.000 | 0.0000 | 0.00000 | ---- | ---- | ---- | 26.360 | 26.4 | 0 | dry |
| 84.000 | 0.0000 | 0.00000 | ---- | ---- | ---- | 26.360 | 26.4 | 0 | dry |
| 96.000 | 0.0000 | 0.00000 | ---- | ---- | ---- | 26.360 | 26.4 | 0 | dry |


Plot of Cumulative Volumes and Pond Stage vs Elapsed Time
Scenario 1 :: 26.36 ft³ slug load
Cumulative Volumes (ft³)
Elevation (ft datum)
Elapsed Time (hrs)
35
30
25
20
15
10
5
0
-5
14
13
12
11
10
9
8
7
6
0
10
20
30
40
50
60
70
80
90
100
Y1 Axis: Cumulative Inflow
Cumulative Infiltration
Cumulative Discharge
Y2 Axis: Pond Stage

**PONDS Version 3.3.0278**
**Retention Pond Recovery - Refined Method**
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**Devo Seereeram, Ph.D., P.E.**

## Project Data

| | |
|---|---|
| Project Name: | 7 Brew Ft. Pierce - Pond 2 |
| Simulation Description: | Pond 2 |
| Project Number: | 147875010 |
| Engineer : | Christian Ossa, PE |
| Supervising Engineer: | |
| Date: | 01-05-2023 |

## Aquifer Data

| | |
|---|---|
| Base Of Aquifer Elevation, [B] (ft datum): | 5.00 |
| Water Table Elevation, [WT] (ft datum): | 6.30 |
| Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): | 12.20 |
| Fillable Porosity, [n] (%): | 20.00 |
| Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): | 7.0 |
| Maximum Area For Unsaturated Infiltration, [Av] (ft²): | 96.0 |

## Geometry Data

| | |
|---|---|
| Equivalent Pond Length, [L] (ft): | 170.0 |
| Equivalent Pond Width, [W] (ft): | 45.0 |

Ground water mound is expected to intersect the pond bottom

## Stage vs Area Data

| Stage (ft datum) | Area (ft²) |
|---|---|
| 9.00 | 96.0 |
| 10.00 | 897.0 |
| 11.00 | 1507.0 |
| 12.00 | 2263.0 |
| 13.00 | 3169.0 |
| 14.00 | 4230.0 |
| 15.00 | 5459.0 |
| 16.00 | 6911.0 |
| 16.50 | 7669.0 |

## Discharge Structures

**Discharge Structure #1 is inactive**

**Discharge Structure #2 is inactive**

## Discharge Structures (cont'd.)

**Discharge Structure #3 is inactive**

## Scenario Input Data

*Scenario 1 :: 8531.69 ft³ slug load*

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 8531.69

Initial ground water level (ft datum) 6.30 (default)

| Time After Storm Event (days) | Time After Storm Event (days) |
|---|---|
| 0.100 | 2.000 |
| 0.250 | 2.500 |
| 0.500 | 3.000 |
| 1.000 | 3.500 |
| 1.500 | 4.000 |

## Modflow Log

MODFLOW CONTROL PARAMETERS
Perimeter boundary condition: constant head
Maximum iterations of outer loop: 150
Maximum iterations of inner loop: 60
Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)
Instantanerous storage coefficient: Volumetric balance
Default head closure tolerance: .01
Default residual closure tolerance: .5
Target water budget error: 1
On failure to converge: Rerun limiting inner loop to one iteration
> Maximum number of iterations of outer loop: 500
Running Average Porosity is active
> Starting on pass: 2
> When outer iteration reaches: 50
> Number of data points: 4
Running Average Pond Stage (for discharge structures with tailwater) is active
> Starting on pass: 2
> When outer iteration reaches: 50
> Number of data points: 4
Grid size: 1000 ft (from pond centerline)
Mound Output: none

Begin Scenario 1 1/5/2023 9:43:56
End Scenario 1 1/5/2023 9:43:56

## Sort-By-Category Report

Scenarios Considered: 1

**Stage - Maximum**

| Rank | Scenario Number | Maximum Stage (ft datum) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 13.637 | 0.002 | 8531.69 ft³ slug load |

**Stage - Minimum**

| Rank | Scenario Number | Minimum Stage (ft datum) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 6.300 | 0.000 | 8531.69 ft³ slug load |

**Infiltration - Rate - Maximum Positive**

| Rank | Scenario Number | Maximum Positive Infiltration Rate (ft³/s) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 0.2767 | 2.400 | 8531.69 ft³ slug load |

**Infiltration - Cumulative Volume - Maximum Positive**

| Rank | Scenario Number | Maximum Positive Cumulative Infiltration Volume (ft³) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 8531.7 | 60.000 | 8531.69 ft³ slug load |

**Infiltration - Cumulative Volume - End of Simulation**

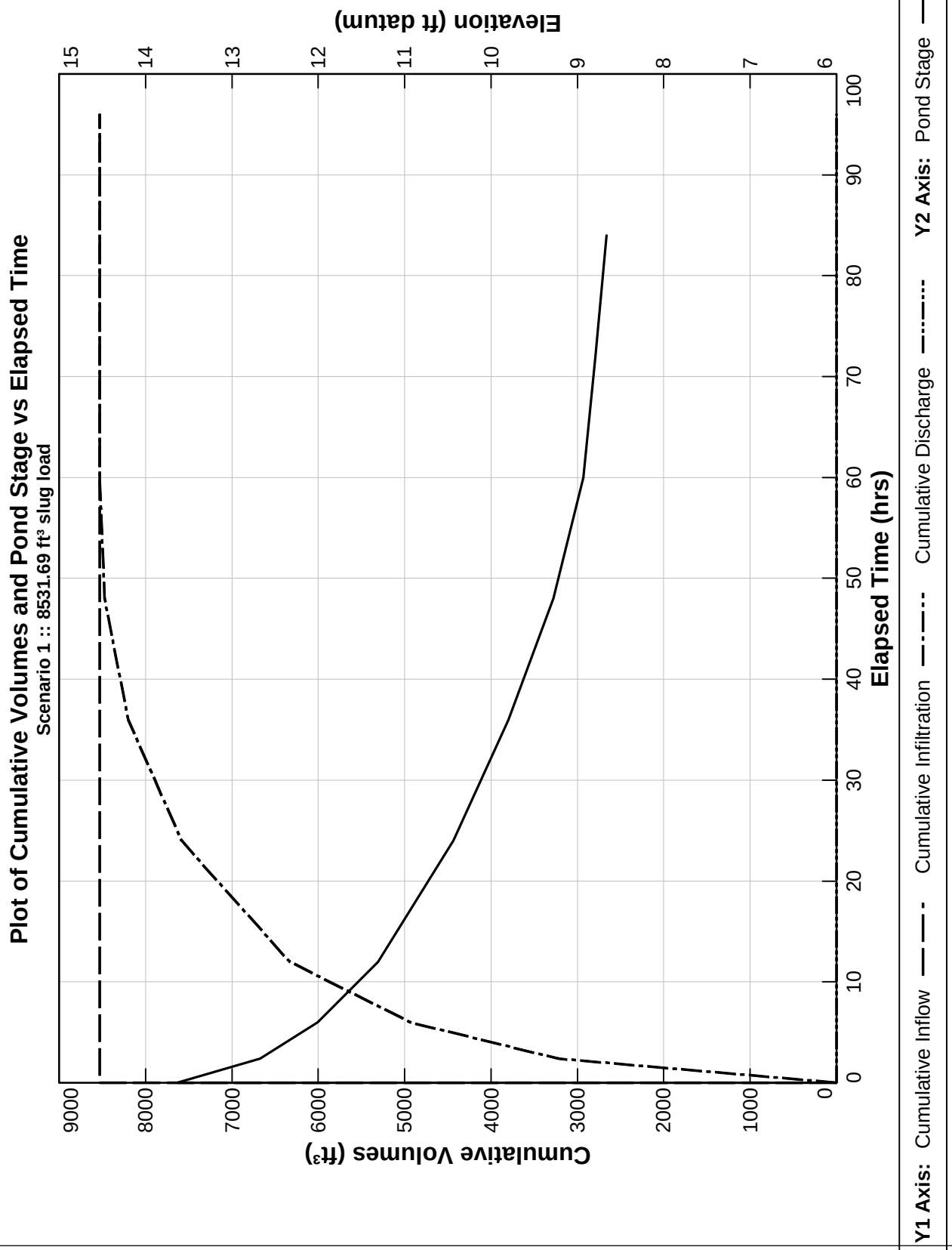
| Rank | Scenario Number | Cumulative Infiltration Volume End Of Simulation (ft³) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 8531.7 | 96.000 | 8531.69 ft³ slug load |

**Discharge - Rate - Maximum Positive**

| Rank | Scenario Number | Maximum Positive Discharge Rate (ft³/s) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | None | N.A. | 8531.69 ft³ slug load |

## Detailed Results *:: Scenario 1 :: 8531.69 ft³ slug load*

| Elapsed Time (hours) | Instantaneous Inflow Rate (ft³/s) | Outside Recharge (ft/day) | Stage Elevation (ft datum) | Infiltration Rate (ft³/s) | Combined Instantaneous Discharge Rate (ft³/s) | Cumulative Inflow Volume (ft³) | Cumulative Infiltration Volume (ft³) | Combined Cumulative Discharge (ft³) | Flow Type |
|---|---|---|---|---|---|---|---|---|---|
| 0.000 | 1421.9480 | 0.00000 | 6.30000 | 0.00000 | 0 | 0.000 | 0.0 | 0 | N.A. |
| 0.002 | 1421.9480 | 0.00000 | 13.63654 | 0.00803 | 0 | 8531.690 | 0.0 | 0 | U/P |
| 2.400 | 0.0000 | 0.00000 | 12.67307 | 0.27672 | 0 | 8531.690 | 3219.8 | 0 | U/S |
| 6.000 | 0.0000 | 0.00000 | 12.00588 | 0.10700 | 0 | 8531.690 | 4934.9 | 0 | S |
| 12.000 | 0.0000 | 0.00000 | 11.30763 | 0.05284 | 0 | 8531.690 | 6333.8 | 0 | S |
| 24.000 | 0.0000 | 0.00000 | 10.43564 | 0.02162 | 0 | 8531.690 | 7586.5 | 0 | S |
| 36.000 | 0.0000 | 0.00000 | 9.79559 | 0.01028 | 0 | 8531.690 | 8201.8 | 0 | S |
| 48.000 | 0.0000 | 0.00000 | 9.27603 | 0.00382 | 0 | 8531.690 | 8474.7 | 0 | S |
| 60.000 | 0.0000 | 0.00000 | 8.93088 | 0.00066 | 0 | 8531.690 | 8531.7 | 0 | S |
| 72.000 | 0.0000 | 0.00000 | 8.78935 | 0.00000 | 0 | 8531.690 | 8531.7 | 0 | S |
| 84.000 | 0.0000 | 0.00000 | 8.66089 | 0.00000 | 0 | 8531.690 | 8531.7 | 0 | S |
| 96.000 | 0.0000 | 0.00000 | 8.54779 | ---- | ---- | 8531.690 | 8531.7 | 0 | N.A. |


Plot of Cumulative Volumes and Pond Stage vs Elapsed Time
Scenario 1 :: 8531.69 ft³ slug load
Cumulative Volumes (ft³)
Elevation (ft datum)
Elapsed Time (hrs)
0
1000
2000
3000
4000
5000
6000
7000
8000
9000
6
7
8
9
10
11
12
13
14
15
0
10
20
30
40
50
60
70
80
90
100
Y1 Axis: Cumulative Inflow
Cumulative Infiltration
Cumulative Discharge
Y2 Axis: Pond Stage

**PONDS Version 3.3.0278**
**Retention Pond Recovery - Refined Method**
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**Devo Seereeram, Ph.D., P.E.**

## Project Data

| | |
|---|---|
| Project Name: | 7 Brew Ft. Pierce - Pond 3 |
| Simulation Description: | Pond 3 |
| Project Number: | 147875010 |
| Engineer : | Christian Ossa, PE |
| Supervising Engineer: | |
| Date: | 01-05-2023 |

## Aquifer Data

| | |
|---|---|
| Base Of Aquifer Elevation, [B] (ft datum): | 5.00 |
| Water Table Elevation, [WT] (ft datum): | 6.30 |
| Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): | 12.20 |
| Fillable Porosity, [n] (%): | 20.00 |
| Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): | 5.4 |
| Maximum Area For Unsaturated Infiltration, [Av] ($ft^2$): | 131.0 |

## Geometry Data

| | |
|---|---|
| Equivalent Pond Length, [L] (ft): | 74.0 |
| Equivalent Pond Width, [W] (ft): | 37.0 |

Ground water mound is expected to intersect the pond bottom

## Stage vs Area Data

| Stage (ft datum) | Area ($ft^2$) |
|---|---|
| 13.00 | 131.0 |
| 14.00 | 732.0 |
| 15.00 | 1450.0 |
| 16.00 | 2283.0 |
| 16.50 | 2737.0 |

## Discharge Structures

**Discharge Structure #1 is inactive**

**Discharge Structure #2 is inactive**

**Discharge Structure #3 is inactive**

## Scenario Input Data

*Scenario 1 :: 180.73 ft³ slug load*

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 180.73

Initial ground water level (ft datum) 6.30 (default)

| Time After Storm Event (days) | Time After Storm Event (days) |
|---|---|
| 0.100 | 2.000 |
| 0.250 | 2.500 |
| 0.500 | 3.000 |
| 1.000 | 3.500 |
| 1.500 | 4.000 |

## Modflow Log

MODFLOW CONTROL PARAMETERS
Perimeter boundary condition: constant head
Maximum iterations of outer loop: 150
Maximum iterations of inner loop: 60
Horizontal conductivity within pond: 1000000 (if ground water mound is expected to intersect pond bottom)
Instantanerous storage coefficient: Volumetric balance
Default head closure tolerance: .01
Default residual closure tolerance: .5
Target water budget error: 1
On failure to converge: Rerun limiting inner loop to one iteration
> Maximum number of iterations of outer loop: 500
Running Average Porosity is active
> Starting on pass: 2
> When outer iteration reaches: 50
> Number of data points: 4
Running Average Pond Stage (for discharge structures with tailwater) is active
> Starting on pass: 2
> When outer iteration reaches: 50
> Number of data points: 4
Grid size: 1000 ft (from pond centerline)
Mound Output: none

Begin Scenario 1 1/5/2023 9:53:45
End Scenario 1 1/5/2023 9:53:45

## Sort-By-Category Report

Scenarios Considered: 1

**Stage - Maximum**

| Rank | Scenario Number | Maximum Stage (ft datum) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 13.588 | 0.002 | 180.73 ft³ slug load |

**Stage - Minimum**

| Rank | Scenario Number | Minimum Stage (ft datum) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 6.300 | 0.000 | 180.73 ft³ slug load |

**Infiltration - Rate - Maximum Positive**

| Rank | Scenario Number | Maximum Positive Infiltration Rate (ft³/s) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 0.0083 | 2.400 | 180.73 ft³ slug load |

**Infiltration - Cumulative Volume - Maximum Positive**

| Rank | Scenario Number | Maximum Positive Cumulative Infiltration Volume (ft³) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 180.7 | 6.000 | 180.73 ft³ slug load |

**Infiltration - Cumulative Volume - End of Simulation**

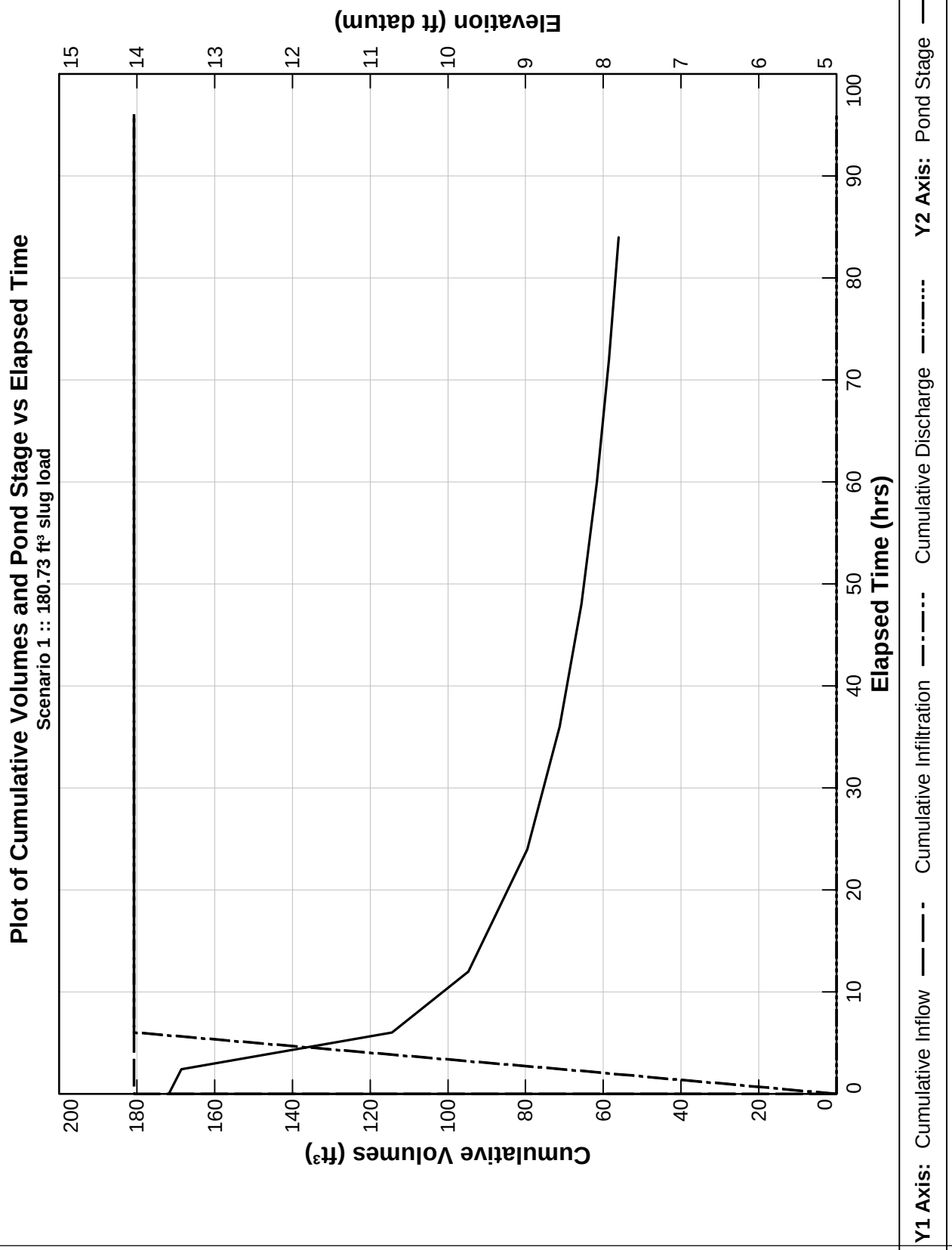
| Rank | Scenario Number | Cumulative Infiltration Volume End Of Simulation (ft³) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | 180.7 | 96.000 | 180.73 ft³ slug load |

**Discharge - Rate - Maximum Positive**

| Rank | Scenario Number | Maximum Positive Discharge Rate (ft³/s) | Time (hours) | Description |
|---|---|---|---|---|
| 1 | 1 | None | N.A. | 180.73 ft³ slug load |

## Detailed Results *:: Scenario 1 :: 180.73 ft³ slug load*

| Elapsed Time (hours) | Instantaneous Inflow Rate (ft³/s) | Outside Recharge (ft/day) | Stage Elevation (ft datum) | Infiltration Rate (ft³/s) | Combined Instantaneous Discharge Rate (ft³/s) | Cumulative Inflow Volume (ft³) | Cumulative Infiltration Volume (ft³) | Combined Cumulative Discharge (ft³) | Flow Type |
|---|---|---|---|---|---|---|---|---|---|
| 0.000 | 30.1217 | 0.00000 | 6.30000 | 0.00000 | 0 | 0.000 | 0.0 | 0 | N.A. |
| 0.002 | 30.1217 | 0.00000 | 13.58750 | 0.00819 | 0 | 180.730 | 0.0 | 0 | U/P |
| 2.400 | 0.0000 | 0.00000 | 13.42510 | 0.00831 | 0 | 180.730 | 70.7 | 0 | U/P |
| 6.000 | 0.0000 | 0.00000 | 10.71956 | 0.00530 | 0 | 180.730 | 180.7 | 0 | U/S |
| 12.000 | 0.0000 | 0.00000 | 9.73844 | 0.00000 | 0 | 180.730 | 180.7 | 0 | S |
| 24.000 | 0.0000 | 0.00000 | 8.97988 | 0.00000 | 0 | 180.730 | 180.7 | 0 | S |
| 36.000 | 0.0000 | 0.00000 | 8.55811 | 0.00000 | 0 | 180.730 | 180.7 | 0 | S |
| 48.000 | 0.0000 | 0.00000 | 8.28094 | 0.00000 | 0 | 180.730 | 180.7 | 0 | S |
| 60.000 | 0.0000 | 0.00000 | 8.08073 | 0.00000 | 0 | 180.730 | 180.7 | 0 | S |
| 72.000 | 0.0000 | 0.00000 | 7.92715 | 0.00000 | 0 | 180.730 | 180.7 | 0 | S |
| 84.000 | 0.0000 | 0.00000 | 7.80436 | 0.00000 | 0 | 180.730 | 180.7 | 0 | S |
| 96.000 | 0.0000 | 0.00000 | 7.70318 | ---- | ---- | 180.730 | 180.7 | 0 | N.A. |


Plot of Cumulative Volumes and Pond Stage vs Elapsed Time
Scenario 1 :: 180.73 ft³ slug load
Cumulative Volumes (ft³)
Elevation (ft datum)
Elapsed Time (hrs)
0
20
40
60
80
100
120
140
160
180
200
5
6
7
8
9
10
11
12
13
14
15
0
10
20
30
40
50
60
70
80
90
100
Y1 Axis: Cumulative Inflow
Cumulative Infiltration
Cumulative Discharge
Y2 Axis: Pond Stage

# APPENDIX G
# Water Quality Calculations & Nutrient Loading Analysis

# Post-Development

## Water Quality and Treatment Volume

**Project Name: Fort Pierce 7 Brew**
**Calculated By: TJE**
**Calculated Date:** 1/4/2023

### *TREATMENT*

| | Basin Area | Required Pre-Treatment (1.0 in over Site Area) | Total Provided Treatment | Type of Treatment Provided |
|---|---|---|---|---|
| | (ac) | (ac-ft) | (ac-ft) | |
| SITE | 1.227 | 0.200 | 0.690 | Dry Retention |

### *WATER QUALITY*

| | |
|---|---|
| Site Area (ac) | 1.227 |
| Building Area* (ac) | 0.012 |
| Total Wet Pond Area TOB (ac) | 0.000 |
| Impervious Area (ac) | 0.645 |
| Pervious Area (ac) | 0.582 |

| | |
|---|---|
| Site Area for Water Quality = Site Area - Building Area - Pond | 1.215 |
| Site Area for Water Quality - Pervious = | 0.633 |
| Percentage Impervious for Water Quality = | 52.1% |

| | |
|---|---|
| 1" x Site Area (ac-ft) | 0.102 |
| 2.5" x Percentage Impervious for Water Quality (ac-ft) | 0.133 |
| Treatment Required for Site (ac-ft) | 0.133 |

| | |
|---|---|
| Net Required Treatment (ac-ft) (150% for OFW) | 0.200 |
| Overall Treatment Provided (ac-ft) @16.30' | 0.690 |

# Summary Treatment Report Version: 2.0.1

Project: 7BREW FT PIERCE

Date:1/4/2023

**Analysis Type:** Net Improvement
**BMP Types:**
- Catchment 1 - Retention
- Catchment 2 - None
- Catchment 3 - None
- Catchment 4 - None
- Catchment 5 - None
- Catchment 6 - None
- Catchment 7 - None
- Catchment 8 - None
- Catchment 9 - None
- Catchment 10 - None
- Catchment 11 - None
- Catchment 12 - None
- Catchment 13 - None
- Catchment 14 - None
- Catchment 15 - None
- Catchment 16 - None
- Catchment 17 - None
- Catchment 18 - None
- Catchment 19 - None
- Catchment 20 - None
- Catchment 21 - None
- Catchment 22 - None
- Catchment 23 - None
- Catchment 24 - None
- Catchment 25 - None

**Routing Summary**
Catchment 1 Routed to Outlet
Catchment 2 Routed to Outlet
Catchment 3 Routed to Outlet
Catchment 4 Routed to Outlet
Catchment 5 Routed to Outlet
Catchment 6 Routed to Outlet
Catchment 7 Routed to Outlet
Catchment 8 Routed to Outlet
Catchment 9 Routed to Outlet
Catchment 10 Routed to Outlet
Catchment 11 Routed to Outlet
Catchment 12 Routed to Outlet
Catchment 13 Routed to Outlet
Catchment 14 Routed to Outlet
Catchment 15 Routed to Outlet
Catchment 16 Routed to Outlet
Catchment 17 Routed to Outlet
Catchment 18 Routed to Outlet
Catchment 19 Routed to Outlet
Catchment 20 Routed to Outlet
Catchment 21 Routed to Outlet
Catchment 22 Routed to Outlet
Catchment 23 Routed to Outlet
Catchment 24 Routed to Outlet
Catchment 25 Routed to Outlet

Total nitrogen target removal met? YES
Total phosphorus target removal met? YES

## Summary Report

### Nitrogen

**Surface Water Discharge**

| | | |
|---|---|---|
| Total N pre load | 2.02 kg/yr | |
| Total N post load | 3.74 kg/yr | |
| Target N load reduction | 46 % | |
| Target N discharge load | 2.02 kg/yr | |
| Percent N load reduction | 98 % | |
| Provided N discharge load | .06 kg/yr | .13 lb/yr |
| Provided N load removed | 3.68 kg/yr | 8.12 lb/yr |

# Phosphorus

**Surface Water Discharge**

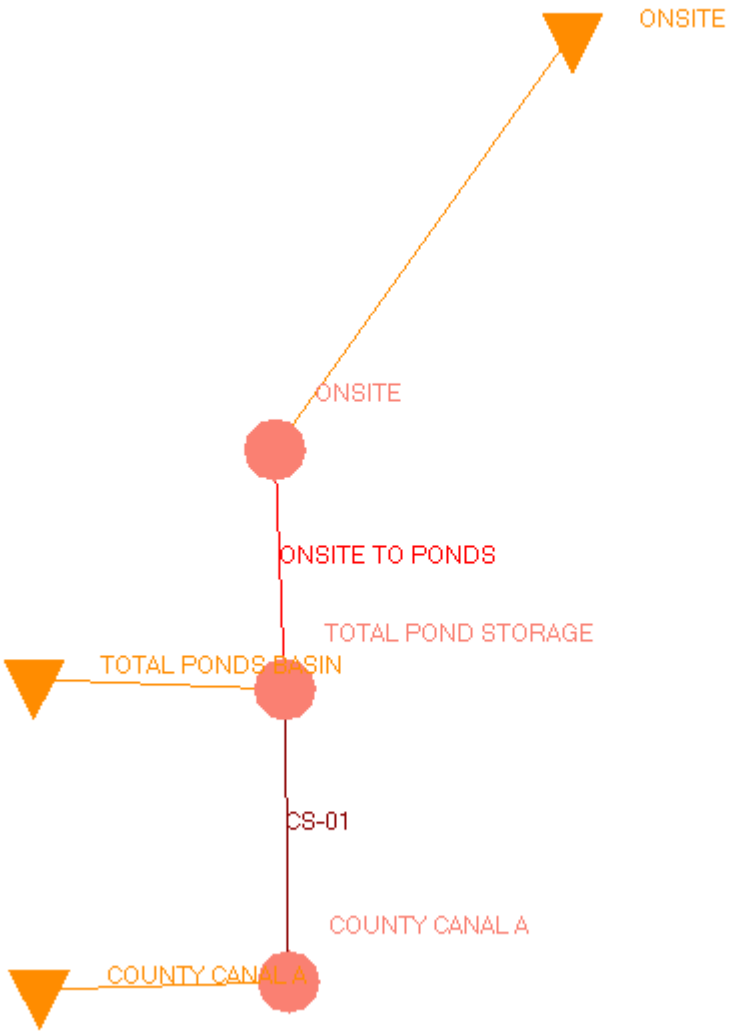
| | | |
|---|---|---|
| Total P pre load | .33 kg/yr | |
| Total P post load | .62 kg/yr | |
| Target P load reduction | 47 % | |
| Target P discharge load | .33 kg/yr | |
| Percent P load reduction | 98 % | |
| Provided P discharge load | .01 kg/yr | .02 lb/yr |
| Provided P load removed | .61 kg/yr | 1.35 lb/yr |

**From Pre-Condition Loads**

| | |
|---|---|
| Existing N Discharge | 2.02 (kg/yr) |
| Existing P Discharge | .331 (kg/yr) |

# APPENDIX H
# Post Development ICPR Results
# 10YR-24HR, 10YR-72HR, 25YR-72HR

7BREW FORT PIERCE – POST DEV ICPR



## Simple Basin: COUNTY CANAL A

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | COUNTY CANAL A |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.0523 ac |
| Curve Number: | 84.0 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: ONSITE

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | ONSITE |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 99999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH484 |
| Peaking Factor: | 484.0 |
| Area: | 0.9770 ac |
| Curve Number: | 91.3 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: TOTAL PONDS BASIN

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | TOTAL POND STORAGE |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 99999999.00 cfs |

| | |
|---|---|
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.2530 ac |
| Curve Number: | 84.0 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Node: COUNTY CANAL A

| | |
|---|---|
| Scenario: | Scenario1 |
| Type: | Time/Stage |
| Base Flow: | 0.00 cfs |
| Initial Stage: | 14.30 ft |
| Warning Stage: | 17.00 ft |
| Boundary Stage: | |

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 14.30 |
| 0 | 0 | 0 | 999.0000 | 14.30 |

Comment:

## Node: ONSITE

| | |
|---|---|
| Scenario: | Scenario1 |
| Type: | Stage/Volume |
| Base Flow: | 0.00 cfs |
| Initial Stage: | 16.00 ft |
| Warning Stage: | 17.50 ft |

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 16.00 | 0.00 | 0 |
| 16.10 | 0.01 | 488 |
| 16.20 | 0.02 | 893 |
| 16.30 | 0.03 | 1477 |
| 16.40 | 0.05 | 2256 |
| 16.50 | 0.08 | 3284 |
| 16.60 | 0.11 | 4622 |
| 16.70 | 0.14 | 6299 |
| 16.80 | 0.19 | 8337 |
| 16.90 | 0.25 | 10755 |
| 17.00 | 0.31 | 13477 |

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 17.10 | 0.38 | 16466 |
| 17.20 | 0.45 | 19715 |
| 17.30 | 0.53 | 23239 |
| 17.40 | 0.62 | 27012 |
| 17.50 | 0.71 | 30949 |
| 17.60 | 0.80 | 34961 |
| 17.70 | 0.90 | 39038 |
| 17.80 | 0.99 | 43172 |
| 17.90 | 1.09 | 47363 |
| 18.00 | 1.19 | 51623 |

Comment:

## Node: TOTAL POND STORAGE

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.00 ft
Warning Stage: 16.50 ft

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 9.00 | 0.00 | 0 |
| 9.10 | 0.00 | 44 |
| 9.20 | 0.00 | 96 |
| 9.30 | 0.00 | 148 |
| 9.40 | 0.00 | 205 |
| 9.50 | 0.01 | 270 |
| 9.60 | 0.01 | 335 |
| 9.70 | 0.01 | 409 |
| 9.80 | 0.01 | 488 |
| 9.90 | 0.01 | 566 |
| 10.00 | 0.02 | 653 |
| 10.10 | 0.02 | 749 |
| 10.20 | 0.02 | 845 |
| 10.30 | 0.02 | 950 |
| 10.40 | 0.02 | 1063 |
| 10.50 | 0.03 | 1176 |
| 10.60 | 0.03 | 1298 |
| 10.70 | 0.03 | 1429 |
| 10.80 | 0.04 | 1564 |
| 10.90 | 0.04 | 1703 |
| 11.00 | 0.04 | 1851 |
| 11.10 | 0.05 | 2008 |
| 11.20 | 0.05 | 2169 |
| 11.30 | 0.05 | 2339 |
| 11.40 | 0.06 | 2513 |

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 11.50 | 0.06 | 2696 |
| 11.60 | 0.07 | 2888 |
| 11.70 | 0.07 | 3088 |
| 11.80 | 0.08 | 3297 |
| 11.90 | 0.08 | 3511 |
| 12.00 | 0.09 | 3733 |
| 12.10 | 0.09 | 3964 |
| 12.20 | 0.10 | 4204 |
| 12.30 | 0.10 | 4452 |
| 12.40 | 0.11 | 4709 |
| 12.50 | 0.11 | 4975 |
| 12.60 | 0.12 | 5253 |
| 12.70 | 0.13 | 5536 |
| 12.80 | 0.13 | 5828 |
| 12.90 | 0.14 | 6129 |
| 13.00 | 0.15 | 6443 |
| 13.10 | 0.16 | 6791 |
| 13.20 | 0.16 | 7157 |
| 13.30 | 0.17 | 7540 |
| 13.40 | 0.18 | 7945 |
| 13.50 | 0.19 | 8368 |
| 13.60 | 0.20 | 8808 |
| 13.70 | 0.21 | 9265 |
| 13.80 | 0.22 | 9749 |
| 13.90 | 0.24 | 10245 |
| 14.00 | 0.25 | 10768 |
| 14.10 | 0.26 | 11317 |
| 14.20 | 0.27 | 11888 |
| 14.30 | 0.29 | 12480 |
| 14.40 | 0.30 | 13098 |
| 14.50 | 0.32 | 13743 |
| 14.60 | 0.33 | 14405 |
| 14.70 | 0.35 | 15098 |
| 14.80 | 0.36 | 15812 |
| 14.90 | 0.38 | 16557 |
| 15.00 | 0.40 | 17324 |
| 15.10 | 0.42 | 18125 |
| 15.20 | 0.44 | 18949 |
| 15.30 | 0.45 | 19807 |
| 15.40 | 0.48 | 20691 |
| 15.50 | 0.50 | 21601 |
| 15.60 | 0.52 | 22547 |
| 15.70 | 0.54 | 23518 |
| 15.80 | 0.56 | 24524 |
| 15.90 | 0.59 | 25557 |
| 16.00 | 0.61 | 26624 |
| 16.10 | 0.64 | 27739 |
| 16.20 | 0.66 | 28893 |
| 16.30 | 0.69 | 30083 |

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 16.40 | 0.72 | 31307 |
| 16.50 | 0.75 | 32565 |
| 16.60 | 0.78 | 33846 |
| 16.70 | 0.81 | 35131 |
| 16.80 | 0.84 | 36412 |
| 16.90 | 0.87 | 37697 |
| 17.00 | 0.90 | 38986 |
| 17.10 | 0.92 | 40271 |
| 17.20 | 0.95 | 41556 |
| 17.30 | 0.98 | 42846 |
| 17.40 | 1.01 | 44131 |
| 17.50 | 1.04 | 45420 |
| 17.60 | 1.07 | 46709 |
| 17.70 | 1.10 | 47999 |
| 17.80 | 1.13 | 49284 |
| 17.90 | 1.16 | 50573 |
| 18.00 | 1.19 | 51863 |

Comment:

| Drop Structure Link: CS-01 | | Upstream Pipe | | Downstream Pipe | |
|---|---|---|---|---|---|
| Scenario: | Scenario1 | Invert: | 14.30 ft | Invert: | 14.30 ft |
| From Node: | TOTAL POND STORAGE | Manning's N: | 0.0120 | Manning's N: | 0.0120 |
| | | Geometry: Circular | | Geometry: Circular | |
| To Node: | COUNTY CANAL A | Max Depth: | 2.00 ft | Max Depth: | 2.00 ft |
| Link Count: | 1 | Bottom Clip | | | |
| Flow Direction: | Positive | Default: | 0.00 ft | Default: | 0.00 ft |
| Solution: | Combine | Op Table: | | Op Table: | |
| Increments: | 0 | Ref Node: | | Ref Node: | |
| Pipe Count: | 1 | Manning's N: | 0.0000 | Manning's N: | 0.0000 |
| Damping: | 0.0000 ft | Top Clip | | | |
| Length: | 20.00 ft | Default: | 0.00 ft | Default: | 0.00 ft |
| FHWA Code: | 1 | Op Table: | | Op Table: | |
| Entr Loss Coef: | 0.00 | Ref Node: | | Ref Node: | |
| Exit Loss Coef: | 0.00 | Manning's N: | 0.0000 | Manning's N: | 0.0000 |
| Bend Loss Coef: | 0.00 | | | | |
| Bend Location: | 0.00 dec | | | | |
| Energy Switch: | Energy | | | | |

Pipe Comment:

| Weir Component | | Bottom Clip | |
|---|---|---|---|
| Weir: | 1 | Default: | 0.00 ft |
| Weir Count: | 1 | Op Table: | |
| Weir Flow Direction: | Both | Ref Node: | |
| Damping: | 0.0000 ft | Top Clip | |
| Weir Type: | Horizontal | | |

| | |
|---|---|
| Geometry Type: | Rectangular |
| Invert: | 16.30 ft |
| Control Elevation: | 16.30 ft |
| Max Depth: | 4.08 ft |
| Max Width: | 3.08 ft |
| Fillet: | 0.00 ft |

| | |
|---|---|
| Default: | 0.00 ft |
| Op Table: | |
| Ref Node: | |

**Discharge Coefficients**

| | |
|---|---|
| Weir Default: | 3.200 |
| Weir Table: | |
| Orifice Default: | 0.600 |
| Orifice Table: | |

Weir Comment: FDOT TYPE D CONTROL STRUCTURE 4'-1" x 3'-1"

Drop Structure Comment:

**Pipe Link: ONSITE TO PONDS**

| | |
|---|---|
| Scenario: | Scenario1 |
| From Node: | ONSITE |
| To Node: | TOTAL POND STORAGE |
| Link Count: | 7 |
| Flow Direction: | Both |
| Damping: | 0.0000 ft |
| Length: | 22.00 ft |
| FHWA Code: | 1 |
| Entr Loss Coef: | 0.70 |
| Exit Loss Coef: | 0.70 |
| Bend Loss Coef: | 0.00 |
| Bend Location: | 0.00 dec |
| Energy Switch: | Energy |

| Upstream | | Downstream | |
|---|---|---|---|
| Invert: | 16.00 ft | Invert: | 13.00 ft |
| Manning's N: | 0.0120 | Manning's N: | 0.0120 |
| Geometry: Rectangular | | Geometry: Rectangular | |
| Max Depth: | 1.00 ft | Max Depth: | 1.00 ft |
| Max Width: | 3.00 ft | Max Width: | 3.00 ft |
| Fillet: | 0.00 ft | Fillet: | 0.00 ft |
| Bottom Clip | | | |
| Default: | 0.00 ft | Default: | 0.00 ft |
| Op Table: | | Op Table: | |
| Ref Node: | | Ref Node: | |
| Manning's N: | 0.0000 | Manning's N: | 0.0000 |
| Top Clip | | | |
| Default: | 0.00 ft | Default: | 0.00 ft |
| Op Table: | | Op Table: | |
| Ref Node: | | Ref Node: | |
| Manning's N: | 0.0000 | Manning's N: | 0.0000 |

Comment: 7 FLUMES FROM ONSITE TO PONDS

**Simulation: 100YR-72HR**

| | |
|---|---|
| Scenario: | Scenario1 |
| Run Date/Time: | 11/21/2022 5:11:14 PM |
| Program Version: | ICPR4 4.07.04 |

**General**

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 96.0000 |

| Hydrology [sec] | Surface Hydraulics | Groundwater [sec] |
|---|---|---|

| | [sec] | | |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

## Output Time Increments

### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

### Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | ET for Manual Basins: | False |
| Over-Relax Weight Fact: | 0.5 dec | | |
| dZ Tolerance: | 0.0010 ft | Smp/Man Basin Rain Opt: | Global |
| Max dZ: | 1.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~SFWMD-72 |

| | | | |
|---|---|---|---|
| | | Rainfall Amount: | 12.23 in |
| Edge Length Option: | Automatic | Storm Duration: | 72.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

## Simulation: 10YR-24HR

Scenario: Scenario1
Run Date/Time: 1/4/2023 6:53:46 PM
Program Version: ICPR4 4.07.04

### General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 72.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] | Groundwater [sec] |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

### Output Time Increments

#### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

#### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

| | |
|---|---|
| Rainfall Folder: | |
| Reference ET Folder: | |
| Unit Hydrograph Folder: | |

### Lookup Tables

| | |
|---|---|
| Boundary Stage Set: | |
| Extern Hydrograph Set: | |
| Curve Number Set: | |
| Green-Ampt Set: | |
| Vertical Layers Set: | |
| Impervious Set: | |
| Roughness Set: | |
| Crop Coef Set: | |
| Fillable Porosity Set: | |
| Conductivity Set: | |
| Leakage Set: | |

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | ET for Manual Basins: | False |
| Over-Relax Weight Fact: | 0.5 dec | | |
| dZ Tolerance: | 0.0010 ft | Smp/Man Basin Rain Opt: | Global |
| Max dZ: | 1.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~FLMOD |
| | | Rainfall Amount: | 7.04 in |
| Edge Length Option: | Automatic | Storm Duration: | 24.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

## Simulation: 10YR-72HR

| | |
|---|---|
| Scenario: | Scenario1 |
| Run Date/Time: | 1/4/2023 6:54:03 PM |
| Program Version: | ICPR4 4.07.04 |

## General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 96.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] | Groundwater [sec] |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

## Output Time Increments

### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

### Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

## Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global

| | | | |
|---|---|---|---|
| Max dZ: | 1.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~SFWMD-72 |
| | | Rainfall Amount: | 8.50 in |
| Edge Length Option: | Automatic | Storm Duration: | 72.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

## Simulation: 25YR-72HR

Scenario: Scenario1
Run Date/Time: 1/4/2023 6:54:27 PM
Program Version: ICPR4 4.07.04

### General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 96.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] | Groundwater [sec] |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

### Output Time Increments

#### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

#### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

### Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | ET for Manual Basins: | False |
| Over-Relax Weight Fact: | 0.5 dec | | |
| dZ Tolerance: | 0.0010 ft | Smp/Man Basin Rain Opt: | Global |
| Max dZ: | 1.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~SFWMD-72 |
| | | Rainfall Amount: | 9.50 in |
| Edge Length Option: | Automatic | Storm Duration: | 72.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

Simple Basin Runoff Summary [Scenario1]

| Basin Name | Sim Name | Max Flow [cfs] | Time to Max Flow [hrs] | Total Rainfall [in] | Total Runoff [in] | Area [ac] | Equivalent Curve Number | % Imperv | % DCIA |
|---|---|---|---|---|---|---|---|---|---|
| COUNTY CANAL A | 10YR-24HR | 0.19 | 12.0500 | 7.04 | 5.17 | 0.0523 | 84.0 | 0.00 | 0.00 |
| ONSITE | 10YR-24HR | 4.82 | 12.0167 | 7.04 | 6.02 | 0.9770 | 91.3 | 0.00 | 0.00 |
| TOTAL PONDS BASIN | 10YR-24HR | 0.91 | 12.0500 | 7.04 | 5.17 | 0.2530 | 84.0 | 0.00 | 0.00 |
| COUNTY CANAL A | 10YR-72HR | 0.18 | 60.0167 | 8.50 | 6.57 | 0.0523 | 84.0 | 0.00 | 0.00 |
| ONSITE | 10YR-72HR | 4.08 | 59.9667 | 8.50 | 7.47 | 0.9770 | 91.3 | 0.00 | 0.00 |
| TOTAL PONDS BASIN | 10YR-72HR | 0.88 | 60.0167 | 8.50 | 6.57 | 0.2530 | 84.0 | 0.00 | 0.00 |
| COUNTY CANAL A | 25YR-72HR | 0.21 | 60.0167 | 9.50 | 7.53 | 0.0523 | 84.0 | 0.00 | 0.00 |
| ONSITE | 25YR-72HR | 4.58 | 59.9667 | 9.50 | 8.46 | 0.9770 | 91.3 | 0.00 | 0.00 |
| TOTAL PONDS BASIN | 25YR-72HR | 1.00 | 60.0167 | 9.50 | 7.53 | 0.2530 | 84.0 | 0.00 | 0.00 |

Node Max Conditions [Scenario1]

| Node Name | Sim Name | Warning Stage [ft] | Max Stage [ft] | Min/Max Delta Stage [ft] | Max Total Inflow [cfs] | Max Total Outflow [cfs] | Max Surface Area [ft2] |
|---|---|---|---|---|---|---|---|
| COUNTY CANAL A | 10YR-24HR | 17.00 | 14.30 | 0.0000 | 0.19 | 0.00 | 0 |
| ONSITE | 10YR-24HR | 17.50 | 16.11 | -0.0002 | 4.82 | 4.76 | 5755 |
| TOTAL POND STORAGE | 10YR-24HR | 16.50 | 15.83 | 0.0010 | 5.67 | 0.00 | 10731 |
| COUNTY CANAL A | 10YR-72HR | 17.00 | 14.30 | 0.0000 | 0.18 | 0.00 | 0 |
| ONSITE | 10YR-72HR | 17.50 | 16.28 | 0.0005 | 4.08 | 4.32 | 6526 |
| TOTAL POND STORAGE | 10YR-72HR | 16.50 | 16.28 | 0.0010 | 5.19 | 0.00 | 11996 |
| COUNTY CANAL A | 25YR-72HR | 17.00 | 14.30 | 0.0000 | 0.21 | 0.00 | 0 |
| ONSITE | 25YR-72HR | 17.50 | 16.32 | 0.0010 | 4.58 | 4.57 | 7441 |
| TOTAL POND STORAGE | 25YR-72HR | 16.50 | 16.32 | 0.0010 | 5.57 | 0.16 | 12149 |

Link Min/Max Conditions [Scenario1]

| Link Name | Sim Name | Max Flow [cfs] | Min Flow [cfs] | Min/Max Delta Flow [cfs] | Max Us Velocity [fps] | Max Ds Velocity [fps] | Max Avg Velocity [fps] |
|---|---|---|---|---|---|---|---|
| CS-01 - Pipe | 10YR-24HR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| CS-01 - Weir: 1 | 10YR-24HR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| ONSITE TO PONDS | 10YR-24HR | 4.76 | 0.00 | 0.35 | 2.12 | 0.86 | 1.44 |
| CS-01 - Pipe | 10YR-72HR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| CS-01 - Weir: 1 | 10YR-72HR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| ONSITE TO PONDS | 10YR-72HR | 4.32 | -0.01 | -0.40 | 2.05 | 0.21 | 1.13 |
| CS-01 - Pipe | 25YR-72HR | 0.15 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| CS-01 - Weir: 1 | 25YR-72HR | 0.16 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| ONSITE TO PONDS | 25YR-72HR | 4.57 | 0.00 | -0.36 | 2.12 | 0.22 | 1.17 |

# APPENDIX I
# Post Development ICPR Results
# 100YR-72HR – No Discharge

## Simple Basin: COUNTY CANAL A

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | COUNTY CANAL A |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.0523 ac |
| Curve Number: | 84.0 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: ONSITE

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | ONSITE |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 99999.00 cfs |
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH484 |
| Peaking Factor: | 484.0 |
| Area: | 0.9770 ac |
| Curve Number: | 91.3 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Simple Basin: TOTAL PONDS BASIN

| | |
|---|---|
| Scenario: | Scenario1 |
| Node: | TOTAL POND STORAGE |
| Hydrograph Method: | NRCS Unit Hydrograph |
| Infiltration Method: | Curve Number |
| Time of Concentration: | 10.0000 min |
| Max Allowable Q: | 99999999.00 cfs |

| | |
|---|---|
| Time Shift: | 0.0000 hr |
| Unit Hydrograph: | UH256 |
| Peaking Factor: | 256.0 |
| Area: | 0.2530 ac |
| Curve Number: | 84.0 |
| % Impervious: | 0.00 |
| % DCIA: | 0.00 |
| % Direct: | 0.00 |
| Rainfall Name: | |

Comment:

## Node: COUNTY CANAL A

| | |
|---|---|
| Scenario: | Scenario1 |
| Type: | Time/Stage |
| Base Flow: | 0.00 cfs |
| Initial Stage: | 14.30 ft |
| Warning Stage: | 17.00 ft |
| Boundary Stage: | |

| Year | Month | Day | Hour | Stage [ft] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 14.30 |
| 0 | 0 | 0 | 999.0000 | 14.30 |

Comment:

## Node: ONSITE

| | |
|---|---|
| Scenario: | Scenario1 |
| Type: | Stage/Volume |
| Base Flow: | 0.00 cfs |
| Initial Stage: | 16.00 ft |
| Warning Stage: | 17.50 ft |

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 16.00 | 0.00 | 0 |
| 16.10 | 0.01 | 488 |
| 16.20 | 0.02 | 893 |
| 16.30 | 0.03 | 1477 |
| 16.40 | 0.05 | 2256 |
| 16.50 | 0.08 | 3284 |
| 16.60 | 0.11 | 4622 |
| 16.70 | 0.14 | 6299 |
| 16.80 | 0.19 | 8337 |
| 16.90 | 0.25 | 10755 |
| 17.00 | 0.31 | 13477 |

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 17.10 | 0.38 | 16466 |
| 17.20 | 0.45 | 19715 |
| 17.30 | 0.53 | 23239 |
| 17.40 | 0.62 | 27012 |
| 17.50 | 0.71 | 30949 |
| 17.60 | 0.80 | 34961 |
| 17.70 | 0.90 | 39038 |
| 17.80 | 0.99 | 43172 |
| 17.90 | 1.09 | 47363 |
| 18.00 | 1.19 | 51623 |

Comment:

## Node: TOTAL POND STORAGE

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.00 ft
Warning Stage: 16.50 ft

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 9.00 | 0.00 | 0 |
| 9.10 | 0.00 | 44 |
| 9.20 | 0.00 | 96 |
| 9.30 | 0.00 | 148 |
| 9.40 | 0.00 | 205 |
| 9.50 | 0.01 | 270 |
| 9.60 | 0.01 | 335 |
| 9.70 | 0.01 | 409 |
| 9.80 | 0.01 | 488 |
| 9.90 | 0.01 | 566 |
| 10.00 | 0.02 | 653 |
| 10.10 | 0.02 | 749 |
| 10.20 | 0.02 | 845 |
| 10.30 | 0.02 | 950 |
| 10.40 | 0.02 | 1063 |
| 10.50 | 0.03 | 1176 |
| 10.60 | 0.03 | 1298 |
| 10.70 | 0.03 | 1429 |
| 10.80 | 0.04 | 1564 |
| 10.90 | 0.04 | 1703 |
| 11.00 | 0.04 | 1851 |
| 11.10 | 0.05 | 2008 |
| 11.20 | 0.05 | 2169 |
| 11.30 | 0.05 | 2339 |
| 11.40 | 0.06 | 2513 |

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 11.50 | 0.06 | 2696 |
| 11.60 | 0.07 | 2888 |
| 11.70 | 0.07 | 3088 |
| 11.80 | 0.08 | 3297 |
| 11.90 | 0.08 | 3511 |
| 12.00 | 0.09 | 3733 |
| 12.10 | 0.09 | 3964 |
| 12.20 | 0.10 | 4204 |
| 12.30 | 0.10 | 4452 |
| 12.40 | 0.11 | 4709 |
| 12.50 | 0.11 | 4975 |
| 12.60 | 0.12 | 5253 |
| 12.70 | 0.13 | 5536 |
| 12.80 | 0.13 | 5828 |
| 12.90 | 0.14 | 6129 |
| 13.00 | 0.15 | 6443 |
| 13.10 | 0.16 | 6791 |
| 13.20 | 0.16 | 7157 |
| 13.30 | 0.17 | 7540 |
| 13.40 | 0.18 | 7945 |
| 13.50 | 0.19 | 8368 |
| 13.60 | 0.20 | 8808 |
| 13.70 | 0.21 | 9265 |
| 13.80 | 0.22 | 9749 |
| 13.90 | 0.24 | 10245 |
| 14.00 | 0.25 | 10768 |
| 14.10 | 0.26 | 11317 |
| 14.20 | 0.27 | 11888 |
| 14.30 | 0.29 | 12480 |
| 14.40 | 0.30 | 13098 |
| 14.50 | 0.32 | 13743 |
| 14.60 | 0.33 | 14405 |
| 14.70 | 0.35 | 15098 |
| 14.80 | 0.36 | 15812 |
| 14.90 | 0.38 | 16557 |
| 15.00 | 0.40 | 17324 |
| 15.10 | 0.42 | 18125 |
| 15.20 | 0.44 | 18949 |
| 15.30 | 0.45 | 19807 |
| 15.40 | 0.48 | 20691 |
| 15.50 | 0.50 | 21601 |
| 15.60 | 0.52 | 22547 |
| 15.70 | 0.54 | 23518 |
| 15.80 | 0.56 | 24524 |
| 15.90 | 0.59 | 25557 |
| 16.00 | 0.61 | 26624 |
| 16.10 | 0.64 | 27739 |
| 16.20 | 0.66 | 28893 |
| 16.30 | 0.69 | 30083 |

| Stage [ft] | Volume [ac-ft] | Volume [ft3] |
|---|---|---|
| 16.40 | 0.72 | 31307 |
| 16.50 | 0.75 | 32565 |
| 16.60 | 0.78 | 33846 |
| 16.70 | 0.81 | 35131 |
| 16.80 | 0.84 | 36412 |
| 16.90 | 0.87 | 37697 |
| 17.00 | 0.90 | 38986 |
| 17.10 | 0.92 | 40271 |
| 17.20 | 0.95 | 41556 |
| 17.30 | 0.98 | 42846 |
| 17.40 | 1.01 | 44131 |
| 17.50 | 1.04 | 45420 |
| 17.60 | 1.07 | 46709 |
| 17.70 | 1.10 | 47999 |
| 17.80 | 1.13 | 49284 |
| 17.90 | 1.16 | 50573 |
| 18.00 | 1.19 | 51863 |

Comment:

| Drop Structure Link: CS-01 | | Upstream Pipe | | Downstream Pipe | |
|---|---|---|---|---|---|
| Scenario: | Scenario1 | Invert: | 14.30 ft | Invert: | 14.30 ft |
| From Node: | TOTAL POND STORAGE | Manning's N: | 0.0120 | Manning's N: | 0.0120 |
| | | Geometry: Circular | | Geometry: Circular | |
| To Node: | COUNTY CANAL A | Max Depth: | 2.00 ft | Max Depth: | 2.00 ft |
| Link Count: | 1 | Bottom Clip | | | |
| Flow Direction: | None | Default: | 0.00 ft | Default: | 0.00 ft |
| Solution: | Combine | Op Table: | | Op Table: | |
| Increments: | 0 | Ref Node: | | Ref Node: | |
| Pipe Count: | 1 | Manning's N: | 0.0000 | Manning's N: | 0.0000 |
| Damping: | 0.0000 ft | Top Clip | | | |
| Length: | 20.00 ft | Default: | 0.00 ft | Default: | 0.00 ft |
| FHWA Code: | 1 | Op Table: | | Op Table: | |
| Entr Loss Coef: | 0.00 | Ref Node: | | Ref Node: | |
| Exit Loss Coef: | 0.00 | Manning's N: | 0.0000 | Manning's N: | 0.0000 |
| Bend Loss Coef: | 0.00 | | | | |
| Bend Location: | 0.00 dec | | | | |
| Energy Switch: | Energy | | | | |

Pipe Comment:

| Weir Component | | Bottom Clip | |
|---|---|---|---|
| Weir: | 1 | Default: | 0.00 ft |
| Weir Count: | 1 | Op Table: | |
| Weir Flow Direction: | None | Ref Node: | |
| Damping: | 0.0000 ft | Top Clip | |
| Weir Type: | Horizontal | | |

| | |
|---|---|
| Geometry Type: | Rectangular |
| Invert: | 16.30 ft |
| Control Elevation: | 16.30 ft |
| Max Depth: | 4.08 ft |
| Max Width: | 3.08 ft |
| Fillet: | 0.00 ft |

| | |
|---|---|
| Default: | 0.00 ft |
| Op Table: | |
| Ref Node: | |

**Discharge Coefficients**

| | |
|---|---|
| Weir Default: | 3.200 |
| Weir Table: | |
| Orifice Default: | 0.600 |
| Orifice Table: | |

Weir Comment: FDOT TYPE D CONTROL STRUCTURE 4'-1" x 3'-1"

Drop Structure Comment:

**Pipe Link: ONSITE TO PONDS**

| | |
|---|---|
| Scenario: | Scenario1 |
| From Node: | ONSITE |
| To Node: | TOTAL POND STORAGE |
| Link Count: | 7 |
| Flow Direction: | Both |
| Damping: | 0.0000 ft |
| Length: | 22.00 ft |
| FHWA Code: | 1 |
| Entr Loss Coef: | 0.70 |
| Exit Loss Coef: | 0.70 |
| Bend Loss Coef: | 0.00 |
| Bend Location: | 0.00 dec |
| Energy Switch: | Energy |

| Upstream | | Downstream | |
|---|---|---|---|
| Invert: | 16.00 ft | Invert: | 13.00 ft |
| Manning's N: | 0.0120 | Manning's N: | 0.0120 |
| Geometry: Rectangular | | Geometry: Rectangular | |
| Max Depth: | 1.00 ft | Max Depth: | 1.00 ft |
| Max Width: | 3.00 ft | Max Width: | 3.00 ft |
| Fillet: | 0.00 ft | Fillet: | 0.00 ft |
| Bottom Clip | | | |
| Default: | 0.00 ft | Default: | 0.00 ft |
| Op Table: | | Op Table: | |
| Ref Node: | | Ref Node: | |
| Manning's N: | 0.0000 | Manning's N: | 0.0000 |
| Top Clip | | | |
| Default: | 0.00 ft | Default: | 0.00 ft |
| Op Table: | | Op Table: | |
| Ref Node: | | Ref Node: | |
| Manning's N: | 0.0000 | Manning's N: | 0.0000 |

Comment: 7 FLUMES FROM ONSITE TO PONDS

**Simulation: 100YR-72HR**

| | |
|---|---|
| Scenario: | Scenario1 |
| Run Date/Time: | 1/4/2023 6:59:10 PM |
| Program Version: | ICPR4 4.07.04 |

**General**

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 96.0000 |

| Hydrology [sec] | Surface Hydraulics | Groundwater [sec] |
|---|---|---|

| | [sec] | | |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

## Output Time Increments

### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

### Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | ET for Manual Basins: | False |
| Over-Relax Weight Fact: | 0.5 dec | | |
| dZ Tolerance: | 0.0010 ft | Smp/Man Basin Rain Opt: | Global |
| Max dZ: | 1.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~SFWMD-72 |

| | | | |
|---|---|---|---|
| | | Rainfall Amount: | 12.23 in |
| Edge Length Option: | Automatic | Storm Duration: | 72.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

## Simulation: 10YR-24HR

Scenario: Scenario1
Run Date/Time: 1/4/2023 6:53:46 PM
Program Version: ICPR4 4.07.04

### General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 72.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] | Groundwater [sec] |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

### Output Time Increments

#### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

#### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

| | |
|---|---|
| Rainfall Folder: | |
| Reference ET Folder: | |
| Unit Hydrograph Folder: | |

### Lookup Tables

| | |
|---|---|
| Boundary Stage Set: | |
| Extern Hydrograph Set: | |
| Curve Number Set: | |
| Green-Ampt Set: | |
| Vertical Layers Set: | |
| Impervious Set: | |
| Roughness Set: | |
| Crop Coef Set: | |
| Fillable Porosity Set: | |
| Conductivity Set: | |
| Leakage Set: | |

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | ET for Manual Basins: | False |
| Over-Relax Weight Fact: | 0.5 dec | | |
| dZ Tolerance: | 0.0010 ft | Smp/Man Basin Rain Opt: | Global |
| Max dZ: | 1.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~FLMOD |
| | | Rainfall Amount: | 7.04 in |
| Edge Length Option: | Automatic | Storm Duration: | 24.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

## Simulation: 10YR-72HR

| | |
|---|---|
| Scenario: | Scenario1 |
| Run Date/Time: | 1/4/2023 6:54:03 PM |
| Program Version: | ICPR4 4.07.04 |

## General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 96.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] | Groundwater [sec] |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

## Output Time Increments

### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

### Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

## Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global

| | | | |
|---|---|---|---|
| Max dZ: | 1.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~SFWMD-72 |
| | | Rainfall Amount: | 8.50 in |
| Edge Length Option: | Automatic | Storm Duration: | 72.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

## Simulation: 25YR-72HR

Scenario: Scenario1
Run Date/Time: 1/4/2023 6:54:27 PM
Program Version: ICPR4 4.07.04

### General

Run Mode: Normal

| | Year | Month | Day | Hour [hr] |
|---|---|---|---|---|
| Start Time: | 0 | 0 | 0 | 0.0000 |
| End Time: | 0 | 0 | 0 | 96.0000 |

| | Hydrology [sec] | Surface Hydraulics [sec] | Groundwater [sec] |
|---|---|---|---|
| Min Calculation Time: | 60.0000 | 0.1000 | 900.0000 |
| Max Calculation Time: | | 30.0000 | |

### Output Time Increments

#### Hydrology

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Surface Hydraulics

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 15.0000 |

#### Groundwater

| Year | Month | Day | Hour [hr] | Time Increment [min] |
|---|---|---|---|---|
| 0 | 0 | 0 | 0.0000 | 60.0000 |

#### Restart File

Save Restart: False

## Resources & Lookup Tables

### Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

### Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

## Tolerances & Options

| | | | |
|---|---|---|---|
| Time Marching: | SAOR | IA Recovery Time: | 24.0000 hr |
| Max Iterations: | 6 | ET for Manual Basins: | False |
| Over-Relax Weight Fact: | 0.5 dec | | |
| dZ Tolerance: | 0.0010 ft | Smp/Man Basin Rain Opt: | Global |
| Max dZ: | 1.0000 ft | OF Region Rain Opt: | Global |
| Link Optimizer Tol: | 0.0001 ft | Rainfall Name: | ~SFWMD-72 |
| | | Rainfall Amount: | 9.50 in |
| Edge Length Option: | Automatic | Storm Duration: | 72.0000 hr |
| Dflt Damping (2D): | 0.0050 ft | Dflt Damping (1D): | 0.0050 ft |
| Min Node Srf Area (2D): | 100 ft2 | Min Node Srf Area (1D): | 100 ft2 |
| Energy Switch (2D): | Energy | Energy Switch (1D): | Energy |

Comment:

Simple Basin Runoff Summary [Scenario1]

| Basin Name | Sim Name | Max Flow [cfs] | Time to Max Flow [hrs] | Total Rainfall [in] | Total Runoff [in] | Area [ac] | Equivalent Curve Number | % Imperv | % DCIA |
|---|---|---|---|---|---|---|---|---|---|
| COUNTY CANAL A | 100YR-72 HR | 0.27 | 60.0167 | 12.23 | 10.20 | 0.0523 | 84.0 | 0.00 | 0.00 |
| ONSITE | 100YR-72 HR | 5.94 | 59.9667 | 12.23 | 11.18 | 0.9770 | 91.3 | 0.00 | 0.00 |
| TOTAL PONDS BASIN | 100YR-72 HR | 1.31 | 60.0167 | 12.23 | 10.20 | 0.2530 | 84.0 | 0.00 | 0.00 |

Node Max Conditions [Scenario1]

| Node Name | Sim Name | Warning Stage [ft] | Max Stage [ft] | Min/Max Delta Stage [ft] | Max Total Inflow [cfs] | Max Total Outflow [cfs] | Max Surface Area [ft2] |
|---|---|---|---|---|---|---|---|
| COUNTY CANAL A | 100YR-72HR | 17.00 | 14.30 | 0.0000 | 0.27 | 0.00 | 0 |
| ONSITE | 100YR-72HR | 17.50 | 16.88 | 0.0010 | 5.94 | 5.92 | 24946 |
| TOTAL POND STORAGE | 100YR-72HR | 16.50 | 16.88 | 0.0010 | 7.18 | 0.01 | 12867 |

Link Min/Max Conditions [Scenario1]

| Link Name | Sim Name | Max Flow [cfs] | Min Flow [cfs] | Min/Max Delta Flow [cfs] | Max Us Velocity [fps] | Max Ds Velocity [fps] | Max Avg Velocity [fps] |
|---|---|---|---|---|---|---|---|
| CS-01 - Pipe | 100YR-72HR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| CS-01 - Weir: 1 | 100YR-72HR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| ONSITE TO PONDS | 100YR-72HR | 5.92 | -0.01 | 0.35 | 2.12 | 0.28 | 1.18 |

UNIVERSAL
ENGINEERING SCIENCES

# GEOTECHNICAL EXPLORATION

7 BREW
OKEECHOBEE RD & ROLYAT ST
FORT PIERCE, FLORIDA

UES PROJECT NO. 0730.2200169.0000

**PREPARED FOR:**

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**September 26, 2022**

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821 Atlanta Street
Roswell, GA 30075

**Subject: Report of Geotechnical Exploration**
**7 Brew**
**Okeechobee Rd & Rolyat St, Fort Pierce, Florida**
**UES Project No. 0730.2200169.0000**

Dear Mr. Middlebrooks:

Universal Engineering Sciences (UES) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with our Geotechnical Engineering Proposal No. 1969217 dated July 26 ,2022 planned in conjunction with and authorized by you.

## EXECUTIVE SUMMARY

The purpose of our subsurface exploration was to classify the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration and our engineering interpretations of these with respect to the project characteristics described to us, including providing recommendations for foundation design, pavement design, site preparation, and earthwork construction.

Per our recent telephone discussions and email correspondence with you and your representative Zach Middlebrooks, UES understands that you are looking to develop 7 Brew Coffee and subsequent drive lanes at the existing property located at Okeechobee Rd & Rolyat St in Fort Pierce, Florida. We have been provided a site plan prepared by Kimley Horn date by 06/15/2022, which details the building footprint, the pavement area, and retention basin subsoils.

Additional details and specific structural loads were not provided to UES. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 3 kips per linear foot and a maximum column load of 50 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

Three (3) Standard Penetration Test (SPT) borings (B-1 through B-3), advanced to an approximate depth of 20 feet below existing ground surface, were performed within the building footprint. Three (3) hand auger borings with hand cone penetrometer (HCP) testing (AB-1 through AB-3) advanced to an approximate depth of 10 feet below ground surface within the pavement areas. Additionally, three (3) Shelby tube samples (ST-1 through ST-3) were tested for their horizontal and vertical permeability were performed within the retention basin.

The subsurface soil conditions encountered at the boring locations generally consisted of very loose to medium dense fine sand (SP), fine sand with silt (SP-SM), and clayey sand (SC) to termination depths.

Considering the results of our field exploration program, the subsurface soil conditions revealed by the borings are generally favorable for support of the proposed storage structures on shallow foundations. A maximum allowable soil bearing pressure of 2,500 psf may be used for foundation design.

The subgrade soils should be improved (densified) with compaction from the stripped grade prior to constructing the building pads. **Before placing fill required to achieve final grade, the upper 2 feet of soil below stripped grade should be compacted to a minimum of 95 percent maximum dry density as determined by the modified Proctor test (ASTM D 1557).** Fill (including stem wall backfill) should be placed in 12-inch-thick lifts and compacted to achieve a minimum 95 percent modified Proctor maximum dry density. After completing the footing excavations, the bearing subgrade to a depth of 2 feet should be compacted to not less than 95 percent modified Proctor maximum dry density.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
**Universal Engineering Sciences**
Florida Registry No. 4930

This item has been digitally signed and sealed by Allan G. Abubakar, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Allan G. Abubakar, P.E.
Sr. Project Engineer
Florida Registration No. 69952

Camila Ribeiro
Project Engineer

Distribution: Zach Middlebrooks - Metro Group Development 1 pdf

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# 1.0 INTRODUCTION

## 1.1 Scope of Services

The objective of our geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the subsurface soil conditions encountered during our field exploration.

2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.

3. Evaluate the existing soil conditions found during our exploration with respect to foundation support for the proposed storage structures.

4. Provide recommendations with respect to foundation support of the proposed structures, including foundation type, maximum allowable soil bearing capacity, and bearing elevations.

5. Provide recommended pavement sections using assumed design criteria and parameters, including guidelines for preparing pavement subgrades.

6. Provide soil parameters for the design.

7. Provide site preparation criteria for the proposed construction.

8. Provide results and design parameters for stormwater management testing conducted.

## 1.2 Project Description

Per our recent telephone discussions and email correspondence with you and your representative Zach Middlebrooks, UES understands that you are looking to develop 7 Brew Coffee and subsequent drive lanes at the existing property located at Okeechobee Rd & Rolyat St in Fort Pierce, Florida. We have been provided a site plan prepared by Kimley Horn date by 06/15/2022, which details the building footprint, the pavement area, and retention basin subsoils.

Additional details and specific structural loads were not provided to UES. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 3 kips per linear foot and a maximum column load of 50 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

## 2.0 OBSERVATIONS

### 2.1 Site Description

The project site is located at Okeechobee Rd & Rolyat St in Fort Pierce, Florida as illustrated on the Site Vicinity Map in Appendix A. At the time of our field exploration, the property was bordered by Kerr St to the east, Rolyat St to the west, Okeechobee Rd to the south, and residential property to its north.

### 2.2 Field Exploration

Three (3) Standard Penetration Test (SPT) borings (B-1 through B-3), advanced to an approximate depth of 20 feet below existing ground surface, were performed within the building footprint. Three (3) hand auger borings with hand cone penetrometer (HCP) testing (AB-1 through AB-3) advanced to an approximate depth of 10 feet below ground surface within the pavement areas. Additionally, three (3) Shelby tube samples (ST-1 through ST-3) were tested for their horizontal and vertical permeability were performed within the retention basin. The locations of the borings are illustrated on the Test Location Plan in Appendix B.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, “Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils.” The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third 6-inch increment, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.

The auger borings were performed in substantial accordance with ASTM D 1452, “Standard Practice for Soil Exploration and Sampling by Auger Borings.” Hand Cone Penetrometer (HCP) tests were conducted at one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

Site specific survey staking of the borings was not provided for our field exploration. The indicated depth and location of each boring were approximated based upon existing grade, the provided Conceptual Site Plan, and estimated distances and relationships to existing landmarks at the site.

### 2.3 Visual Classification

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2488). After reviewing the soil samples, no laboratory testing was deemed necessary. The samples will be retained in our laboratory for 30 days and then discarded unless we are notified otherwise in writing.

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES will be pleased to perform these services for an additional fee, if required.

## 2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of Nettles and Oldsmar sands (25). **These are sandy and sandy loam soils and organic soils are not indicated.** Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions, the standard penetration test (SPT) N-values, and the hand cone penetrometer (HCP) values logged during the drilling and sampling activities. Note that the soil boring data reflect information from the specific test locations only and the soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix F - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered at the boring locations generally consisted of very loose to medium dense fine sand (SP), fine sand with silt (SP-SM), and clayey sand (SC) to termination depths.

## 2.5 Hydrogeological Conditions

On the dates of our field exploration (September 15, 2022), groundwater was encountered in the SPT and auger borings ranging from depths of 6.0 feet to 7.0 feet below ground surface. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

Falling head permeability tests were performed on the Shelby tube samples to obtain horizontal ($k_h$) and vertical ($k_v$) permeability values of the soils. The permeability test results are summarized in the following Table 2.5.1.

**Table 2.5.1 – Permeability Test Results**

| Test Location | Sample Depth (feet) | Sample Description | Coefficient of Permeability, k (ft/day) | |
|---|---|---|---|---|
| | | | $k_h$ | $k_v$ |
| ST-1 | 1.5 - 2.0 | Brown fine sand (SP) | 12.2 | 7.0 |
| ST-2 | 1.5 - 2.0 | Brown fine sand (SP) | 6.5 | 6.3 |
| ST-3 | 1.5 - 2.0 | Light brown fine sand (SP) | 12.2 | 5.4 |

## 3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

### 3.1 General

Our geotechnical engineering evaluation of the site and subsurface conditions at the property, with respect to the planned construction, and our recommendations for site preparation, foundation support, pavement design, and earthwork construction, are based upon (1) our site observations, (2) the field data obtained, and (3) our understanding of the project information presented in this report. If the stated conditions are incorrect, or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

We note that the applicability of geotechnical recommendations is very dependent upon project characteristics, specifically (1) improvement locations, (2) grade alterations, (3) and actual applied structural loads. For that reason, UES must be provided with and review the preliminary and final site and grading plans, and structural design loads to validate all recommendations provided in this report. Without performing this review, our recommendations should not be relied upon for final design or construction of any site improvements.

### 3.2 Site Preparation

UES recommends the following compaction requirements for this project:

- Proof Roll .....95 percent of modified Proctor
- Building Pad Fill.....95 percent of modified Proctor
- Footings .....95 percent of modified Proctor

The above compaction percentages are based upon the maximum dry density as determined by the modified Proctor test (ASTM D 1557). **All density tests should be performed to a depth of 2 feet below stripped surface and bottom of footings.** Density testing should be performed using either the nuclear method (ASTM D 6938) or the sand cone method (ASTM D 1556). Hand Cone Penetrometer (HCP) tests can also be performed to evaluate compaction.

Our recommendations for preparation of the site for use of shallow foundation systems and on-grade slabs are presented below. This approach to improving and maintaining site soils has been found to be successful on projects having similar soil conditions.

1. Initial site preparation should consist of removing surface vegetation, topsoil, near surface roots, and other miscellaneous debris within and to a distance of 5 feet beyond the planned construction limits. Foundations and the below grade remains of former structures within the footprint of the new construction should also be removed. Similarly, irrigation and utility lines within the limits of the proposed construction should be removed or properly abandoned so that they will not adversely impact overlying structures.

2. Following site stripping and prior to placing fill, areas of surficial sand should be compacted (proof rolled) and tested. We recommend using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. Density tests

should be performed on the proof rolled surface at a frequency of not less than one test per 2,500 square feet, or a minimum of three (3) tests, whichever is greater.

3. Fill material may then be placed for the building pads and general site grading, as required. The fill should be inorganic (i.e., contain less than 5 percent by weight organic material) and classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GP, or GP-GM. **UES does not recommend using fill material having soil fines contents exceeding 12 percent.** Fill should be placed in lifts having a maximum thickness of 12-inches. Each lift should be compacted and tested prior to placement of the next lift. Density tests should be performed within the fill at a frequency of not less than one test per 2,500 square feet per lift in building areas, or a minimum of three (3) tests per lift, whichever is greater.

4. For foundations placed on structural fill or compacted native granular soils, the bearing subgrade should be tested for compaction and observed by an engineer or geologist or his/her representative to determine if the soil is free of organic and/or deleterious material. Density tests should be performed at a frequency of not less than one (1) density test per each column footing and one (1) test per each seventy-five (75) lineal feet of wall footing.

5. The contractor should consider the final grading contours contained on the project plans when executing backfilling and compaction operations.

### 3.3 Vibration Monitoring

Vibrations associated with the construction activities may disturb adjacent or nearby structures. We recommend that these structures be monitored by UES both before and during compaction operations. A proposal for providing vibration monitoring services during earthwork construction will be provided upon request.

### 3.4 Design of Footings

A foundation system for any structure must be designed to resist bearing capacity failures, have settlements that are tolerable, and resist the environmental forces that the foundation may be subjected to over the life of the structure. The soil bearing capacity is the soil's ability to support loads without plunging into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic.

Based on the results of the soil borings performed at the site, UES recommends the structure foundations be designed using a maximum allowable soil bearing pressure of 2,500 psf. Conventional shallow foundations and thickened-edge slab foundation systems should be embedded at least 12 inches below lowest adjacent grade. Furthermore, maintain minimum foundation widths of 18 and 48 inches for isolated strip and square footings, respectively, even if the maximum allowable soil bearing pressure is not developed in all cases.

Once site preparation has been performed in accordance with the recommendations presented in this report, the soils should readily support the proposed structures bearing upon properly designed and constructed shallow foundation systems. Footings and columns should be structurally separated from the ground floor slabs, as they will be loaded differently and at different times, unless monolithic slab foundations are designed.

### 3.5 Settlement Estimates

Post construction settlements of the structures will be influenced by several interrelated factors, including (1) subsurface soil stratification and the strength/compressibility characteristics, (2) footing size, bearing level, applied loads, and resulting bearing pressure beneath the footings, and (3) the site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the proposed construction are based on the use of the site preparation and earthwork construction methods recommended in this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlements of the proposed construction.

We expect the majority of settlement to occur in an elastic manner and fairly rapidly during construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field test data that we have correlated geotechnical strength and compressibility characteristics of the subsurface soils, we estimate that total settlements of the structures could be on the order of one (1) inch or less.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. Because of the general uniformity of the subsurface conditions and the recommended site preparation and earthwork construction methods presented in this report, we anticipate that differential settlements of the structures should be within tolerable magnitudes (0.5 inch or less).

### 3.6 Ground Floor Slabs

Ground floor slabs may be constructed upon either existing grade or fill following completion of the site preparation and fill placement procedures outlined in this report. We recommend that a modulus of subgrade reaction (k) of 150 pounds per cubic inch (pci) be considered during design. The floor slabs should be structurally separated from walls and columns to allow for differential vertical movement unless monolithic slab foundations are designed.

Excessive moisture vapor transmission through foundation slabs can result in damage to floor coverings as well as cause other deleterious affects. An appropriate moisture vapor barrier should be placed beneath the slabs to reduce moisture vapor from entering the structures through the slabs. The barriers should be installed in general accordance with applicable ASTM procedures including sealing around pipe penetrations and at the foundation edges.

### 3.7 Soil Design Parameters

The table below presents recommended soil parameters for the design based on the results of the borings per the FDOT Soils and Foundations Handbook 2022. For design purposes, we recommend that the groundwater table be assumed at the ground surface (submerged). In addition, appropriate factors of safety should be included in the final design. Note that the soil layers were grouped based on notable changes in relative density and averaged using USCS classification.

| Table 3.2.1 Soil Parameters | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Depth (feet)** | **Soil Description** | **Avg. N-Value** | **Wet Unit Weight $\gamma_t$ (pcf)** | **Sub. Unit Weight $\gamma_{sub}$ (pcf)** | **Friction Angle (deg)** | **$K_a$** | **$K_p$** | **$K_o$** | **Horiz. Subgrade Modulus k (pci)*** |
| 0 - 4 | Fine sand (SP) | 7 | 108 | 46 | 30 | 0.33 | 3.00 | 0.50 | 25 |
| 4 - 20 | Fine sand (SP) | 13 | 112 | 50 | 32 | 0.31 | 3.25 | 0.47 | 75 |

*Submerged condition

## 4.0 PAVEMENT DESIGN AND CONSTRUCTION CONSIDERATIONS

### 4.1 Pavement Design Sections

Pavement sections were designed considering assumed traffic loading and previous experience with similar projects. Flexible pavement sections in this geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade layer. Rigid pavements are constructed either directly upon prepared soil subgrades or upon a base course and stabilized subgrade for heavier loads.

Based on our experience in the area and the assumed traffic loading criteria, recommended pavement section thicknesses are provided in Table 4.1.1 below.

| Table 4.1.1 - Design Pavement Sections | | | | |
|---|---|---|---|---|
| Pavement Type | Layer | Material Description | Layer Thickness | |
| | | | Light Duty | Heavy Duty |
| **Flexible** | (A) | Asphalt Wearing Surface FDOT SP-9.5 or SP-12.5 | 1.5 | 2.5 |
| | (B) | Crushed base (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density | 6 | 8 |
| | (SSG) | Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density | 12 | 12 |
| | **STRUCTURAL NUMBER (SN)** | | **2.7** | **3.5** |
| **Rigid** | (C) | FDOT Portland Cement Concrete | NA | 8 |
| | (B) | Crushed base (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density | NA | - |
| | (CSG) | Soil subgrade compacted to 98 percent of modified Proctor maximum dry density | NA | 12 |

### 4.2 Compacted Subgrade or Embankment Fill

The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be constructed following the criteria and procedures presented in Section 4.10 of this report.

### 4.3 Stabilized Subgrade

The stabilized subgrade is the portion of the pavement section between the compacted subgrade or embankment fill and the base course. We recommend that subgrade material be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180). The stabilized subgrade material should have a minimum Limerock Bearing Ratio (LBR) value of 40. Alternatively, the pavement section can be designed using the native on-site soils and consequently, a lower LBR value. In this case, an LBR test of the native soils should be performed and incorporated into a modified pavement design. Compliance tests should be performed upon the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

### 4.4 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, we recommend the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch-thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, we recommend that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

### 4.5 Flexible (Asphalt) Pavement

Asphalt pavement should consist of either FDOT SP-9.5 or SP-12.5 asphaltic concrete. The mixes should be a current FDOT approved design for the materials used for the project. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications.

The asphalt should be compacted to meet the requirements of the latest edition of the FDOT Standard Specifications for Road and Bridge Construction. Compliance tests should be performed by obtaining cores to evaluate material thickness and density at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

### 4.6 Rigid (Concrete) Pavement

Rigid pavements should be constructed using concrete having a minimum 28-day compressive strength of 4,000 psi. Fill required to raise grades in pavement areas should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

The pavement slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of slabs so that a small amount of independent movement can occur without causing structural damage. Construction and control joints should be in accordance with current American Concrete Institute (ACI) and industry practices.

The pavement sections presented in this report are minimum pavement section thicknesses typically used for similar type projects. The pavement materials and construction procedures should conform to FDOT, ACI, or appropriate city/county requirements.

### 4.7 Effects of Water

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. We recommend the pavement areas be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the bottom of base course, regardless of the type of base material. In addition, we recommend that full-depth curb sections be designed and constructed. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

### 4.8 Construction Traffic

**Incomplete pavement sections or pavement areas designed for light duty traffic will not perform satisfactorily under typical construction traffic loading.** We recommend that all construction traffic (i.e., construction equipment, vehicles, etc.) either be re-routed away from these areas or the pavement sections be designed to support construction phase loading conditions.

### 4.9 Pavement Site Preparation

Our recommendations for preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soils has been found to be successful with similar soil conditions.

1. Initial site preparation should consist of performing dewatering operations (if necessary) prior to any earthwork.

2. The proposed construction limits should be cleared, stripped, and grubbed of all construction debris and existing topsoil, vegetation, and associated root systems to a depth of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.

3. Prior to initiating fill operations, the existing ground surface should be compacted (proof rolled) using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. After completing the proof rolling, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of

two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

4. If the roadway subgrade soils become wet and unstable due to excessive rainfall, groundwater intrusion, or the presence of silty/clayey soils, the unsuitable soils may be undercut and replaced using FDOT No. 57 stone, a sand/rock mixture, or equivalent backfill. Alternatively, it may be possible to place fill until a stable unyielding condition is achieved, and the fill is compacted to meet the density criteria. However, if the fill areas remain unstable and compaction cannot be achieved, then the fill should be removed, and underlying soils excavated and replaced with clean sand to such a depth required to achieve a stable, unyielding condition that also meets the compaction criteria.

5. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. **Fill material having silt/clay-size fines contents greater than 12 percent should not be used, including cyclone sand material.** The fill should be placed in maximum 12-inch-thick lifts. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

6. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift, or at a minimum of two test locations, whichever is greater.

7. Representative samples of both on-site and import materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.

8. The contractor should consider the final contours and grades as established by the site grading, paving, and drainage plans when executing backfilling and compaction operations.

## 5.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Metro Group and other members of the design team for the proposed 7 Brew Coffee located at Okeechobee Rd & Rolyat St in Fort Pierce, Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions provided in this report. In the event changes are made in the nature, design, or location of the proposed structures or pavement areas, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and our conclusions modified or verified in writing by UES.

UES should be provided the opportunity to review the final civil plans, structural plans, and project specifications to determine if UES's recommendations have been properly interpreted, communicated, and implemented. If UES is not afforded the opportunity to participate in

construction related aspects of foundation installation and pavement construction as recommended in this report or any report addendum, UES cannot accept responsibility for the interpretation of our recommendations made in this report or in a report addendum for foundation or pavement performance.

## 6.0 BASIS FOR RECOMMENDATIONS

The recommendations presented in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific dates drilled.

Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the express written consent of Universal Engineering Sciences. The applicable SPT methodology (ASTM D 1586) and auger boring methodology (ASTM D 1452) used in performing our borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

# Appendix A - Vicinity Map

# Site Vicinity Map

**7 Brew – Fort Pierce**
**Okeechobee Road & Rolyat Street, Fort Pierce, Florida**

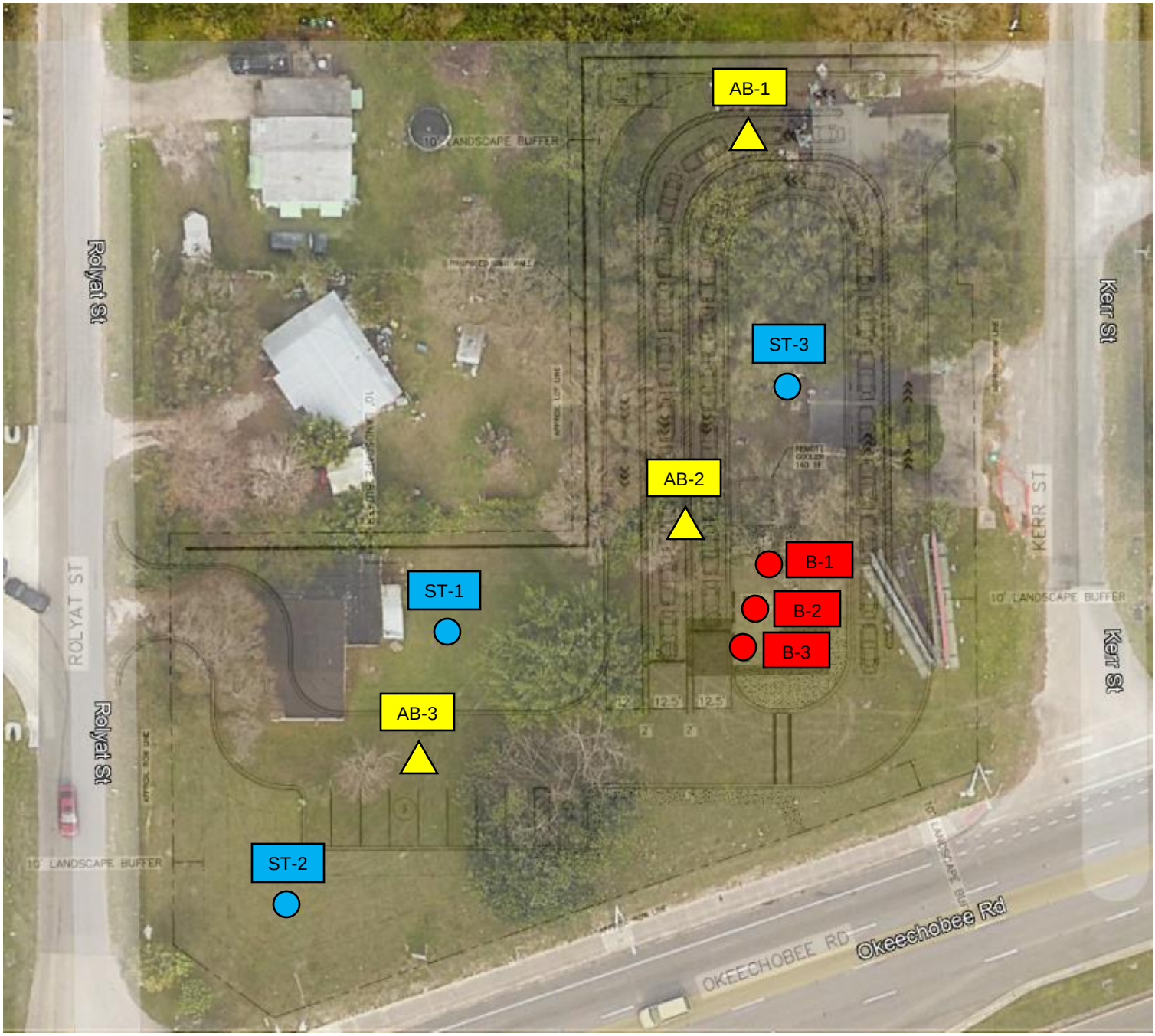
| | | | |
|---|---|---|---|
| **Project No. 0730.2200169.0000** | **Drafted by: JR** | **Reviewed By: AA** | **Date: 9/20/2022** |

# Appendix B - Test Location Plan

# Test Location Plan

**7 Brew – Fort Pierce**
**Okeechobee Road & Rolyat Street, Fort Pierce, Florida**

| Project No. 0730.2200169.0000 | Drafted by: JR | Reviewed By: AA | Date: 9/20/2022 |
|---|---|---|---|

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## Legend

- Approximate 20’ Standard Penetration Test Boring Locations
- Approximate 10’ Auger Boring Test Locations
- Approximate Shelby Tube Locations

# Appendix C - Notes Related to Borings

## NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

| Coarse Grained Soils (Sands and Gravels) | | | | Fine Grained Soils (Silts and Clays) | | | |
|---|---|---|---|---|---|---|---|
| SPT N-Value | HCP Value ($kg/cm^2$) | CPT Value (tsf) | Relative Density | SPT N-Value | HCP Value ($kg/cm^2$) | CPT Value (tsf) | Consistency |
| 0-4 | 0-16 | 0-20 | Very Loose | 0-2 | 0-20 | 0-3 | Very Soft |
| 5-10 | 17-36 | 21-40 | Loose | 3-4 | 21-35 | 4-6 | Soft |
| 11-30 | 37-116 | 41-120 | Med. Dense | 5-8 | >35 | 7-12 | Firm |
| 31-50 | 117-196 | 121-200 | Dense | 9-15 | | 13-25 | Stiff |
| >50 | > 196 | >200 | Very Dense | 16-30 | | 26-50 | Very Stiff |
| | | | | >30 | | >50 | Hard |

10. Grain size descriptions are as follows:

| Description | Particle Size Limits |
|---|---|
| Boulder | Greater than 12 inches |
| Cobble | 3 to 12 inches |
| Coarse Gravel | 3/4 to 3 inches |
| Fine Gravel | No. 4 sieve to 3/4 inch |
| Coarse Sand | No. 10 to No. 4 sieve |
| Medium Sand | No. 40 to No. 10 sieve |
| Fine Sand | No. 200 to No. 40 sieve |
| Fines (Silt/Clay) | Smaller than No. 200 sieve |

11. Definitions for modifiers used in soil/rock descriptions:

| Proportion | Modifier | Approximate Root Diameter | Modifier |
|---|---|---|---|
| <5% | Trace | Less than 1/32" | Fine roots |
| 5% to 12% | Little | 1/32" to 1/4" | Small roots |
| 12% to 30% | Some | 1/4" to 1" | Medium roots |
| 30% to 50% | And | Greater than 1" | Large roots |

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

# Appendix D - Log of Boring Records

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

# LOG OF BORING B-1



**CLIENT** Metro Group Development
**PROJECT NAME** 7 Brew - Fort Pierce
**PROJECT NUMBER** 0730.2200169.0000
**PROJECT LOCATION** Okeechobee Rd & Rolyat St, Fort Pierce, FL
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 20 ft
**HOLE DIAMETER** 3 in
**DRILLER** MR/LO
**DATE STARTED** 9/15/22
**COMPLETED** 9/15/22
**DRILL RIG** D-25
**GROUND WATER LEVEL:** ▽ **AT TIME OF DRILLING** 6.50 ft
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | X | 1 | 2 3 3 5 | 6 | | Gray-brown fine sand (SP) | | | |
| | | | | | | 2.0 | | | |
| | X | 2 | 4 3 3 4 | 6 | | Brown clayey fine sand (SC) | | | |
| | | | | | | 4.0 | | | |
| 5 | X | 3 | 5 7 7 6 | 14 | | Light brown fine sand (SP) | | | |
| | X | 4 | 6 8 7 8 | 15 | ▽ | | | | |
| | | | | | | 8.0 | | | |
| | X | 5 | 6 6 5 6 | 11 | | Gray fine sand (SP) | | | |
| 10 | | | | | | | | | |
| | | | | | | 13.5 | | | |
| | X | 6 | 7 6 5 | 11 | | Light brown fine sand (SP) | | | |
| 15 | | | | | | | | | |
| | X | 7 | 8 4 5 | 9 | | | | | |
| 20 | | | | | | 20.0 | | | |

Bottom of borehole at 20.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/20/22 14:18 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\0730.2200169.0000 - 7 BREW - FORT PIERCE - GEO\GEO\APPENDICES NORMAL\SPT LOGS.GPJ

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

# LOG OF BORING B-2



**CLIENT** Metro Group Development
**PROJECT NAME** 7 Brew - Fort Pierce
**PROJECT NUMBER** 0730.2200169.0000
**PROJECT LOCATION** Okeechobee Rd & Rolyat St, Fort Pierce, FL
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 20 ft
**HOLE DIAMETER** 3 in
**DRILLER** MR/LO
**DATE STARTED** 9/15/22
**COMPLETED** 9/15/22
**DRILL RIG** D-25
**GROUND WATER LEVEL:** ▽ **AT TIME OF DRILLING** 6.00 ft
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | X | 1 | 1 1 3 4 | 4 | | Brown clayey fine sand (SC) | | | |
| | | | | | | 2.0 | | | |
| | X | 2 | 6 5 6 6 | 11 | | Brown fine sand (SP) | | | |
| | | | | | | 4.0 | | | |
| 5 | X | 3 | 5 5 7 6 | 12 | | Light brown clayey fine sand, trace fine roots (SC) | | | |
| | | | | | | 6.0 ▽ | | | |
| | X | 4 | 6 8 8 8 | 16 | | Light brown fine sand (SP) | | | |
| | | | | | | 8.0 | | | |
| | X | 5 | 7 6 7 6 | 13 | | Gray fine sand (SP) | | | |
| 10 | | | | | | | | | |
| | | | | | | 13.5 | | | |
| | X | 6 | 5 5 6 | 11 | | Light brown fine sand (SP) | | | |
| 15 | | | | | | | | | |
| | X | 7 | 6 5 4 | 9 | | | | | |
| 20 | | | | | | 20.0 | | | |

Bottom of borehole at 20.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/20/22 14:18 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\0730.2200169.0000 - 7 BREW - FORT PIERCE - GEO\GEO\APPENDICES NORMAL\SPT LOGS.GPJ

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

# LOG OF BORING B-3



**CLIENT** Metro Group Development
**PROJECT NAME** 7 Brew - Fort Pierce
**PROJECT NUMBER** 0730.2200169.0000
**PROJECT LOCATION** Okeechobee Rd & Rolyat St, Fort Pierce, FL
**DRILLING CONTRACTOR** Universal Engineering Sciences
**HOLE DEPTH** 20 ft
**HOLE DIAMETER** 3 in
**DRILLER** MR/LO
**DATE STARTED** 9/15/22
**COMPLETED** 9/15/22
**DRILL RIG** D-25
**GROUND WATER LEVEL:** ▽ **AT TIME OF DRILLING** 6.70 ft
**METHOD** SPT
**LATITUDE**
**LONGITUDE**
**NOTE:**
**HAMMER TYPE**

| DEPTH (ft) | SAMPLE | SAMPLE NUMBER | BLOW COUNTS | N VALUE | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|---|---|---|
| | X | 1 | 2 4 3 4 | 7 | | Brown fine sand (SP) | | | |
| | X | 2 | 4 4 3 4 | 7 | | | | | |
| | | | | | | 3.0 | | | |
| | | | | | | Brown clayey fine sand (SC) | | | |
| | | | | | | 4.0 | | | |
| 5 | X | 3 | 6 7 6 7 | 13 | | Light brown fine sand (SP) | | | |
| | | | | | | 6.0 | | | |
| | X | 4 | 7 6 8 7 | 14 | | Gray fine sand (SP) ▽ | | | |
| | X | 5 | 6 5 7 6 | 12 | | | | | |
| 10 | | | | | | | | | |
| | | | | | | 13.5 | | | |
| | X | 6 | 6 5 4 | 9 | | Light brown fine sand (SP) | | | |
| 15 | | | | | | | | | |
| | | | | | | 18.5 | | | |
| | X | 7 | 4 6 6 | 12 | | Light brown fine sand with silt (SP-SM) | | | |
| 20 | | | | | | 20.0 | | | |

Bottom of borehole at 20.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/20/22 14:18 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\0730.2200169.0000 - 7 BREW - FORT PIERCE - GEO\GEO\APPENDICES NORMAL\SPT LOGS.GPJ

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

# LOG OF BORING AB-1



**CLIENT** Metro Group Development
**PROJECT NAME** 7 Brew - Fort Pierce
**PROJECT NUMBER** 0730.2200169.0000
**PROJECT LOCATION** Okeechobee Rd & Rolyat St, Fort Pierce, FL
**DATE STARTED** 9/15/22 **COMPLETED** 9/15/22
**LATITUDE** **LONGITUDE**
**DRILLING CONTRACTOR** Universal Engineering Sciences
**GROUND WATER LEVELS:**
**DRILLING METHOD** Auger Boring
▽ **AT TIME OF DRILLING** 7.00 ft
**DRILLER** Lo/PS
**AT END OF** ---
**NOTES**
**ESHGT**

| DEPTH (ft) | HAND CONE PENETROMETER (HCP) (tsf) | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|
| 0 | 80 | | Gray fine sand (SP) | | | |
| | 80 | | 2.0 | | | |
| | 80 | | Light brown fine sand (SP) | | | |
| | 60 | | 4.0 | | | |
| | 60 | | Dark brown clayey fine sand (SC) | | | |
| 5 | | | 5.0 | | | |
| | 70 | | Brown-gray clayey fine sand (SC) | | | |
| | 80 | | 7.0 ▽ | | | |
| | 80 | | Gray fine sand (SP) | | | |
| | | | 8.0 | | | |
| | 80 | | Gray clayey fine sand (SC) | | | |
| | 80 | | | | | |
| 10 | | | 10.0 | | | |

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 9/20/22 14:25 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\0730.2200169.0000 - 7 BREW - FORT PIERCE - GEO\GEO\APPENDICES NORMAL\AB LOGS.GPJ

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

# LOG OF BORING AB-2



**CLIENT** Metro Group Development
**PROJECT NAME** 7 Brew - Fort Pierce
**PROJECT NUMBER** 0730.2200169.0000
**PROJECT LOCATION** Okeechobee Rd & Rolyat St, Fort Pierce, FL
**DATE STARTED** 9/15/22 **COMPLETED** 9/15/22
**LATITUDE** **LONGITUDE**
**DRILLING CONTRACTOR** Universal Engineering Sciences
**GROUND WATER LEVELS:**
**DRILLING METHOD** Auger Boring
▽ **AT TIME OF DRILLING** 6.00 ft
**DRILLER** Lo/PS
**AT END OF** ---
**NOTES**
**ESHGT**

| DEPTH (ft) | HAND CONE PENETROMETER (HCP) (tsf) | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|
| 0 | 80 | | Gray fine sand (SP) | | | |
| | 80 | | 2.0 | | | |
| | 70 | | Light brown fine sand (SP) | | | |
| | 60 | | 4.0 | | | |
| | 60 | | Dark brown fine sand with silt, trace clay (SP-SM) | | | |
| 5 | | | 5.0 | | | |
| | 60 | | Brown clayey fine sand (SC) | | | |
| | | | ▽ | | | |
| | 80 | | | | | |
| | 80 | | 8.0 | | | |
| | 80 | | Gray fine sand (SP) | | | |
| | 80 | | | | | |
| 10 | | | 10.0 | | | |

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 9/20/22 14:25 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\0730.2200169.0000 - 7 BREW - FORT PIERCE - GEO\GEO\APPENDICES NORMAL\AB LOGS.GPJ

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

# LOG OF BORING AB-3



**CLIENT** Metro Group Development
**PROJECT NAME** 7 Brew - Fort Pierce
**PROJECT NUMBER** 0730.2200169.0000
**PROJECT LOCATION** Okeechobee Rd & Rolyat St, Fort Pierce, FL
**DATE STARTED** 9/15/22 **COMPLETED** 9/15/22
**LATITUDE** **LONGITUDE**
**DRILLING CONTRACTOR** Universal Engineering Sciences
**GROUND WATER LEVELS:**
**DRILLING METHOD** Auger Boring
▽ **AT TIME OF DRILLING** 6.00 ft
**DRILLER** Lo/PS
**AT END OF** ---
**NOTES**
**ESHGT**

| DEPTH (ft) | HAND CONE PENETROMETER (HCP) (tsf) | GRAPHIC LOG | MATERIAL DESCRIPTION | MOISTURE CONTENT (%) | FINES CONTENT (%) | ORGANIC CONTENT (%) |
|---|---|---|---|---|---|---|
| 0 | | | | | | |
| | 80 | | Gray fine sand (SP) | | | |
| | 80 | | 2.0 | | | |
| | 60 | | Light brown fine sand (SP) | | | |
| | 60 | | 4.0 | | | |
| | 80 | | Dark brown fine sand (SP) | | | |
| 5 | | | 5.0 | | | |
| | 80 | | Brown-gray clayey fine sand (SC) | | | |
| | | | ▽ | | | |
| | 60 | | 7.0 | | | |
| | 60 | | Light gray fine sand (SP) | | | |
| | 80 | | | | | |
| | 80 | | | | | |
| 10 | | | 10.0 | | | |

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 9/20/22 14:25 - V:\PROJECTS_UES PROJECT SETUP\2022 UES PROJECTS\0730.2200169.0000 - 7 BREW - FORT PIERCE - GEO\GEO\APPENDICES NORMAL\AB LOGS.GPJ

# Appendix E - Discussion of Soil Groups

# DISCUSSION OF SOIL GROUPS

## COARSE GRAINED SOILS

**General.** A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

**GW and SW Groups.** These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

**GP and SP Groups.** Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

**GM and SM Groups.** In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

**GC and SC Groups.** In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

## FINE GRAINED SOILS

**General.** A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

**ML and MH Groups.** These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

**CL and CH Groups.** These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

**OL and OH Groups.** These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

## HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

**Technical Review Committee** **1. f.**

Meeting Date: 02/16/2023

REQUESTED ACTION

Final Plat - Gator Trace on the Greens - (2) Parcels: 2435-311-0001-000-4 and 2435-243-0001-000-6

LOCATION

**Gator Trace PD - (2) Parcels: 2435-311-0001-000-4 & 2435-243-0001-000-6**

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet REVISED 2.8.23

**Form Review**

Form Started By: Vennis Gilmore Started On: 02/01/2023 06:35 PM

Final Approval Date: 02/02/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

| | | |
|---|---|---|
| TO | : | Technical Review Committee |
| FROM | : | Vennis Gilmore, Assistant Planning Director |
| RE | : | Technical Review Project: #22-09000011 |
| BOARD DATE | : | February 16, 2023 |

## Final Plat - Gator Trace on the Greens - (2) Parcels: 2435-311-0001-000-4 & 2435-243-0001-000-6

Attached is an Application for Final Plat for the subject property located within Gator Trace Golf and Country Club (Planned Development) located at 4302 Gator Trace Drive.

Parcel ID(s): **2435-311-0001-000-4 & 2435-243-0001-000-6**

The subject property is approximately 6.94 acres. The property is currently zoned PD, Planned Development with a Future Land Use of RM, Medium Density Residential. The applicant is requesting an additional 2 units per acre for the proposed 83 units of townhomes as an Innovative Residential Development (Conditional Use).

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,
Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

# Subdivision

Property address or Location: Gator Trace Rd. , Fort Pierce

Parcel ID #(s): 2435-311-0001-000/4 & 2435-243-0001-000/6

Project description: New construction of 83 Unit Townhomes in Gator Trace Golf & Country Club.

**Property Owner(s)**
GATOR TRACE ON THE GREENS, LLC

Street Address
17305 S DIXIE HWY.

City | State | Zip
PALMETTO BAY | FL | 33157

Phone Number
(954)907-2082

Email Address
ekrem@eu-intl.com

**Applicant/Representative, Title, Company**
Rasim Cinar

Street Address
279 Lake Monterey Circle

City | State | Zip
Boynton Beach | FL | 33426

Phone Number
(561)713-9700

Email Address
rasimcnr@gmail.com

***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.*

*Property Owner(s) Signature(s)*

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 18 day of NOV, 2022, by EKREM UZMAN who is personally known to me or has produced personally known as identification.

Signature of Notary

(seal)

Notary Public State of Florida
Andres Fortuny
My Commission HH 021893
Expires 07/21/2024

***INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729***

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation |
|---|---|---|---|---|
| | | | | Contributing Individual<br>Non-Contributing None |

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

## ☐ SUBDIVISION: PRELIMINARY PLAT

***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

## ☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

***Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :***

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

## ☑ SUBDIVISION: FINAL PLAT

***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

## ☐ SUBDIVISION: MINOR REPLAT

***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

Prepared by and return to:
**Richard F. Kondla**
**Attorney at Law**
**Richard Kondla, P.A.**
**17071 W. Dixie Highway**
**North Miami Beach, FL 33160**
**305-760-5602**
File Number: **22- Vacant Land**
Will Call No.:

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this 13 day of **October, 2022** between **Gator Trace Partners IV, LLC, a Florida limited liability company** whose post office address is **4521 PGA Blvd., Suite 201, Palm Beach Gardens, FL 33418**, grantor, and **Gator Trace On The Greens, LLC a Florida limited liability company** whose post office address is **17305 S Dixie Highway, Palmetto Bay, FL 33157**, grantee:

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

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

**(PARCEL 3-A(5))**

**A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'08" EAST ALONG THE WEST LINE OF SAID SECTION 35 AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2668.95 FEET TO A CONCRETE MONUMENT AT THE WEST ONE QUARTER OF SAID SECTION 35; THENCE NORTH 00°28'00" EAST ALONG THE WEST LINE OF SECTION 35, A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 35, AS MEASURED ALONG THE WEST RIGHT-OF-WAY LINE OF SECTION 35 (SAID NORTHWEST CORNER OF SECTION 35 BEING A CONCRETE MONUMENT); THENCE RUN SOUTH 89°32'00" EAST, A DISTANCE OF 700.82 FEET; THENCE NORTH 42°22'55" EAST, A DISTANCE OF 105.02 FEET; THENCE SOUTH 55°57'42" EAST, A DISTANCE OF 72.12 FEET; THENCE SOUTH 69°25'57" EAST, A DISTANCE OF 251.46 FEET; THENCE SOUTH 66°30'15" EAST, A DISTANCE OF 53.96 FEET; THENCE NORTH 80°30'44" EAST, A DISTANCE OF 142.70 FEET: THENCE NORTH 74°20'45" EAST, A DISTANCE OF 139.43 FEET; THENCE NORTH 82°54'19" EAST, A DISTANCE OF 228.55 FEET TO A POINT ON THE SOUTH LINE OF A PLAT ENTITLED GARDEN VILLAS OF GATOR TRACE UNIT I, AS RECORDED IN PLAT BOOK 27, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 46°42'43", A RADIAL TO SAID POINT BEARS SOUTH 83°55'21" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.37 FEET, TO A POINT OF TANGENCY: THENCE SOUTH 52°47'22" WEST, DISTANCE OF 35.94 AND THE POINT OF BEGINNING.**

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FROM THE POINT OF BEGINNING: THENCE RUN SOUTH 37°12'38" EAST, A DISTANCE OF 78.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 18°53'07"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 56.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 18°19'31 EAST, A DISTANCE OF 125.87 FEET; THENCE SOUTH 71°40'29" WEST, A DISTANCE OF 16.90 FEET; THENCE SOUTH 07°32'48" EAST, A DISTANCE OF 112.74 FEET; THENCE SOUTH 82°27'08" WEST, A DISTANCE OF 303.52 FEET; THENCE NORTH 82°47'15" WEST, A DISTANCE OF 340.09 FEET; THENCE NORTH 48°26'19" WEST, A DISTANCE OF 32.23 FEET; THENCE NORTH 07°13'00" EAST, A DISTANCE OF 89.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 13°20'50"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°33'50" EAST, A DISTANCE OF 49.32 FEET; THENCE SOUTH 69°26'11" EAST, A DISTANCE OF 0.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 33°08'13"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 208.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°25'36" EAST, A DISTANCE OF 113.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 24°38'14"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 141.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 52°47'22" EAST, A DISTANCE OF 75.31 FEET, RETURNING TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(PARCEL 3-A(6))

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'08" EAST ALONG THE WEST LINE OF SAID SECTION 35 AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2668.95 FEET TO A CONCRETE MONUMENT AT THE WEST ONE QUARTER OF SAID SECTION 35; THENCE NORTH 00°28'00" EAST ALONG THE WEST LINE OF SECTION 35, A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 35, AS MEASURED ALONG THE WEST LINE OF SECTION 35 (SAID NORTHWEST CORNER OF SECTION 35 BEING A CONCRETE MONUMENT); THENCE RUN SOUTH 89°32'00" EAST, A DISTANCE OF 700.82 FEET; THENCE NORTH 42°22'55" EAST, A DISTANCE OF 105.02 FEET; THENCE SOUTH 55°57'42" EAST, A DISTANCE OF 72.12 FEET; THENCE SOUTH 69°25'57" EAST, A DISTANCE OF 251.46 FEET; THENCE SOUTH 66°30'15" EAST, A DISTANCE OF 53.96 FEET; THENCE NORTH 80°30'44" EAST, A DISTANCE OF 142.70 FEET; THENCE NORTH 74°20'45" EAST, A DISTANCE OF 139.43 FEET; THENCE NORTH 82°54'19" EAST, A DISTANCE OF 228.55 FEET TO A POINT ON THE SOUTH LINE OF A PLAT ENTITLED GARDEN VILLAS OF GATOR TRACE UNIT I, AS RECORDED IN PLAT BOOK 27, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A NON-RADIAL INTERSECTION WITH A CURVE AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 83°51'49" EAST, A DISTANCE OF 119.48 FEET; THENCE SOUTH 72°16'51 EAST, A DISTANCE OF 81.32 FEET; THENCE SOUTH 49°18'00" EAST, A DISTANCE OF 64.44 FEET: THENCE SOUTH 26°19'10" EAST, A DISTANCE OF 273.83 FEET; THENCE SOUTH 55°03'54" WEST, A DISTANCE OF 125.19 FEET; THENCE SOUTH 68°21'36" WEST, A DISTANCE OF 196.78 FEET; THENCE SOUTH 82°27'08" WEST, A DISTANCE OF 58.88 FEET; THENCE NORTH 07°32'48" WEST, A DISTANCE OF 112.74 FEET: THENCE NORTH 71°40'29" EAST, A DISTANCE OF 16.90 FEET; THENCE NORTH 18°19'31"



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**WEST, A DISTANCE OF 125.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 18°53'07"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 56.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°12'38" WEST, A DISTANCE OF 78.22 FEET; THENCE NORTH 52°47'22" EAST, A DISTANCE OF 35.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 46°42'43"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.37 FEET, RETURNING TO THE POINT OF BEGINNING.**

**Parcel Identification Number:**

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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

Signed, sealed and delivered in our presence:

Grace Trace Partners IV, LLC, a Florida limited liability company

By: _____
Steven Tarr, Manager of GT Partners, LLC, the Manager of Gator Trace Partners IV, a Florida limited liability company

_____
Witness Name: Richard Blaser

_____
Witness Name: Taylor Baroudi

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 13 day of October, 2022 by Steven Tarr Manager of GT Partners, LLC, the Manager of Gator Trace Partners IV, a Florida limited liability company , who [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

TAYLOR BAROUDI
MY COMMISSION # HH 059457
EXPIRES: December 10, 2023
Bonded Thru Notary Public Underwriters

_____
Notary Public

Printed Name: Taylor Baroudi

My Commission Expires: 12/10/2023



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# ALTA/NSPS LAND TITLE & TOPO SURVEY

## FOR: EU INTERNATIONAL

### SCHEDULE B-II ITEMS

**TITLE COMMITMENT PREPARED BY**
**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**
**COMMITMENT # 1215719**
**COMMITMENT DATE: FEBRUARY 1, 2022, AT 11:00 PM**

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
   C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
   **SHOWN ON SURVEY.**
   D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
   E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
   **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**
6. OPEN SPACE AND SET BACK EASEMENT AGREEMENT RECORDED IN O.R. BOOK 2937, PAGE 870, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. (AS TO ALL PHASES)
   **AFFECTS SUBJECT PROPERTY; NOT SHOWN, BLANKET IN NATURE.**
7. EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE RECORDED IN O.R. BOOK 2944, PAGE 2249, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA (AS TO ALL PARCELS)
   **DOES NOT AFFECT SUBJECT PROPERTY; EASEMENT IS IN A PORTION OF SECTION 34.**
8. EASEMENT IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA RECORDED IN O.R. BOOK 2980, PAGE 966, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA (AS TO ALL PHASES)
   **DOES NOT AFFECT SUBJECT PROPERTY; EASEMENT IS IN A PORTION OF SECTION 34.**
9. TERMS AND CONDITIONS OF NOTICE OF WATER/WASTEWATER SUPPLY AGREEMENT RECORDED IN D.R. BOOK 3117, PAGE 2754, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. (AS TO ALL PHASES AND PARCELS)
   **DOES NOT AFFECT SUBJECT PROPERTY; AFFECTS LAND IN A PORTION OF SECTION 34.**
10. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN O.R. BOOK 1304, PAGE 500, AS AFFECTED BY FINAL JUDGMENT RECORDED IN O. R. BOOK 3807, PAGE 382, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, WHICH CONTAIN PROVISIONS CREATING EASEMENTS AND ASSESSMENTS.
    **AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.**

### SYMBOL & ABBREVIATION LEGEND:

| | | | |
|---|---|---|---|
| | ASPHALT | FFE | FINISH FLOOR ELEVATION |
| | CATCH BASIN | L | LENGTH |
| | CONCRETE | LB | LICENSED BUSINESS |
| | IRRIGATION CONTROL VALVE | (M) | MEASURED |
| | LIGHT POLE | P.O.B. | POINT OF BEGINNING |
| | SANITARY MANHOLE | P.O.C. | POINT OF COMMENCEMENT |
| | INFORMATION SIGN | R | RADIUS |
| | WATER METER | RGE | RANGE |
| | WATER VALVE | SEC | SECTION |
| BM | BENCHMARK | TOB | TOP OF BANK |
| (C) | CALCULATED | TOE | TOE OF SLOPE |
| ℄ | CENTER LINE | TWP | TOWNSHIP |
| (D) | DEED | Δ | DELTA |
| R/W | RIGHT-OF-WAY | UNK | UNKNOWN |
| CMP | CORRUGATED METAL PIPE | INV | INVERT |

### LEGAL DESCRIPTION

(PARCEL 3-A(5))
A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'08" EAST ALONG THE WEST LINE OF SAID SECTION 35 AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2668.95 FEET TO A CONCRETE MONUMENT AT THE WEST ONE QUARTER OF SAID SECTION 35; THENCE NORTH 00°28'00" EAST ALONG THE WEST LINE OF SECTION 35, A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 35, AS MEASURED ALONG THE WEST RIGHT-OF-WAY LINE OF SECTION 35 (SAID NORTHWEST CORNER OF SECTION 35 BEING A CONCRETE MONUMENT); THENCE RUN SOUTH 89°32'00" EAST, A DISTANCE OF 700.82 FEET; THENCE NORTH 42°22'55" EAST, A DISTANCE OF 105.02 FEET; THENCE SOUTH 55°57'42" EAST, A DISTANCE OF 72.12 FEET; THENCE SOUTH 69°25'57" EAST, A DISTANCE OF 251.46 FEET; THENCE SOUTH 66°30'15" EAST, A DISTANCE OF 53.96 FEET; THENCE NORTH 80°30'44" EAST, A DISTANCE OF 142.70 FEET; THENCE NORTH 74°20'45" EAST, A DISTANCE OF 139.43 FEET; THENCE NORTH 82°54'19" EAST, A DISTANCE OF 228.55 FEET TO A POINT ON THE SOUTH LINE OF A PLAT ENTITLED GARDEN VILLAS OF GATOR TRACE UNIT I, AS RECORDED IN PLAT BOOK 27, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 46°42'43", A RADIAL TO SAID POINT BEARS SOUTH 83°55'21" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.37 FEET, TO A POINT OF TANGENCY: THENCE SOUTH 52°47'22" WEST, DISTANCE OF 35.94 AND THE POINT OF BEGINNING.

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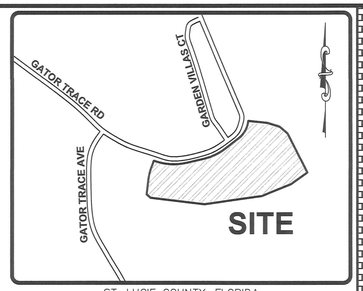
### SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON SEPTEMBER 15, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS SEPTEMBER 14, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY WAS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND ALL APPLICABLE B-II EXCEPTIONS FROM THAT TITLE REPORT ARE SHOWN ON THE SURVEY..
5. PARCELS CONTAIN A TOTAL OF 302,111.82 SQUARE FEET (6.936 ACRES), MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE THE SOUTHERLY RIGHT-OF-WAY LINE OF GATOR TRACE ROAD, LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBERS 12111C0189K & 12111C0193K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
16. LAND IS UNIMPROVED AND NO ENCROACHMENTS WERE FOUND ON THE PROPERTY
17. THE PROPERTY LIES 30' FROM THE INTERSECTION OF GATOR TRACE ROAD & GARDEN VILLAS COURT.
18. NO EVIDENCE WAS FOUND OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS OF CONDUCTING THE FIELDWORK.




ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

### LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN SEPTEMBER 8, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4297810.
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
6. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

### PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON SEPTEMBER 8, 2022 UTILIZING A DJI MATRICE 300 ENTERPRISE SERIES DRONE, WITH DRONE DEPLOY VERSION 2.178.0 FOR FLIGHT PLANNING AND POST PROCESSING..
2. SENSOR(S) USED: ZENMUSE P1 45MP
3. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4297810.
4. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83-EF UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
5. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
6. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.33 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X: 0.047 IN - Y: 0.069 IN - Z: 0.063 IN
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 7 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.060 IN
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 40.3 MILLION - 4.0 MILLION MESH TRIANGLES
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

### CERTIFIED TO:

- GATOR TRACE ON THE GREEN, LLC A DELAWARE LIMITED LIABILITY COMPANY
- RICHARD KONDLA, P.A.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

### ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11, 13, 14, 16, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 14, 2022.

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

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

SIGNATURE DATE: 10-10-22

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

| | |
|---|---|
| DRAWN BY | ASB |
| CHECKED BY | MTO |
| FIELD REVIEW | RH |
| FILENAME | 22-356 Gator Trace Apartments ALTA & Topo Survey.dwg |
| SCALE | AS SHOWN |
| DATE | September 2, 2022 |

REVISION COMMENTS | DATE

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
FOR: EU INTERNATIONAL

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

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

22-356



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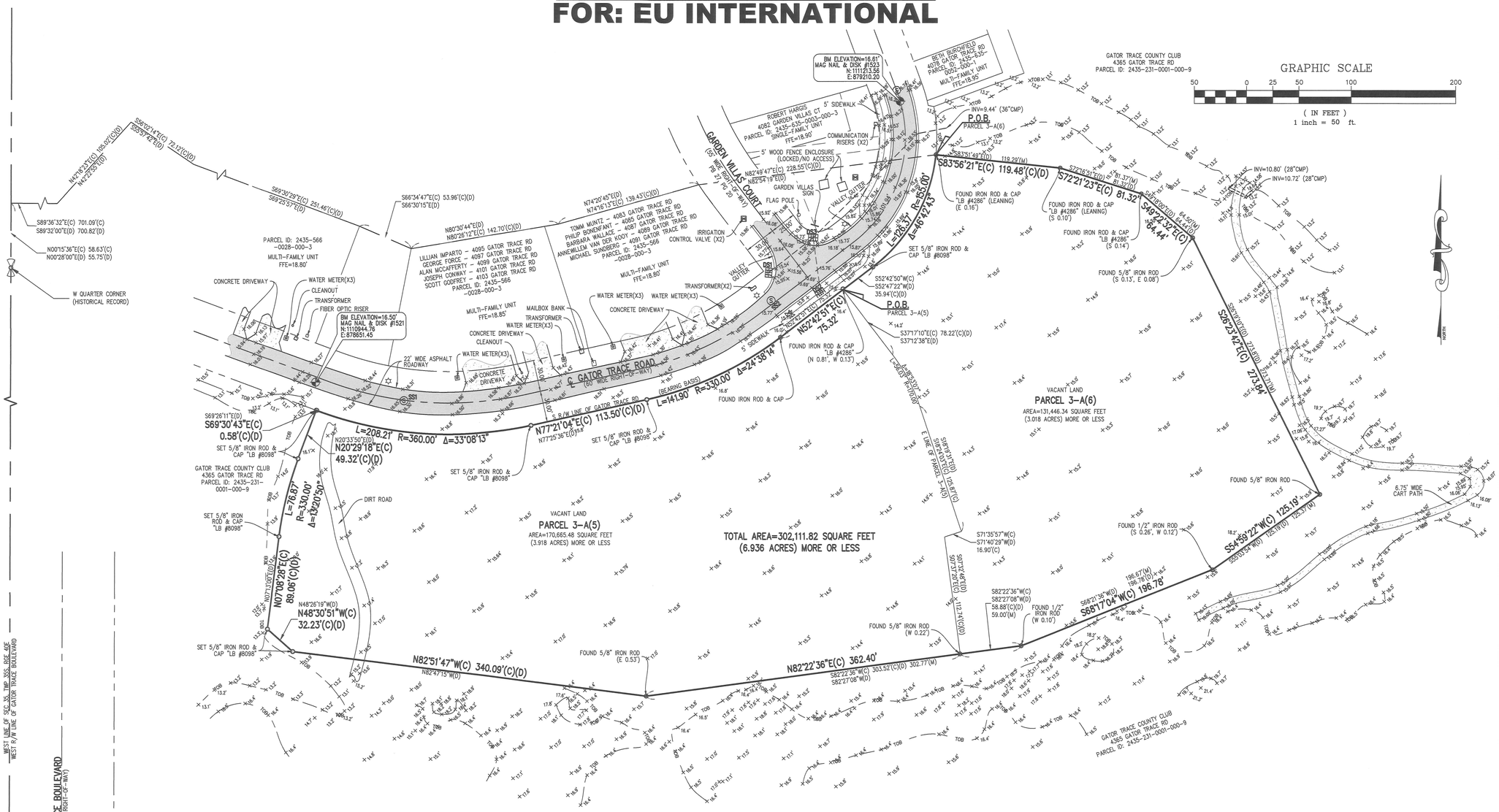
# ALTA/NSPS LAND TITLE & TOPO SURVEY

## FOR: EU INTERNATIONAL




### AS-BUILT DATA CHART

| STRUCTURE | RIM ELEVATION | N INVERT | S INVERT | E INVERT | W INVERT |
|---|---|---|---|---|---|
| SS1 | 16.77' | UNABLE TO AS-BUILT/STRUCTURE SEALED SHUT | | | |
| SS2 | 16.29' | UNABLE TO AS-BUILT/STRUCTURE SEALED SHUT | | | |
| DS1 | 15.27' | N/A | N/A | 9.92' (UNK SIZE/TYPE) | N/A |
| DS2 | 15.56' | 9.85' (UNK SIZE/TYPE) | N/A | N/A | N/A |
| DS3 | 15.03' | N/A | 9.85' (UNK SIZE/TYPE) | 9.75' (UNK SIZE/TYPE) | 9.85' (36" CMP) |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772-462-2455
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L.B. CERTIFICATE OF AUTHORIZATION 8098


ARB DRAWN BY
KEYD CHECKED BY
RH FIELD CREW
22-356 Gator Trace Apartments ALTA & Topo Survey.dwg FILENAME
AS SHOWN SCALE
September 2, 2022 DATE

REVISION COMMENTS

DATE

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
FOR: EU INTERNATIONAL

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


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


22-356

1 OF 2


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# GATOR TRACE ON THE GREENS

BEING A PLAT OF LANDS LYING IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____

## LEGAL DESCRIPTION

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

(PARCEL 3-A(5))

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'08" EAST ALONG THE WEST LINE OF SAID SECTION 35 AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2668.95 FEET TO A CONCRETE MONUMENT AT THE WEST ONE QUARTER OF SAID SECTION 35; THENCE NORTH 00°28'00" EAST ALONG THE WEST LINE OF SECTION 35, A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 35, AS MEASURED ALONG THE WEST RIGHT-OF-WAY LINE OF SECTION 35 (SAID NORTHWEST CORNER OF SECTION 35 BEING A CONCRETE MONUMENT); THENCE RUN SOUTH 89°32'00" EAST, A DISTANCE OF 700.82 FEET; THENCE NORTH 42°22'55" EAST, A DISTANCE OF 105.02 FEET; THENCE SOUTH 55°57'42" EAST, A DISTANCE OF 72.12 FEET; THENCE SOUTH 69°25'57" EAST, A DISTANCE OF 251.46 FEET; THENCE SOUTH 66°30'15" EAST, A DISTANCE OF 53.96 FEET; THENCE NORTH 80°30'44" EAST, A DISTANCE OF 142.70 FEET; THENCE NORTH 74°20'45" EAST, A DISTANCE OF 139.43 FEET; THENCE NORTH 82°54'19" EAST, A DISTANCE OF 228.55 FEET TO A POINT ON THE SOUTH LINE OF A PLAT ENTITLED GARDEN VILLAS OF GATOR TRACE UNIT I, AS RECORDED IN PLAT BOOK 27, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A NON-RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 46°42'43", A RADIAL TO SAID POINT BEARS SOUTH 83°55'21" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.37 FEET, TO A POINT OF TANGENCY: THENCE SOUTH 52°47'22" WEST, DISTANCE OF 35.94 AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING: THENCE RUN SOUTH 37°12'38" EAST, A DISTANCE OF 78.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 18°53'07"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 56.03 FEET TO A POINT OF TANGENCY; THENCE SOUTH 18°19'31 EAST, A DISTANCE OF 125.87 FEET; THENCE SOUTH 71°40'29" WEST, A DISTANCE OF 16.90 FEET; THENCE SOUTH 07°32'48" EAST, A DISTANCE OF 112.74 FEET; THENCE SOUTH 82°27'08" WEST, A DISTANCE OF 303.52 FEET; THENCE NORTH 82°47'15" WEST, A DISTANCE OF 340.09 FEET; THENCE NORTH 48°26'19" WEST, A DISTANCE OF 32.23 FEET; THENCE NORTH 07°13'00" EAST, A DISTANCE OF 89.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 13°20'50"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.87 FEET TO A POINT OF TANGENCY; THENCE NORTH 20°33'50" EAST, A DISTANCE OF 49.32 FEET; THENCE SOUTH 69°26'11" EAST, A DISTANCE OF 0.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 33°08'13"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 208.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 77°25'36" EAST, A DISTANCE OF 113.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 24°38'14"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 141.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 52°47'22" EAST, A DISTANCE OF 75.31 FEET, RETURNING TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

(PARCEL 3-A(6))

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, OF ST. LUCIE COUNTY, FLORIDA, AND BEI NG MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'08" EAST ALONG THE WEST LINE OF SAID SECTION 35 AND THE WEST LINE OF GATOR TRACE BOULEVARD, A 100.00 FOOT WIDE RIGHT-OF-WAY, A DISTANCE OF 2668.95 FEET TO A CONCRETE MONUMENT AT THE WEST ONE QUARTER OF SAID SECTION 35; THENCE NORTH 00°28'00" EAST ALONG THE WEST LINE OF SECTION 35, A DISTANCE OF 55.75 FEET TO A POINT, SAID POINT LYING 2614.63 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 35, AS MEASURED ALONG THE WEST LINE OF SECTION 35 (SAID NORTHWEST CORNER OF SECTION 35 BEING A CONCRETE MONUMENT); THENCE RUN SOUTH 89°32'00" EAST, A DISTANCE OF 700.82 FEET; THENCE NORTH 42°22'55" EAST, A DISTANCE OF 105.02 FEET; THENCE SOUTH 55°57'42" EAST, A DISTANCE OF 72.12 FEET; THENCE SOUTH 69°25'57" EAST, A DISTANCE OF 251.46 FEET; THENCE SOUTH 66°30'15" EAST, A DISTANCE OF 53.96 FEET; THENCE NORTH 80°30'44" EAST, A DISTANCE OF 142.70 FEET; THENCE NORTH 74°20'45" EAST, A DISTANCE OF 139.43 FEET; THENCE NORTH 82°54'19" EAST, A DISTANCE OF 228.55 FEET TO A POINT ON THE SOUTH LINE OF A PLAT ENTITLED GARDEN VILLAS OF GATOR TRACE UNIT I, AS RECORDED IN PLAT BOOK 27, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT BEING A NON-RADIAL INTERSECTION WITH A CURVE AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 83°51'49" EAST, A DISTANCE OF 119.48 FEET; THENCE SOUTH 72°16'51 EAST, A DISTANCE OF 81.32 FEET; THENCE SOUTH 49°18'00" EAST, A DISTANCE OF 64.44 FEET: THENCE SOUTH 26°19'10" EAST, A DISTANCE OF 273.83 FEET; THENCE SOUTH 55°03'54" WEST, A DISTANCE OF 125.19 FEET; THENCE SOUTH 68°21'36" WEST, A DISTANCE OF 196.78 FEET; THENCE SOUTH 82°27'08" WEST, A DISTANCE OF 58.88 FEET; THENCE NORTH 07°32'48" WEST, A DISTANCE OF 112.74 FEET: THENCE NORTH 71°40'29" EAST, A DISTANCE OF 16.90 FEET; THENCE NORTH 18°19'31" WEST, A DISTANCE OF 125.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 18°53'07"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 56.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°12'38" WEST, A DISTANCE OF 78.22 FEET; THENCE NORTH 52°47'22" EAST, A DISTANCE OF 35.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 46°42'43"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 126.37 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 6.94 ACRES, MORE OR LESS.

## CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

GATOR TRACE ON THE GREENS LLC, A FLORIDA LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY AFFIRM AS FOLLOWS:

1. THE ROADWAY TRACT, SHOWN HEREON AS GATOR GREENS COURT AND GATOR GREEN ROAD IS HEREBY DEDICATED TO THE GATOR TRACE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR INGRESS, EGRESS, AND UTILITY PURPOSES (INCLUDING CABLE TV), AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
2. THE WATER MANAGEMENT TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF FORT PIERCE, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT AND MAINTENANCE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
3. THE OPEN SPACE TRACTS SHOWN HEREON ARE HEREBY DEDICATED TO GATOR TRACE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS
4. THE RECREATION TRACT SHOWN HEREON IS HEREBY DEDICATED TO GATOR TRACE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR RECREATION PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
5. THE COMMON AREA TRACT SHOWN HEREON IS HEREBY DEDICATED TO GATOR TRACE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PARKING, MAIL AND OTHER PROPER COMMUNAL PURPOSES, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, GATOR TRACE ON THE GREENS LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 2023.

GATOR TRACE ON THE GREENS LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY:_____

PRINTED NAME: _____

POSITION: _____

WITNESS

_____

_____
PRINTED NAME

WITNESS

_____

_____
PRINTED NAME

## ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ AS _____ FOR GATOR TRACE ON THE GREENS LLC.

_____
NOTARY SIGNATURE
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____
☐ PERSONALLY KNOWN OR ☐ PRODUCED IDENTIFICATION

## ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF _____

GATOR TRACE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AS STATED AND SHOWN HEREON.

DATED THIS _____ DAY OF _____, 2023.

BY: _____
PRINT NAME: _____
POSITION: _____

BY: _____
PRINT NAME: _____
POSITION: _____

## ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____ AS _____ FOR GATOR TRACE MASTER PROPERTY OWNERS ASSOCIATION, INC..

_____
NOTARY SIGNATURE
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____
☐ PERSONALLY KNOWN OR ☐ PRODUCED IDENTIFICATION

## TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED FEBRUARY 1, 2022, AND DESIGNATED AS COMMITMENT NUMBER 1215719 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: GATOR TRACE ON THE GREENS LLC, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THERE ARE NO ENCUMBRANCES ON THE PROPERTY THAT PREVENT IT FROM BEING PLATTED.

DATED: THE _____ DAY OF _____, 2023.

BY _____

PRINT NAME: _____

FIRM: _____

FLORIDA BAR NUMBER: _____

## SURVEYORS REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, FLORIDA STATUTES.

THIS _____ DAY OF _____, 2023.

BY _____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

## PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE PUD, PLANNED UNIT DEVELOPMENT ZONING DISTRICT, AS SET FORTH IN SECTION 125-194 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2023.

BY _____

PRINT NAME: _____
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

## CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2023.

BY: _____
TANYA EARLEY, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

## CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

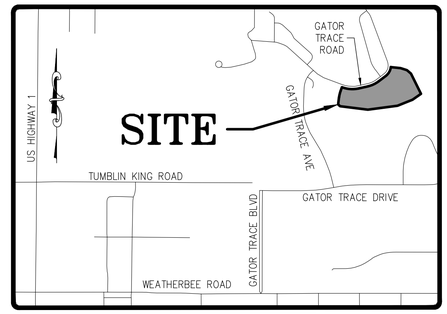
## CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK




SITE MAP
NOT TO SCALE

## CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF_____, 2022.

_____ BY: _____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF CIRCUIT COURT SEAL

## SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF GRATOR TRACE ON THE GREENS IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FORT PIERCE.

DATED THIS _____ DAY OF _____, 2022.

SURVEYOR SEAL

_____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC.
LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

## NOTES:

1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHEAST LINE OF PARCEL 3-A(6), HAVING A BEARING OF S49°22'32"E.
3. PLAT CONTAINS 6.94 ACRES, MORE OR LESS.
4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.


PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
☎ 772-340-4990
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098





Z:\EDC-2022\22-356 - EU International - Gator Trace TH's\SURVEY\Dwg - PDP\Plat\22-356 Plat (01-26-23).dwg, 1/26/2023 2:50 PM

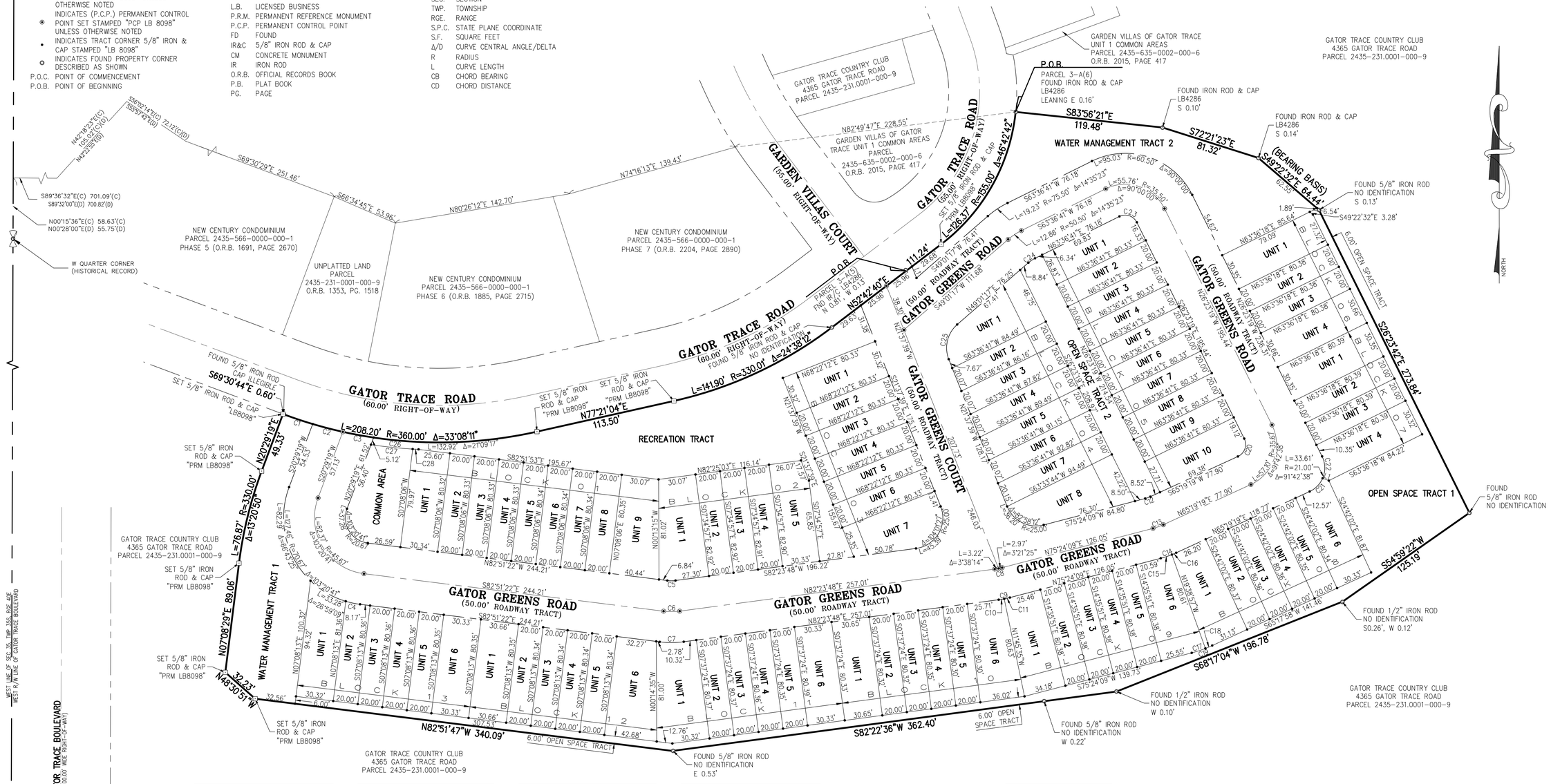
# GATOR TRACE ON THE GREENS

BEING A PLAT OF LANDS LYING IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____

## LEGEND

- □ INDICATES (P.R.M.) PERMANENT REFERANCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
- ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
- • INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
- ○ INDICATES FOUND PROPERTY CORNER DESCRIBED AS SHOWN
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- LS. LAND SURVEYOR
- L.B. LICENSED BUSINESS
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- FD FOUND
- IR&C 5/8" IRON ROD & CAP
- CM CONCRETE MONUMENT
- IR IRON ROD
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- (NR) NON-RADIAL
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- S.P.C. STATE PLANE COORDINATE
- S.F. SQUARE FEET
- Δ/D CURVE CENTRAL ANGLE/DELTA
- R RADIUS
- L CURVE LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE


GATOR TRACE ROAD (60.00' RIGHT-OF-WAY)
GARDEN VILLAS COURT (55.00' RIGHT-OF-WAY)
GATOR GREENS ROAD (50.00' ROADWAY TRACT)
GATOR GREENS COURT (50.00' ROADWAY TRACT)
WATER MANAGEMENT TRACT 1
WATER MANAGEMENT TRACT 2
RECREATION TRACT
OPEN SPACE TRACT 1
OPEN SPACE TRACT 2
COMMON AREA
GATOR TRACE BOULEVARD (100.00' WIDE RIGHT-OF-WAY)
NEW CENTURY CONDOMINIUM PARCEL 2435-566-0000-000-1 PHASE 5 (O.R.B. 1691, PAGE 2670)
UNPLATTED LAND PARCEL 2435-231-0001-000-9 O.R.B. 1353, PG. 1518
NEW CENTURY CONDOMINIUM PARCEL 2435-566-0000-000-1 PHASE 6 (O.R.B. 1885, PAGE 2715)
NEW CENTURY CONDOMINIUM PARCEL 2435-566-0000-000-1 PHASE 7 (O.R.B. 2204, PAGE 2890)
GATOR TRACE COUNTRY CLUB 4365 GATOR TRACE ROAD PARCEL 2435-231.0001-000-9
GARDEN VILLAS OF GATOR TRACE UNIT 1 COMMON AREAS PARCEL 2435-635-0002-000-6 O.R.B. 2015, PAGE 417
P.O.B. PARCEL 3-A(6) FOUND IRON ROD & CAP LB4286 LEANING E 0.16'
FOUND IRON ROD & CAP LB4286 S 0.10'
FOUND IRON ROD & CAP LB4286 S 0.14'
FOUND 5/8" IRON ROD NO IDENTIFICATION S 0.13'
FOUND 5/8" IRON ROD NO IDENTIFICATION
FOUND 1/2" IRON ROD NO IDENTIFICATION S0.26', W 0.12'
FOUND 1/2" IRON ROD NO IDENTIFICATION W 0.10'
FOUND 5/8" IRON ROD NO IDENTIFICATION W 0.22'
FOUND 5/8" IRON ROD NO IDENTIFICATION E 0.53'
SET 5/8" IRON ROD & CAP "PRM LB8098"
FOUND 5/8" IRON ROD CAP ILLEGIBLE
W QUARTER CORNER (HISTORICAL RECORD)
P.O.C. SW CORNER OF SEC 35, TWP 35S, RGE 40E FOUND 5"X5" CONCRETE MONUMENT
34 35 03 02
NORTH
(BEARING BASIS)
S83°56'21"E 119.48'
S72°21'23"E 81.32'
S49°22'32"E 64.44'
S36°23'42"E 273.84'
S54°59'22"W 125.19'
S68°17'04"W 196.78'
S82°22'36"W 362.40'
N82°51'47"W 340.09'
N48°30'51"W 32.23'
N00°708'29"E 89.06'
N20°29'19"E 49.33'
S69°30'44"E 0.60'
N77°21'04"E 113.50'
L=141.90' R=330.01' Δ=24°38'12"
L=208.20' R=360.00' Δ=33°08'11"
L=76.87' R=330.00' Δ=13°20'50"
N62°42'40"E 111.24'
L=126.37' R=155.00' Δ=46°42'42"
S49°01'17"W 111.68'
N49°01'17"E 67.41'
N26°23'19"W 199.44'
N20°37'39"W 201.73'
S69°19'19"E 77.90'
S65°19'19"E 77.90'
N65°19'19"E 118.77'
S75°24'09"W 139.73'
N75°24'09"E 126.05'
S14°35'51"E 80.38'
N19°35'51"W 80.38'
S07°37'24"E 80.30'
N11°45'35"W 80.03'
S82°23'48"W 196.22'
N82°23'48"E 257.01'
S82°51'22"E 244.21'
N82°51'22"W 244.21'
N82°25'03"E 116.14'
S82°25'03"E 195.67'
S07°08'06"W 79.97'
N07°08'06"E 80.35'
N00°13'15"W 81.02'
S07°34'57"E 82.92'
N07°08'13"E 80.36'
S07°08'13"W 80.36'
S07°08'13"W 80.35'
S07°08'13"W 80.34'
S07°08'13"W 80.33'
N07°08'13"E 100.33'
S07°37'24"E 80.32'
S07°37'24"E 80.33'
S07°37'24"E 80.35'
S07°37'24"E 80.36'
S07°37'24"E 80.37'
S07°37'24"E 80.39'
S07°37'24"E 80.30'
N07°08'29"E 251.46'
S69°30'29"E 251.46'
S66°34'45"E 53.96'
N80°26'12"E 142.70'
N74°16'13"E 139.43'
N82°49'47"E 228.55'
S89°36'32"E(C) 701.09'(C) S89°32'00"E(D) 700.82'(D)
N00°15'36"E(C) 58.63'(C) N00°28'00"E(D) 55.75'(D)
S89°02'14"E(C) 72.12'(C)(D) S89°54'42"E(D)
N42°18'23"E(C) 105.52'(C)(D) N42°20'54"E(D)
L=55.76' R=35.50' Δ=90°00'00"
L=95.03' R=60.50' Δ=90°00'00"
L=19.23' R=75.50' Δ=14°35'23"
L=12.86' R=50.50' Δ=14°35'23"
L=33.61' R=21.00' Δ=91°42'38"
L=2.97' Δ=3°21'25"
L=3.22' Δ=3°38'14"
L=132.92' Δ=21°09'17"
L=6.37' R=25.00' Δ=14°35'23"
L=8.37' R=20.67' Δ=23°12'44"
L=27.46' R=76.07' Δ=20°41'41"
L=33.28' R=26°59'09"
L=45.67' R=20.67' Δ=126°39'15"
L=82.29' R=75.67' Δ=62°18'06

**Technical Review Committee** **1. g.**

Meeting Date: 02/16/2023

REQUESTED ACTION

Final Plat – Oleander Oaks – 4003 Oleander Avenue

LOCATION

4003 Oleander Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

**Form Review**

Form Started By: Vennis Gilmore Started On: 02/01/2023 07:37 PM

Final Approval Date: 02/02/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

| | | |
|---|---|---|
| TO | : | Technical Review Committee |
| FROM | : | Vennis Gilmore, Assistant Planning Director |
| RE | : | Technical Review Project: #23-09000001 |
| BOARD DATE | : | February 16, 2023 |

## Final Plat – Oleander Oaks – 4003 Oleander Avenue

Attached is an Application for Final Plat for the subject property located at or near 4003 Oleander Avenue.

Parcel ID: **2433-144-0002-000-3**

The subject property is approximately 12.919 acres. The property is currently zoned R-4, Medium Density Residential Zone with a Future Land Use of RM, Medium Density Residential. The applicant is requesting the review and approval of a Final Plat to subdivide the subject property into 50 platted single-family lots and 2 common-area tracts.

Please review and provide comments on this application. Please send all comments to the following emails vgilmore@cityoffortpierce.com, planning@cityoffortpierce.com, and/or through interoffice mail to the Planning Department. If you have comments, please respond as soon as possible.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3741.

Thank You,
Vennis Gilmore
Assistant Planning Director

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

# Subdivision

Property address or Location 4003 Oleander Ave, Fort Pierce FL 34982

Parcel ID #(s) 2433-144-0002-000-3

Project description New 50 Single-Family Home Community

Oleander Oaks Development LLC
**Property Owner(s)**
1713 SW 4th St
Street Address
Fort Lauderdale FL 33312
City State Zip
954-850-0618
Phone Number
pedro@alvastonegroup.com
Email Address

Pedro Quijada
**Applicant/Representative, Title, Company**
1713 SW 4th St
Street Address
Fort Lauderdale FL 33312
City State Zip
954-850-0618
Phone Number
pedro@alvastonegroup.com
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.*

Pedro Quijada
*Property Owner(s) Signature(s)*

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 16 day of January, 2023, by Pedro Quijada who is personally known to me or has produced _____ as identification.

Allison Belanger
Signature of Notary (seal)

ALLISON BELANGER
MY COMMISSION EXPIRES
OCTOBER 10, 2025
#HH 184246
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

***INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729***

**TO BE COMPLETED BY STAFF**

| Zoning | Future Land Use | Total Acres | Historic District | Historic Designation |
|---|---|---|---|---|
| | | | | Contributing Individual<br>Non-Contributing None |

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

## ☐ SUBDIVISION: PRELIMINARY PLAT

***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

## ☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

***Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :***

- ☐ Street construction plans
- ☐ Water & Sewer system construction plans
- ☐ Stormwater Retention plans
- ☐ Electric Infrastructure plans
- ☐ Gas Infrastructure plans
- ☐ Complete, notarized application

## ☒ SUBDIVISION: FINAL PLAT

***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

## ☐ SUBDIVISION: MINOR REPLAT

***Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:***

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5048068 OR BOOK 4834 PAGE 771, Recorded 06/01/2022 12:07:39 PM Doc Tax: $2975.00

Prepared by and return to:
Nicholas T. Apathy, P.A.
Nicholas T. Apathy, Esq.
224 Palermo Avenue
Coral Gables, FL 33134
(305) 400-8802
File No CG22-226F

[Space Above This Line For Recording Data]

# WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture** made the 26th **day of May, 2022** between **Alva Stone Group LLC, a Florida Limited Liability Company**, whose post office address is **21313 Northeast 18th Place, North Miami Beach, FL 33179**, of the County of Miami-Dade, State of Florida, Grantor, to **Oleander Oaks Development LLC, a Florida Limited Liability Company**, whose post office address is **4003 Oleander Avenue, Fort Pierce, FL 34982,** of the County of St. Lucie, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie, Florida, to-wit:

A portion of the East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, Township 35 South, Range 40 East and the Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, Township 35 South, Range 40 East, being more particularly described as follows:

Commence at the East One Quarter corner of said Section 33, thence South 89 degrees 46 minutes 13 seconds West, a distance of 90.00 feet to the Point of Beginning: thence continue South 89 degrees 46 minutes 13 seconds West, a distance of 32.00 feet; thence South 00 degrees 17 minutes 01 seconds West, along the West line of the North Saint Lucie River Water Control District Canal 14, a distance of 701.78 feet, said canal 14 being shown and described in that certain fee simple deed of donation, as recorded in Official Records Book 4480, Page 2690 of the Public Records of Saint Lucie County. Said West line being parallel to and 62.00 feet West of as measured at right angles to the West right of way line of Oleander Avenue, also known as State Road 605, as shown on that certain Florida Department of Transportation right of way Map Section 9456, dated June 19, 1952. Said West right of way line being parallel to and 60.00 feet West of as measured at right angles to the centerline of said Oleander Avenue; thence South 89 degrees 47 minutes 15 seconds West, along a line parallel to and 630.00 feet North of as measured at right angles to the South line of the said East One Half of the Northeast One Quarter of the Southeast One Quarter of Section 33, a distance of 548.98 feet, said South line also being the centerline of Tumblin King Road; thence North 00 degrees 21 minutes 03 seconds West, along the West line of said East One Half a distance of 701.59 feet to the North line of the said East One Half, said West line also being the East line of the Revised Plat of "The Tropics Pete Robinson Subdivision, according to the plat thereof as recorded in Plat Book 6, Page 21 of the Public Records of Saint Lucie County; thence North 89 degrees 46 minutes 13 seconds East along the North line of said East One Half, a distance of 12.40 feet; thence North 00 degrees 00 minutes 21 seconds West, along a livestock fence 0.3 feet to the West of the West line of the said Southeast One Quarter of the Southeast One Quarter of the Northeast One Quarter of Section 33, a distance of 275.98 feet to the South top of bank of the North Saint Lucie River Water Control District Canal 15, Also Known As Platts Branch; thence meandering along the South top of bank of said Platts Branch, the following Ten courses, North 83 degrees 47 minutes 48 seconds East, a distance of 43.46 feet; thence North 86 degrees 49 minutes 25 seconds East, a distance of 72.02 feet; thence South 85 degrees 07 minutes 47 seconds East, a distance of 48.47 feet; thence North 74 degrees 57 minutes 21 seconds East, a distance of 44.51 feet; thence North 80 degrees 24 minutes 14 seconds East, a distance of 92.67 feet, thence North 82 degrees 38 minutes 55 seconds East, a distance of 67.53 feet; thence North 85 degrees 47 minutes 34 seconds East, a distance of 117.62 feet; thence North 85 degrees 35 minutes 04 seconds East, a distance of 70.14 feet; thence North 73 degrees 25 minutes 57 seconds East a distance of 15.73 feet; thence North 55 degrees 26 minutes 14 seconds East, a distance of 12.85 feet to the West line of said canal 14, said West line being parallel to and 30.000 feet West of the West right of way line of said State Road 605, said West right of way line being parallel to and 60.000 feet West of as measured at right angles to the East line of said Northeast One Quarter of Section 33; thence South 00 degrees 12 minutes 46 seconds West, along the West line of said canal 14 a distance of 339.69 feet to the Point of Beginning.
Said lands lying in Saint Lucie County, Florida.

Parcel Identification No.: 2433-144-0002-000-3

Also known as: 4003 Oleander Avenue,Fort Pierce, FL 34892

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

**Subject to** taxes for **2022** and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof,** Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

WITNESS

PRINT NAME: Thalia Quran

Alva Stone Group LLC, a Florida Limited Liability Company

By: _____
Pedro J. Quijada, Manager

WITNESS

PRINT NAME: Legna Martin

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

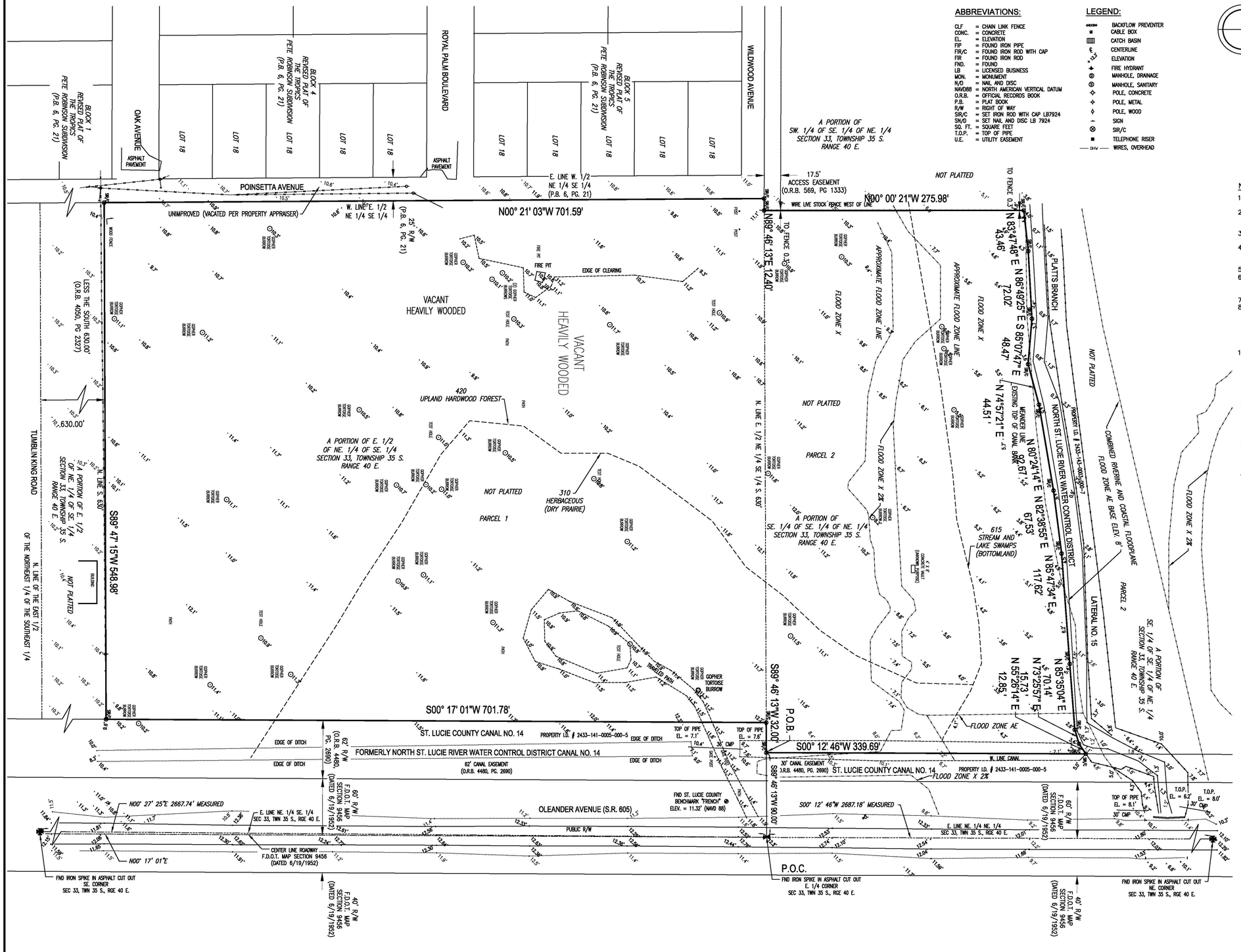
The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 26th day of May, 2022 by Pedro J. Quijada, as Managers of Alva Stone Group LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

LEGNA MARTIN
MY COMMISSION # GG 299679
EXPIRES: April 15, 2023
Bonded Thru Notary Public Underwriters

Personally known:_____
OR Produced Identification: +

Type of Identification Produced: Florida License




## ABBREVIATIONS:

| | |
|---|---|
| C.L.F. | = CHAIN LINK FENCE |
| CONC. | = CONCRETE |
| EL. | = ELEVATION |
| F.I.P. | = FOUND IRON PIPE |
| F.I.R./C | = FOUND IRON ROD WITH CAP |
| F.I.R. | = FOUND IRON ROD |
| FND. | = FOUND |
| L.B. | = LICENSED BUSINESS |
| MON. | = MONUMENT |
| N/D | = NAIL AND DISC |
| NAVD88 | = NORTH AMERICAN VERTICAL DATUM |
| O.R.B. | = OFFICIAL RECORDS BOOK |
| P.B. | = PLAT BOOK |
| R/W | = RIGHT OF WAY |
| SIR/C | = SET IRON ROD WITH CAP LB7924 |
| SN/D | = SET NAIL AND DISC LB 7924 |
| SQ. FT. | = SQUARE FEET |
| T.O.P. | = TOP OF PIPE |
| U.E. | = UTILITY EASEMENT |

## LEGEND:

- BACKFLOW PREVENTER
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- ELEVATION
- FIRE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- POLE, CONCRETE
- POLE, METAL
- POLE, WOOD
- SIGN
- SIR/C
- TELEPHONE RISER
- OHV — WIRES, OVERHEAD

LOCATION MAP
NOT TO SCALE

## NOTES:

1. THIS PRINTED DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS ELECTRONIC DRAWING IS VALID WITH A DIGITAL SEAL, BEING AN ELECTRONIC DIGITAL AUTHENTICATION PROCESS, ATTACHED BY A FLORIDA LICENSED SURVEYOR AND MAPPER, PURSUANT TO CHAPTER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE.
3. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, HAVING A GRID BEARING OF SOUTH 88°04'23" EAST, AS MEASURED UTILIZING A GPS RTK SURVEY SYSTEM.
5. RECORDING INFORMATION REFERS TO ST. LUCIE COUNTY PUBLIC RECORDS.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE DETERMINED FROM ST. LUCIE COUNTY ENGINEERING BENCHMARK "FRENCH": ELEVATION: 11.32'.
7. PROPERTY ADDRESS: 4001 OLEANDER AVENUE, FORT PIERCE, FL. 34982.
8. FEMA FLOOD ELEVATION INFORMATION:
   A. FIRM NO.: 12111C0189KF
   B. COMMUNITY/PANEL: 120285
   C. EFFECTIVE DATE: 02/19/2020
   D. ZONE: X, X2% & AE
   E. BASE FLOOD ELEV.: NA, NA, & 8' (NAVD88)
10. ANY NUISANCE TREES (AUSTRALIAN PINE, EARLEAF ACACIA, AND/OR FLORIDA HOLLY) WERE NOT LOCATED AS PART OF THIS SURVEY.

LEGAL DESCRIPTION PER OFFICIAL RECORDS BOOK 4050, PAGE 2327

PARCEL ONE:
ALL OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING NORTH OF LAND OWNED BY MRS. HARRY E KESLER ON THE 7TH DAY OF MARCH 1956, LESS LAND FOR ROADS AND DRAINAGE CANALS. THE SAID LAND IS ALSO DESCRIBED AS THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE SOUTH 630 FEET THEREOF.

PARCEL TWO: THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS AND EXCEPTING THEREFROM ALL RIGHTS OF WAY AND EASEMENTS FOR PUBLIC ROAD AND DRAINAGE CANALS.

METES AND BOUNDS DESCRIPTION PREPARED BY THE UNDERSIGNED:

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONEQUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 33, THENCE SOUTH 89°46'13" WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°46'13" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00°17'01" WEST, ALONG THE WEST LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL 14, A DISTANCE OF 701.78 FEET, SAID CANAL 14 BEING SHOWN AND DESCRIBED IN THAT CERTAIN FEE SIMPLE DEED OF DONATION, AS RECORDED IN OFFICIAL RECORDS BOOK 4480, PAGE 2690 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. SAID WEST LINE BEING PARALLEL TO AND 62.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE WEST RIGHT-OF-WAY LINE OF OLEANDER AVENUE, ALSO KNOWN AS STATE ROAD 605, AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 9456, DATED JUNE 19, 1952. SAID WEST RIGHT-OF-WAY LINE BEING PARALLEL TO AND 60.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF SAID OLEANDER AVENUE; THENCE SOUTH 89°47'15" WEST, ALONG A LINE PARALLEL TO AND 630.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, A DISTANCE OF 548.98 FEET, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF TUMBLIN KING ROAD; THENCE NORTH 00°21'03" WEST, ALONG THE WEST LINE OF SAID EAST ONE-HALF A DISTANCE OF 701.59 FEET TO THE NORTH LINE OF THE SAID EAST ONE-HALF, SAID WEST LINE ALSO BEING THE EAST LINE OF THE REVISED PLAT OF "THE TROPICS" PETE ROBINSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 21 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE NORTH 89°46'13" EAST ALONG THE NORTH LINE OF SAID EAST ONE-HALF, A DISTANCE OF 12.40 FEET; THENCE NORTH 00°00'21" WEST, ALONG A LIVESTOCK FENCE 0.3' TO THE WEST OF THE WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, A DISTANCE OF 275.98 FEET TO THE SOUTH TOP OF BANK OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL 15, ALSO KNOWN AS PLATTS BRANCH; THENCE MEANDERING ALONG THE SOUTH TOP OF BANK OF SAID PLATTS BRANCH, THE FOLLOWING TEN COURSES, NORTH 83°47'48" EAST, A DISTANCE OF 43.46 FEET; THENCE NORTH 86°49'25" EAST, A DISTANCE OF 72.02 FEET; THENCE SOUTH 85°07'47" EAST, A DISTANCE OF 48.47 FEET; THENCE NORTH 74°57'21" EAST, A DISTANCE OF 44.51 FEET; THENCE NORTH 80°24'14" EAST, A DISTANCE OF 92.67 FEET; THENCE NORTH 82°38'55" EAST, A DISTANCE OF 67.53 FEET; THENCE NORTH 85°47'34" EAST, A DISTANCE OF 117.62 FEET; THENCE NORTH 85°35'04" EAST, A DISTANCE OF 70.14 FEET; THENCE NORTH 73°25'57" EAST, A DISTANCE OF 15.73 FEET; THENCE NORTH 55°26'14" EAST, A DISTANCE OF 12.85 FEET TO THE WEST LINE OF SAID CANAL 14, SAID WEST LINE BEING PARALLEL TO AND 30.000 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF SAID STATE ROAD 605, SAID WEST RIGHT-OF-WAY LINE BEING PARALLEL TO AND 60.000 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 33; THENCE SOUTH 00°12'46" WEST, ALONG THE WEST LINE OF SAID CANAL 14 A DISTANCE OF 339.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ST. LUCIE COUNTY AND CONTAIN 12.919 ACRES MORE OR LESS.

## SURVEYOR'S CERTIFICATION:

CERTIFIED TO:
OLEANDER OAKS, LLC

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Daniel C Laak

Digitally signed by Daniel C Laak
DN: 0.9.2342.19200300.100.1.1=A01410D000001C19DD259100007C9A, cn=Daniel C Laak, c=US
Date: 2021.09.30 16:05:45 -04'00'

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118

LAST DATE OF FIELD SURVEY: 09/20/21

| NO. | DATE | BY | CK'D | REVISIONS | FB/PG |
|---|---|---|---|---|---|
| 1 | 09/22/21 | RH | DCL | ADD PERIMETER SPOT ELEVATIONS | N/A |

SCALE: 1"=50' | DATE: 09/20/21
DRAWN BY: RH | FIELD BOOK: 72/63
CHECKED BY: DCL | SURVEY TYPE: BOUNDARY

**HSQ GROUP, INC.**
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

# OLEANDER OAKS
## BOUNDARY AND TOPOGRAPHIC SURVEY
### CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PROJECT NUMBER 210107
SHEET NUMBER 1 OF 1

# OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

## CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF _____
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, EXISTING UNDER THE LAWS OF FLORIDA, OWNERS OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "OLEANDER OAKS", A SUBDIVISION. CONTAINING 12.81 ACRES, MORE OR LESS. SAID LANDS SITUATE IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

1.THE ROAD RIGHT-OF-WAY TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE INSTALLATION, AND IS THE MAINTENANCE OBLIGATION OF SAID ALVA STONE GROUP LLC. ITS SUCCESSORS AND ASSIGNS. ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE ABUTTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF FORT PIERCE; IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED ON THE CITY NOR SHALL ANY REQUEST BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE THE PRIVATE STREETS OR ROADS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY IS ALSO DEDICATED IN FAVOR OF THE CITY OF FORT PIERCE, ITS SUCCESSORS ANDOR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES, AND ACCESS FOR THE CITY OF FORT PIERCE SERVICE AND EMERGENCY VEHICLES. THE CITY OF FORT PIERCE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF FORT PIERCE.

2. ALL UTILITY EASEMENTS (UE) ARE DEDICATED IN FAVOR OF THE CITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY. ALL PLATTED UTILITY EASEMENTS (UE) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.THE DRAINAGE EASEMENTS (DE) AS SHOWN HEREON, ARE HEREBY DEDICATED TO ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AS PRIVATE DRAINAGE EASEMENTS FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID ALVA STONE GROUP LLC.

4.THE OPEN SPACE TRACTS D AND G AS SHOWN HEREON, ARE HEREBY DEDICATED TO ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING BUFFER, DRAINAGE, LANDSCAPE, RECREATION, UTILITIES AND OTHER COMMON AREA PURPOSE AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID ALVA STONE GROUP LLC.

5.THE WATER MANAGEMENT TRACTS C AND F, SHOWN OR DESCRIBED ON THIS PLAT ARE DEDICATED TO ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES INCLUDING DRAINAGE, AND THEY ARE THE MAINTENANCE RESPONSIBILITIES OF SAID ALVA STONE GROUP LLC.

6.THE FORT PIERCE UTILITY EASEMENTS (FPUE) SHOWN HEREON ARE HEREBY DEDICATED IN FAVOR OF THE CITY OF FORT PIERCE, FLORIDA, ITS SUCCESSORS ANDOR ASSIGNS, FOR ACCESS TO, AND INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES, INCLUDING BUT NOT LIMITED TO WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. THE CITY OF FORT PIERCE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENTS EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF FORT PIERCE. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER OR ACROSS THE EASEMENT AREAS WITHOUT THE CITY'S WRITTEN PERMISSION.

7. TRACT E, IS HEREBY DEDICATED TO ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/ OR ASSIGNS, AS A CONSERVATION EASEMENT AND SHALL REMAIN THE MAINTENANCE OBLIGATION OF SAID ALVA STONE GROUP LLC.

IN WITNESS WHEREOF: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, THIS _____ DAY OF_____, 202___.

WITNESS: _____ ALVA STONE GROUP, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

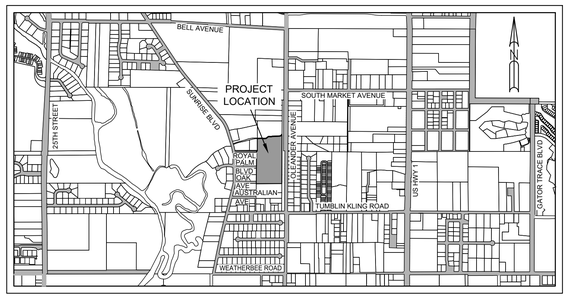
PRINT NAME: _____ BY: _____

WITNESS: _____ NAME: _____

PRINT NAME: _____ TITLE: _____


**KMA Engineering & Surveying, LLC**
**Consulting Engineers & Surveyors**
2345 14th St, Suite 3 Vero Beach, Fl. 32960
Phone: (772) 569-6680 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351

THIS INSTRUMENT PREPARED BY: WILLIAM E. HAYHURST, P.S.M. REGISTRATION NO. 4416 PREPARATION DATE: DECEMBER 2022


LOCATION MAP
N.T.S.
SEC. 33, TWP. 35S, RNG. 40E

## ACKNOWLEDGEMENT TO CERTIFICATE OF DEDICATION

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ AS VICE PRESIDENT OF ALVA STONE GROUP LLC, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____, 20___.

MY COMMISSION EXPIRES _____ NAME:_____

COMMISSION NO. _____ (PRINT NAME):
NOTARY PUBLIC - STATE OF FLORIDA

## LEGAL DESCRIPTION

A PORTION OF THE EAST ONE HALF OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, TANGE 40 EAST AND A PORTION OF THE EAST ONE HALF OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE FOLLOWING THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 33 BEARING N 89°59'15" W TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF OVEANDER AVENUE, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE FOLLOWING THE SAID WESTERN RIGHT-OF-WAY LINE AND SAID NORTH LINE BEARING N 89°59'15" W A DISTANCE OF 32.00 FEET; THENCE LEAVING SAID NORTH LINE AND CONTINUING TO FOLLOW THE SAID WESTERN RIGHT-OF-WAY LINE BEARING S 00°27'16" W A DISTANCE OF 702.51 FEET; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY LINE BEARING S 89°47'08" W TO A POINT ON THE WESTERN LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 33 A DISTANCE OF 544.16 FEET; THENCE FOLLOWING SAID WESTERN LINE BEARING N 00°17'34" E TO THE NORTHWEST CORNER OF THE NOTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 33 A DISTANCE OF 704.65 FEET; THENCE FOLLOWING THE WESTERN LINE OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER BEARING N 00°58'16" E A DISTANCE OF 275.35 FEET; THENCE LEAVING SAID WESTERN LINE BEARING N 83°57'45" E A DISTANCE OF 41.33 FEET; THENCE BEARING N 86°59'22" E A DISTANCE OF 72.02 FEET; THENCE BEARING S 84°57'50" E A DISTANCE OF 48.47 FEET; THENCE BEARING N 75°07'18" E A DISTANCE OF 44.51 FEET; THENCE BEARING N 80°34'11" E A DISTANCE OF 92.67 FEET; THENCE BEARING N 82°48'52" E A DISTANCE OF 67.53 FEET; THENCE BEARING N 85°57'31" E A DISTANCE OF 117.62 FEET; THENCE BEARING N 85°45'01" E A DISTANCE OF 70.14 FEET; THENCE BEARING N 73°35'54" E A DISTANCE OF 15.73 FEET; THENCE BEARING N 55°36'11" E TO A POINT ON THE AFREMENTIONED WESTERN RIGHT-OF-WAY LINE OF OLEANDER AVENUE A DISTANCE OF 11.65 FEET; THENCE FLOOWING SAID WESTERN RIGHT-OF-WAY LINE BEARING S 00°12'46" W A DISTANCE OF 338.89 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINS 557,833 SF (12.806 ACRES) MORE OR LESS.

## SURVEYOR'S CERTIFICATE

I, WILLIAM E. HAYHURST, DO HEREBY CERTIFY THAT (A) THIS PLAT OF OLEANDER OAKS IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, SIZE, TYPE AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER177, FLORIDA STATUTES; AND (D) THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177M FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FORT PIERCE AND ST. LUCIE COUNTY, FLORIDA.

DATED THIS 15TH DAY OF DECEMBER 2022.

WILLIAM E. HAYHURST
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
FLORIDA REGISTRATION NO. 4416

PREPARED IN THE OFFICE OF:
KMA ENGINEERING & SURVEYING, LLC
2345 14TH AVENUE, SUITE 3
VERO BEACH, FLORIDA 32960
CERTIFICATION NO. LB 8351

PROJECT SURVEYOR

DOCKET NO. _____

## CLERK OF CIRCUT COURT

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT OF ST . LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____.

_____
MICHELLE R. MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA

CLERK OF CIRCUIT COURT

## CITY ATTORNEY

IT IS HEREBY CERTIFY THAT THE FORGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 20___. BY: _____
TANYA EARLEY
INTERIM CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

## PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE REQUIREMENTS OF THE PD, PLANNED DEVELOPMENT, AS SET FORTH IN SECTION 125-212 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____ 202__. BY: _____
DIRECTOR OF PLANNING
CITY OF FORT PIERCE, FLORIDA

## CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE
PURSUANT AT THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20__.
_____, LINDA COX, CITY CLERK.

BY: _____
LINDA COX
CITY CLERK

CLERK TO THE BOARD OF CITY COMMISIONERS

## SURVEYOR REVIEW CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

THIS ____ DAY OF _____20___. BY: _____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350

CITY SURVEYOR

## TITLE CERTIFICATION

STATE OF _____
COUNTY OF _____

I, MONIQUE PENA, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY CORAL GABLES TITLE & ESCROW, LLC, DATED, APRIL 28, 2021, AND DESIGNATED AS FILE NO.: 1526-18FL-0330 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: ALVA STONE GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUES §197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED EXCEPT FOR.

DATED: THE ____ DAY OF _____ , 202___. BY _____
MONIQUE PENA
CORAL GABLES TITLE & ESCROW, LLC

NOTES:
1. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, HAVING A GRID BEARING OF SOUTH 88°04'23" EAST.
3. SUBJECT PLAT CONTAINS 12.919 ACRES, MORE OR LESS.

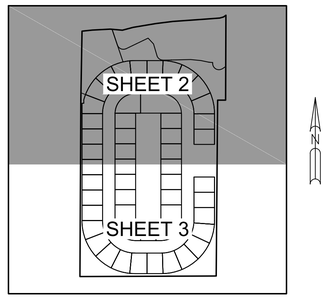
# OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

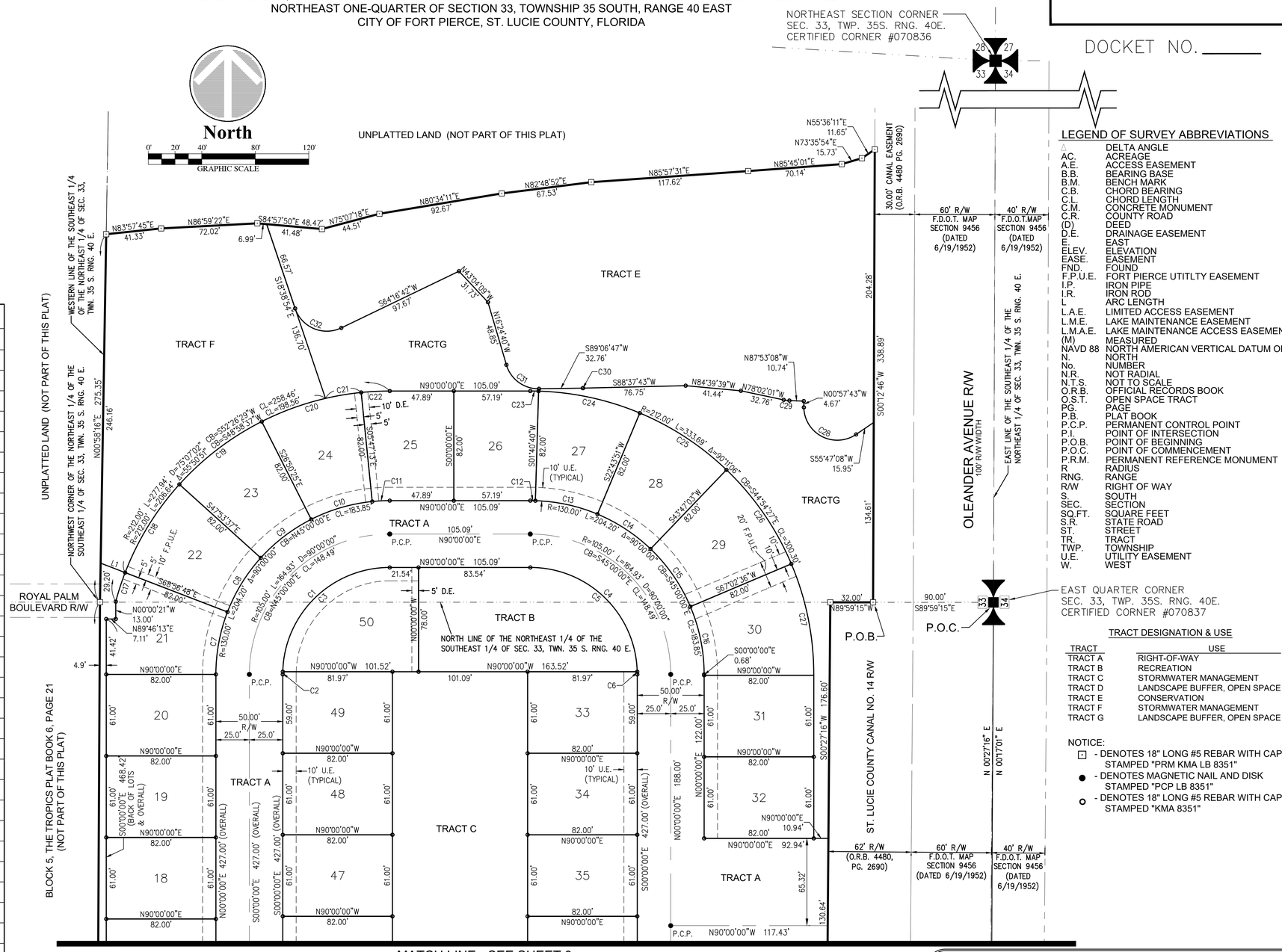
DOCKET NO. _____




KEY MAP
N.T.S.

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 19.67' | N68°56'48"W |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Arc Length | Delta | Chord Bearing | Chord Length |
| C1 | 80.00' | 125.66' | 90°00'00" | S45°00'00"W | 113.14' |
| C2 | 80.00' | 2.00' | 1°25'57" | S0°42'59"W | 2.00' |
| C3 | 80.00' | 123.66' | 88°34'03" | S45°42'59"W | 111.71' |
| C4 | 80.00' | 125.66' | 90°00'00" | N45°00'00"W | 113.14' |
| C5 | 80.00' | 123.66' | 88°34'03" | N45°42'58"W | 111.71' |
| C6 | 32.01' | 2.00' | 3°34'50" | S0°42'58"E | 2.00' |
| C7 | 130.00' | 47.77' | 21°03'12" | N10°31'36"E | 47.50' |
| C8 | 130.00' | 47.77' | 21°03'12" | N31°34'47"E | 47.50' |
| C9 | 130.00' | 47.77' | 21°03'12" | N52°37'59"E | 47.50' |
| C10 | 130.00' | 47.77' | 21°03'12" | N73°41'11"E | 47.50' |
| C11 | 130.00' | 13.13' | 5°47'13" | N87°06'23"E | 13.12' |
| C12 | 130.00' | 3.81' | 1°40'40" | S89°09'40"E | 3.81' |
| C13 | 130.00' | 47.77' | 21°03'12" | S77°47'44"E | 47.50' |
| C14 | 130.00' | 47.77' | 21°03'12" | S56°44'33"E | 47.50' |
| C15 | 130.00' | 52.77' | 23°15'33" | S34°35'11"E | 52.41' |
| C16 | 130.00' | 52.09' | 22°57'24" | S11°28'42"E | 51.74' |
| C17 | 212.00' | 22.83' | 6°10'14" | S17°58'05"W | 22.82' |
| C18 | 212.00' | 77.90' | 21°03'12" | S31°34'47"W | 77.46' |
| C19 | 212.00' | 77.90' | 21°03'12" | S52°37'59"W | 77.46' |
| C20 | 212.00' | 77.90' | 21°03'12" | S73°41'11"W | 77.46' |
| C21 | 212.00' | 27.06' | 7°18'44" | S80°33'25"W | 27.04' |
| C22 | 212.00' | 21.41' | 5°47'13" | S87°06'23"W | 21.40' |
| C23 | 212.00' | 6.21' | 1°40'40" | N89°09'40"W | 6.21' |
| C24 | 212.00' | 77.90' | 21°03'12" | N77°47'44"W | 77.46' |
| C25 | 212.00' | 77.90' | 21°03'12" | N56°44'33"W | 77.46' |
| C26 | 212.00' | 86.06' | 23°15'33" | N34°35'11"W | 85.47' |
| C27 | 212.00' | 85.63' | 23°08'30" | N11°23'09"W | 85.05' |
| C28 | 25.00' | 53.78' | 123°15'09" | N62°35'17"W | 43.99' |
| C29 | 25.00' | 4.30' | 9°51'07" | N82°57'34"W | 4.29' |
| C30 | 25.00' | 0.21' | 0°29'04" | S88°52'15"W | 0.21' |
| C31 | 25.00' | 32.50' | 74°28'33" | N53°38'56"W | 30.26' |
| C32 | 25.00' | 42.36' | 97°04'24" | N67°11'06"W | 37.47' |




## LEGEND OF SURVEY ABBREVIATIONS

| | |
|---|---|
| △ | DELTA ANGLE |
| AC. | ACREAGE |
| A.E. | ACCESS EASEMENT |
| B.B. | BEARING BASE |
| B.M. | BENCH MARK |
| C.B. | CHORD BEARING |
| C.L. | CHORD LENGTH |
| C.M. | CONCRETE MONUMENT |
| C.R. | COUNTY ROAD |
| (D) | DEED |
| D.E. | DRAINAGE EASEMENT |
| E. | EAST |
| ELEV. | ELEVATION |
| EASE. | EASEMENT |
| FND. | FOUND |
| F.P.U.E. | FORT PIERCE UTITLTY EASEMENT |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| L | ARC LENGTH |
| L.A.E. | LIMITED ACCESS EASEMENT |
| L.M.E. | LAKE MAINTENANCE EASEMENT |
| L.M.A.E. | LAKE MAINTENANCE ACCESS EASEMENT |
| (M) | MEASURED |
| NAVD 88 | NORTH AMERICAN VERTICAL DATUM OF 1988 |
| N. | NORTH |
| No. | NUMBER |
| N.R. | NOT RADIAL |
| N.T.S. | NOT TO SCALE |
| O.R.B. | OFFICIAL RECORDS BOOK |
| O.S.T. | OPEN SPACE TRACT |
| PG. | PAGE |
| P.B. | PLAT BOOK |
| P.C.P. | PERMANENT CONTROL POINT |
| P.I. | POINT OF INTERSECTION |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.R.M. | PERMANENT REFERENCE MONUMENT |
| R. | RADIUS |
| RNG. | RANGE |
| R/W | RIGHT OF WAY |
| S. | SOUTH |
| SEC. | SECTION |
| SQ.FT. | SQUARE FEET |
| S.R. | STATE ROAD |
| ST. | STREET |
| TR. | TRACT |
| TWP. | TOWNSHIP |
| U.E. | UTILITY EASEMENT |
| W. | WEST |

### TRACT DESIGNATION & USE

| TRACT | USE |
|---|---|
| TRACT A | RIGHT-OF-WAY |
| TRACT B | RECREATION |
| TRACT C | STORMWATER MANAGEMENT |
| TRACT D | LANDSCAPE BUFFER, OPEN SPACE |
| TRACT E | CONSERVATION |
| TRACT F | STORMWATER MANAGEMENT |
| TRACT G | LANDSCAPE BUFFER, OPEN SPACE |

NOTICE:
- ⊡ - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "PRM KMA LB 8351"
- ● - DENOTES MAGNETIC NAIL AND DISK STAMPED "PCP LB 8351"
- ○ - DENOTES 18" LONG #5 REBAR WITH CAP STAMPED "KMA 8351"

THIS INSTRUMENT PREPARED BY:
WILLIAM E. HAYHURST, P.S.M.
REGISTRATION NO. 4416
PREPARATION DATE: DECEMBER 2022


**KMA Engineering & Surveying, LLC**
**Consulting Engineers & Surveyors**
2345 14th St, Suite 3 Vero Beach, Fl. 32960
Phone: (772) 569-6680 E-Mail: survey@kmafl.com
Certificate of Authorization Number: L.B.8351

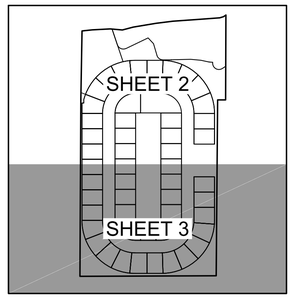
# OLEANDER OAKS

A PORTION OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 40 EAST
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

DOCKET NO. _____



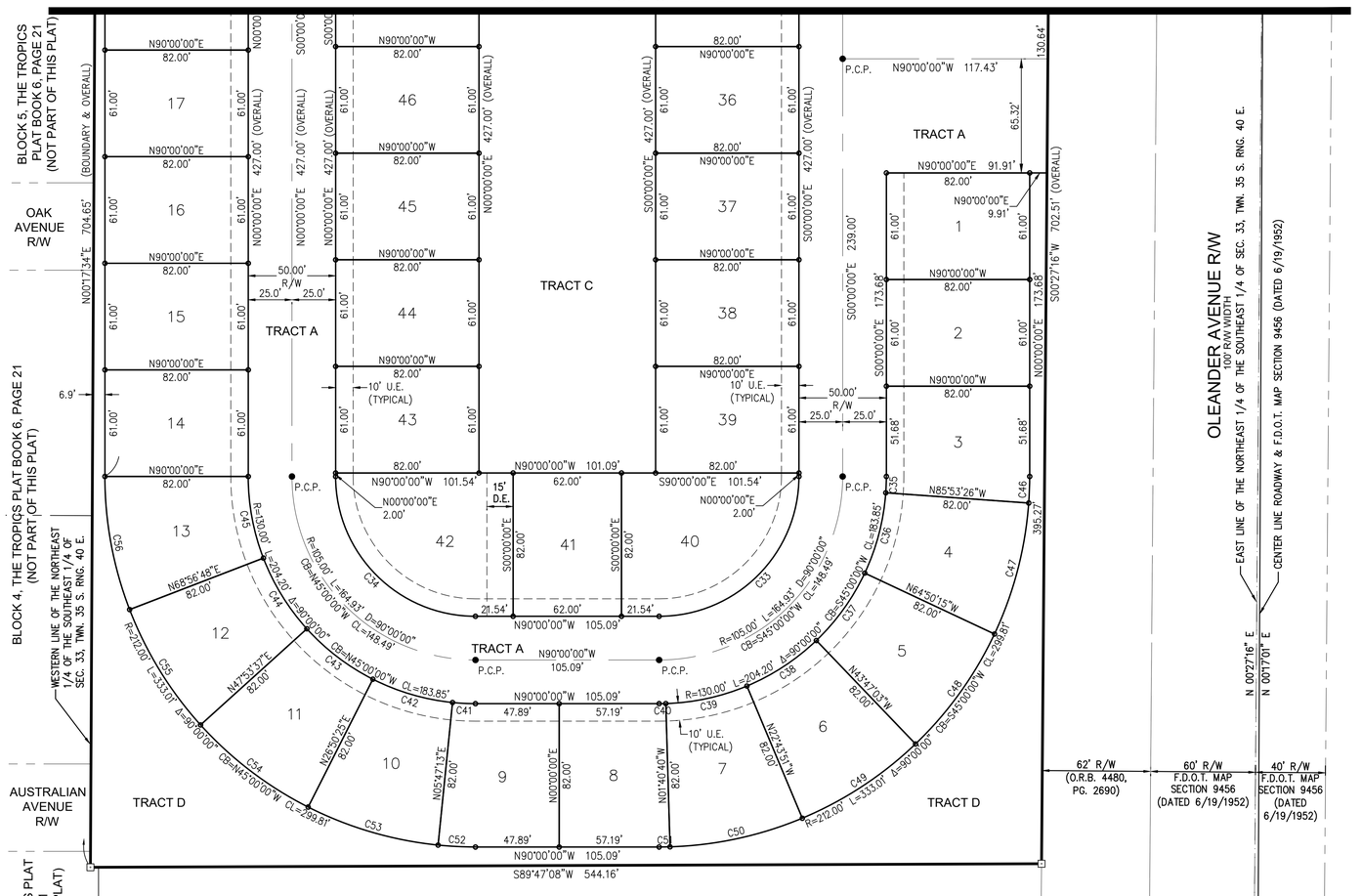

KEY MAP
N.T.S.

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Arc Length | Delta | Chord Bearing | Chord Length |
| C33 | 80.00' | 125.66' | 90°00'00" | N45°00'00"E | 113.14' |
| C34 | 80.00' | 125.66' | 90°00'00" | S45°00'00"E | 113.14' |
| C35 | 130.00' | 9.32' | 4°06'34" | S2°03'17"W | 9.32' |
| C36 | 130.00' | 47.77' | 21°03'12" | S14°38'09"W | 47.50' |
| C37 | 130.00' | 47.77' | 21°03'12" | S35°41'21"W | 47.50' |
| C38 | 130.00' | 47.77' | 21°03'12" | S56°44'33"W | 47.50' |
| C39 | 130.00' | 47.77' | 21°03'12" | S77°47'44"W | 47.50' |
| C40 | 130.00' | 3.81' | 1°40'40" | S89°09'40"W | 3.81' |
| C41 | 130.00' | 13.13' | 5°47'13" | N87°06'23"W | 13.12' |
| C42 | 130.00' | 47.77' | 21°03'12" | N73°41'11"W | 47.50' |
| C43 | 130.00' | 47.77' | 21°03'12" | N52°37'59"W | 47.50' |
| C44 | 130.00' | 47.77' | 21°03'12" | N31°34'47"W | 47.50' |
| C45 | 130.00' | 47.77' | 21°03'12" | N10°31'36"W | 47.50' |
| C46 | 212.00' | 15.20' | 4°06'34" | N2°03'17"E | 15.20' |
| C47 | 212.00' | 77.90' | 21°03'12" | N14°38'09"E | 77.46' |
| C48 | 212.00' | 77.90' | 21°03'12" | N35°41'21"E | 77.46' |
| C49 | 212.00' | 77.90' | 21°03'12" | N56°44'33"E | 77.46' |
| C50 | 212.00' | 77.90' | 21°03'12" | N77°47'44"E | 77.46' |
| C51 | 212.00' | 6.21' | 1°40'40" | N89°09'40"E | 6.21' |
| C52 | 212.00' | 21.41' | 5°47'13" | S87°06'23"E | 21.40' |
| C53 | 212.00' | 77.90' | 21°03'12" | S73°41'11"E | 77.46' |
| C54 | 212.00' | 77.90' | 21°03'12" | S52°37'59"E | 77.46' |
| C55 | 212.00' | 77.90' | 21°03'12" | S31°34'47"E | 77.46' |
| C56 | 212.00' | 77.90' | 21°03'12" | S10°31'36"E | 77.46' |

North

0' 20' 40' 80' 120'
GRAPHIC SCALE

MATCH LINE - SEE SHEET 2




LEGEND OF SURVEY ABBREVIATIONS

| | |
|---|---|
| △ | DELTA ANGLE |
| AC. | ACREAGE |
| A.E. | ACCESS EASEMENT |
| B.B. | BEARING BASE |
| B.M. | BENCH MARK |
| C.B. | CHORD BEARING |
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| D.E. | DRAINAGE EASEMENT |
| E. | EAST |
| ELEV. | ELEVATION |
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| FND. | FOUND |
| I.P. | IRON PIPE |
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Certificate of Authorization Number: L.B.8351