



**DEVELOPMENT REVIEW**

**Property Information**

Property address or Location 6900 Okeechobee Road, Fort Pierce, FL 34945

Parcel ID #(s) 232470500050000

Project description Redevelopment to construct new Gas Station/Convenience Store (See Narrative)

**Application Type**

- Site Plan                       Minor Site Plan                       Innovative Residential Development  
 Minor Amendment               Major Amendment                       Conditional Use w/New Construction

**Site Information**

*Non-Residential:* Proposed Sq. Ft.: 6,256                      Site Acreage: 1.95

*Residential:* Proposed Units: \_\_\_\_\_ Proposed Sq. Ft.: \_\_\_\_\_ Site Acreage: \_\_\_\_\_

**Macmillian Real Estate, LLC**

Property Owner(s)

7950 NW 58Th ST

Street Address

Doral                      FL    33166

City

State    Zip

561-254-8040

Phone Number

BDKINGSLEY@AOL.COM

Email Address

**George Missimer (Cotleur & Hearing)**

Applicant/Representative, Title, Company

1934 Commerce Lane, Suite 1

Street Address

Jupiter                      FL    33458

City

State    Zip

561-406-1008

Phone Number

GMISSIMER@COTLEUR-HEARING.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.*

*[Signature]*

Property Owner(s) Signature(s)

9/26/24

Date

**APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS**  
 CALL 772.467.3737 OR E-MAIL [PLANNING@CITYOFFORTPIERCE.COM](mailto:PLANNING@CITYOFFORTPIERCE.COM)  
 For more information, please refer to the website:  
<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>

General Information

- **Incomplete application packets will not be accepted.**
- Appointments are required for application hard copy 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, one (1) hard copy and one (1) 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)

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
File Number: 2323407 OR BOOK 1865 PAGE 1681  
Recorded:12/18/03 09:01

\* Doc Assump: \$ 0.00  
\* Doc Tax : \$ 10,500.00  
\* Int Tax : \$ 0.00

**STATE OF FLORIDA  
COUNTY OF ST. LUCIE**

**RECORDING REQUESTED BY  
AND WHEN RECORDED PLEASE  
RETURN TO:**

*McIntyre*  
William C. McIntyre, P. A.  
3501 S.W. Corporate Parkway  
Palm City, Florida 34990  
Attention: William C. McIntyre, Esq.

**SPECIAL WARRANTY DEED**

**#200765**

For value received, **CHEVRON U.S.A. INC.**, a Pennsylvania corporation, whose address is 2300 Windy Ridge Parkway, Suite 800, Atlanta, Georgia 30339, hereafter referred to as "Grantor", grants to **RELIANCE PETROLEUM COMPANY, LTD.**, a Florida limited partnership, hereafter referred to as "Grantee", all that real property situate in the City of Fort Pierce, County of St. Lucie, State of Florida, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS  
REFERENCE (THE "PROPERTY")**

This conveyance and any warranty contained herein are subject to (a) liens for property taxes and assessments that are not due and payable, (b) all matters shown in the public records of St. Lucie County, Florida, and (c) all matters that can be ascertained by a reasonable inspection or survey of the Property. This conveyance is

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made without any expressed or implied warranty as to the suitability of the Property for any purpose.

GRANTOR HEREBY RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND GRANTEE HEREBY GRANTS TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE EXCLUSIVE AND IRREVOCABLE RIGHT AND OPTION TO PURCHASE FROM GRANTEE, OR ANY SUBSEQUENT OWNER, OR LESSEE, ANY LEASEHOLD AND/OR FEE REAL PROPERTY MAKING UP THE PROPERTY, INCLUDING AFTER ACQUIRED FEE REAL PROPERTY AND/OR LEASEHOLD RELATED TO THE SERVICE STATION BUSINESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS NOW OR HEREAFTER MADE APPURTENANT THERETO, INCLUDING, WITHOUT LIMITATION, ALL RIGHT, TITLE AND INTEREST OF GRANTEE, OR ANY SUBSEQUENT OWNER, IN AND TO ALL STREETS, ROADS AND PUBLIC PLACES, OPENED OR PROPOSED, AND ALL EASEMENTS AND RIGHT(S)-OF-WAY, PUBLIC OR PRIVATE, NOW OR HEREAFTER USED IN CONNECTION WITH SAID PROPERTY, HEREINAFTER COLLECTIVELY THE "OPTION PROPERTY", IN ACCORDANCE WITH THE FOLLOWING TERMS AND CONDITIONS:

1. Option Event. If at any time during the seven (7) year period following the date of recordation of this Deed in the public records, the Option Property ceases to be used as a service station continuously offering for sale all grades of Chevron branded gasolines that are typically offered for sale at other Chevron branded motor fuel retail outlets in St. Lucie County, Florida, and surrounding counties, (the "Option Event"), then Grantor, or its nominee, shall have the right, but not the obligation, to purchase the Option Property from Grantee or, if Grantee no longer owns the Option Property, from any subsequent owner of the Option Property ("Subsequent Owner") under the terms and conditions hereof.

2. Option Price. The option price shall be the fair market value of the Option Property as a service station determined at the time of the Option Event, as determined

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by an appraiser who is a member of the Appraisers Institute selected by Grantor and approved by Grantee or Subsequent Owner, which approval shall not be unreasonably withheld, conditioned or delayed.

3. Appraisal. Upon occurrence of the Option Event, Grantee or Subsequent Owner shall immediately notify Grantor in writing of such occurrence. Following the occurrence of the Option Event, but in no event more than ninety (90) days following Grantor's receipt of written notice of the Option Event, Grantor may notify Grantee or the Subsequent Owner of Grantor's intent to have the Option Property appraised by a designated appraiser. Grantee or the Subsequent Owner shall approve or disapprove of Grantor's designated appraiser within thirty (30) days after receiving notice of Grantor's intent to obtain an appraisal, and shall cooperate with any such appraisal efforts. The failure of Grantee or Subsequent Owner to approve or disapprove of an appraiser within such thirty (30) day period shall be deemed to be approval of the appraiser. Grantor shall bear the cost of such appraisal and shall deliver to Grantee or the Subsequent Owner a copy of all reports resulting from such appraisal.

4. Property Assessment. At any time after the Option Event but before the expiration of the option hereunder, Grantor shall have the right to enter upon the Option Property for the purpose of making an assessment of the condition of the Option Property and any environmental contamination that may be located on the Option Property; provided that any such assessment shall be made in a manner so as to minimize interference with normal operations on the Option Property. Grantor shall indemnify, defend and hold harmless Grantee or the Subsequent Owner against any personal injury or property damage directly caused by Grantor or its contractors or employees in making any such assessment, but not including indirect or consequential damages.

5. Exercise of Option. Within ninety (90) days after Grantor's receipt of the appraisal referred to in section 3 above, Grantor may exercise its option hereunder to

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purchase the Option Property at the appraised value by giving written notice to Grantee or the Subsequent Owner of Grantor's intent to exercise. If Grantor exercises this option, Grantee or the Subsequent Owner shall be obligated to sell the Option Property to Grantor and Grantor shall be obligated to purchase the Option Property in accordance herewith. The closing of such sale shall occur as soon after exercise as is reasonably practical.

6. Conveyance. If Grantor exercises this option, Grantee or the Subsequent Owner shall convey the Option Property to Grantor by means of a special warranty deed, free and clear of all liens, encumbrances, claims or other exceptions to title, except (i) those as to which Grantee took subject to upon acquiring the Option Property hereunder (excluding the option hereunder) and (ii) any easements granted by Grantee or Subsequent Owner with Grantor's prior written approval, which approval shall not unreasonably be withheld by Grantor. In the event of any such conveyance back to Grantor, the reservations of rights set forth in this Deed in favor of Grantor shall be extinguished upon the recordation of the deed of conveyance to Grantor and the reservation of rights shall thereafter be of no force and effect and without the requirement of the recordation of any further instruments to evidence said extinguishment.

7. Indemnity Agreement. If Grantor exercises this option, Grantee or the Subsequent Owner shall, by written agreement in a form satisfactory to Grantor, agree to protect, indemnify, defend and hold harmless Grantor against all claims, expenses (including reasonable attorneys' fees), loss and liability resulting from or relating to environmental contamination located on or originating from operations at the Option Property that may occur on or after the date of this deed on the same terms set forth in Paragraph 14 of that certain Purchase and Sale Agreement between Grantor and Grantee dated October 14, 2003 applicable to Grantor's obligation to clean up and indemnify Grantee for environmental contamination located on or originating from operations at the Option Property prior to the date of this Deed.

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8. Expiration. This option shall expire if an Option Event has not occurred within seven (7) years following the date of this Deed without the requirement of the recordation of any further instruments to evidence such expiration.

If Grantee or the Subsequent Owner gives Grantor written notice of the occurrence of an Option Event (the "Option Event Notice"), then this option shall also expire if:

(a) Grantor does not, within ninety (90) days after receiving the Option Event Notice, notify Grantee or the Subsequent Owner in writing of Grantor's desire to consider exercising this option and to have the Option Property appraised for such purpose; or

(b) Grantor does not, within ninety (90) days after Grantor receives an appraisal of the Option Property from an approved appraiser following Grantor's giving of the notice referred to in section 3 above, notify Grantee or the Subsequent Owner in writing of Grantor's intent to exercise this option.

Following any such expiration of this option following the occurrence of an Option Event, Grantor shall execute and deliver such instrument or document as Grantee or the Subsequent Owner may reasonably request and prepare to evidence such expiration.

9. Option Runs With Land. This option shall run with the land, is not personal to Grantee, and shall survive future conveyances of the Option Property.

GRANTOR HEREBY FURTHER RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND GRANTEE HEREBY GRANTS TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE EXCLUSIVE AND IRREVOCABLE RIGHT OF FIRST REFUSAL TO PURCHASE FROM GRANTEE, OR ANY SUBSEQUENT

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OWNER, ANY LEASEHOLD AND/OR FEE REAL PROPERTY MAKING UP THE PROPERTY, INCLUDING AFTER ACQUIRED FEE REAL PROPERTY AND/OR LEASEHOLDS RELATED TO THE SERVICE STATION BUSINESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS NOW OR HEREAFTER LOCATED ON THE PROPERTY, ALL PRIVILEGES AND OTHER RIGHTS NOW OR HEREAFTER MADE APPURTENANT THERETO, INCLUDING, WITHOUT LIMITATION, ALL RIGHT, TITLE AND INTEREST OF BUYER, OR ANY SUBSEQUENT OWNER, IN AND TO ALL STREETS, ROADS AND PUBLIC PLACES, OPENED OR PROPOSED, AND ALL EASEMENTS AND RIGHT-OF-WAY(S), PUBLIC OR PRIVATE, NOW OR HEREAFTER USED IN CONNECTION WITH SAID PROPERTY, HEREINAFTER COLLECTIVELY THE "FIRST REFUSAL PROPERTY", IN ACCORDANCE WITH THE FOLLOWING TERMS AND CONDITIONS:

1. Offer to Sell. If at any time within seven (7) years following the date of this Deed, Grantee desires to sell, lease or otherwise transfer all or part of its interest in the First Refusal Property and Grantee receives a bona fide offer for the same which Grantee wishes to accept, or Grantee has made a bona fide offer to sell which a third party acting in good faith is willing to accept, Grantee shall immediately notify Grantor in writing of the terms thereof and provide Grantor with a complete copy of the executed written agreement or other documents embodying such offer which contain all of the terms and conditions between the parties, with no material terms yet to be negotiated, together with copies of all information regarding the First Refusal Property supplied to the offeror by Grantee.

2. Exercise of Right. Grantor, or its nominee, shall have the right to acquire such interest of Grantee at the price and on the terms of such offer if Grantor, within forty-five (45) days after Grantor's receipt of such written notice from Grantee of any such offer, notifies Grantee in writing of Grantor's exercise of such option. If Grantor exercises such right, the transaction shall be consummated within thirty (30) days after delivery to Grantee of Grantor's notice of exercise or at such later date as may be specified in the offer and Grantee shall, prior to such date and at Grantee's expense, do

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all things necessary or desirable in order to give Grantor title to the interest being acquired free from the claims of Grantee's creditors. In the event of a conflict between the terms and conditions of any such offer made or received by Grantee as to the sale and purchase of the First Refusal Property and the terms and conditions of the right of first refusal reserved to Grantor in this Deed, the terms and conditions of the right of first refusal reserved to Grantor in this Deed shall control.

3. Property Assessment. At any time during such 45-day period Grantor shall have the right to enter upon the First Refusal Property for the purpose of making an assessment of the condition of the Property and any environmental contamination that may be located on the Property; provided that any such assessment shall be made in a manner so as to minimize interference with normal operations on the premises. Grantor shall indemnify, defend and hold harmless Grantee against any personal injury or property damage directly caused by Grantor or its contractors or employees in making any such assessment, but not including indirect or consequential damages.

4. Completion of Sale. If Grantor does not exercise such right, Grantee may, at any time within six (6) months after the expiration of such forty-five (45) day period, but no later, sell, lease or otherwise transfer such interest, but only to the original offeror or offeree, as the case may be, and only upon the terms of the offer submitted by Grantee to Grantor. Grantor's rights hereunder shall continue to apply until Grantee's entire interest is transferred in accordance herewith. An offer by a third party to exchange other property interests owned or to be acquired by it for any interest of Grantee or an offer by Grantee to exchange any interest of Grantee for other property of a third person shall be deemed to constitute an offer to purchase for a price equal to the fair market value of the property offered in exchange.

5. Right of First Refusal Runs with Land. This right of first refusal shall run with the land, is not personal to Grantee, and shall survive future conveyances of the First Refusal Property.

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**NOTICES:** All written notices to be given hereunder, shall be posted by certified mail, delivered personally or delivered by a recognized overnight commercial courier, to Grantee or the Subsequent Owner at the Property or to Grantor at the following address (or at such other address as Grantor may designate by written notice to Grantee or the Subsequent Owner):

**Grantor:**

Chevron U.S.A. Inc.  
P. O. Box 1706  
Atlanta, GA 30301  
Attn: Retail Team Leader

**Grantee:**

Reliance Petroleum Company, LTD.  
3501 S.W. Corporate Parkway  
Palm City, FL 34490-8150  
Attn: John Bennett

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever IN FEE SIMPLE, SUBJECT TO THE RESTRICTION HEREBY IMPOSED, which is hereby declared to run perpetually with the Property and which Grantee consents and covenants to observe and keep, namely, that the Property may not be used as a site for residential, educational or hospital purposes, and no potable wells may be installed and/or utilized on the Property.

AND THE SAID Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject, however, to the matters set forth herein.

By Grantee's acceptance of this Deed, Grantee accepts and agrees to all of the matters set forth in this Deed.

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IN WITNESS WHEREOF, the parties have caused the execution of this instrument on 12/15, 2003.

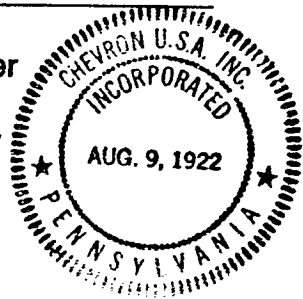
GRANTOR:

CHEVRON U.S.A. INC.,  
a Pennsylvania corporation

By: [Signature]

Name: Kristen F. Clever

Its: Assistant Secretary



[Signature]  
Signature of Witness

LORI E. WHATLEY  
Printed Name of Witness

[Signature]  
Signature of Witness

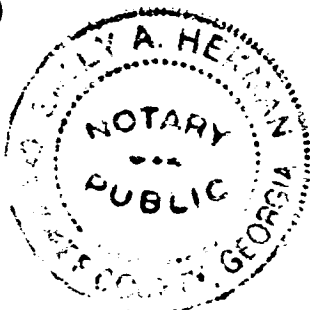
PHYLLIS GINN  
Printed Name of Witness

THE STATE OF GEORGIA     §  
  §  
COUNTY OF COBB           §

I HEREBY CERTIFY that, on this day before me, an officer duly qualified to take acknowledgements, personally appeared Kristen F. Clever, as Assistant Secretary, of CHEVRON U.S.A. INC., a Pennsylvania corporation, who is personally known to me and who did/did not (strike one) take an oath, and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes set forth therein.

WITNESS my hand and seal in the county and state last aforesaid this 10<sup>th</sup> day of December, 2003.

(SEAL)



[Signature]  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

My Commission Expires: \_\_\_\_\_ Notary Public, Cherokee County, Georgia  
My Commission Expires June 16, 2005.

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GRANTEE:

RELIANCE PETROLEUM COMPANY, LTD., a Florida limited partnership

By: RELIANCE PETROLEUM COMPANY, INC., a Delaware corporation

By: [Signature]

Name: J.E. Bennett

Its: V. Pres

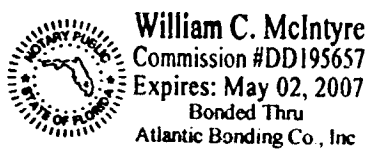
Signature of Witness  
[Signature]  
Printed Name of Witness  
Wm. McIntyre  
Signature of Witness  
[Signature]  
Printed Name of Witness  
Wm. Lee

THE STATE OF FLORIDA §  
  §  
COUNTY OF MARTIN §

I HEREBY CERTIFY that, on this day before me, an officer duly qualified to take acknowledgements, personally appeared John Bennett, as v. p., of RELIANCE PETROLEUM COMPANY, INC., a Delaware corporation, General Partner of RELIANCE PETROLEUM COMPANY, LTD., a Florida limited partnership, who is personally known to me and who did/did not (strike one) take an oath, and who executed the foregoing instrument and acknowledged before me that he/she executed the same for the purposes set forth therein.

WITNESS my hand and seal in the county and state last aforesaid this 15th day of December, 2003.

(SEAL)



[Signature]  
Signature of Notary Public  
William C. McIntyre  
Printed Name of Notary Public  
My Commission Expires: \_\_\_\_\_

This Instrument Prepared By:  
  
James M. Bauer, Esquire  
Senior Counsel for  
Chevron Products Company  
P. O. Box 1706  
Atlanta, Georgia 30301

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**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

**(THE "PROPERTY")**

Lot 2, ST. LUCIE CROSSROADS, according to the map or plat thereof as recorded  
in Plat Book 30, Page(s) 8, Public Records of St. Lucie County, Florida.

### Property Identification

Site Address: 6900 OKEECHOBEE RD  
 Sec/Town/Range: 24/35S/39E  
 Parcel ID: 2324-705-0005-000-0  
 Jurisdiction: Fort Pierce

Use Type: 2600  
 Account #: 132693  
 Map ID: 23/24S  
 Zoning: General Co

### Ownership

MacMillan Real Estate LLC  
 7950 NW 58th ST  
 Doral, FL 33166

### Legal Description

ST LUCIE CROSSROADS LOT 2 (1.95 AC) (OR1865-1681)

### Current Values

Just/Market Value: \$1,796,800  
 Assessed Value: \$1,159,620  
 Exemptions: \$0  
 Taxable Value: \$1,159,620



**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.

### Total Areas

Finished/Under Air (SF): 1,736  
 Gross Sketched Area (SF): 6,338  
 Land Size (acres): 1.95  
 Land Size (SF): 84,942

Taxes for this parcel: [SLC Tax Collector's Office](#)  
 Download TRIM for this parcel: [Download PDF](#)

## 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
Dec 15, 2003	1865 / 1681	XX01	SPWD	Chevron Usa Inc	\$1,500,000
Jun 8, 1990	0695 / 0351	XX00	WD	ST LUCIE CROSSROADS DEV PRTRNS	\$1,213,500

### Building Information (1 of 2)

Finished Area: 966 SF

Gross Sketched Area: 5,568 SF

#### Exterior Data

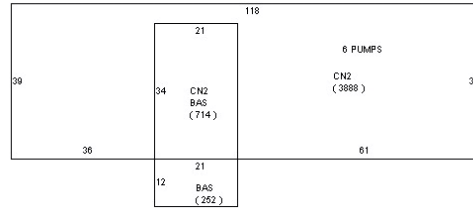
View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: SRST	Year Built: 1991	Frame:
Grade: Y_D	Effective Year: 1991	Primary Wall: Enam/Pfb Mtl
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 100%

Electric: AVERAGE  
 Heat Type: FredHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Tile-Quarry  
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	966	966	176
CN2	CANOPY	4602	0	492

Building Information (2 of 2)

Finished Area: 770 SF

Gross Sketched Area: 770 SF

Exterior Data

View:  
 Building Type: CW2  
 Grade: Y\_D  
 Story Height: 1 Story

Roof Cover: Metal  
 Year Built: 1991  
 Effective Year: 1991  
 No. Units: 1

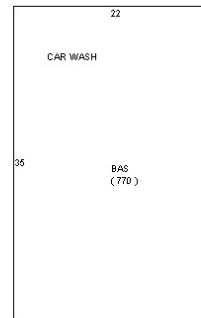
Roof Structure: BarJst/Rigid  
 Frame:  
 Primary Wall: Enam/Pfb Mtl  
 Secondary Wall:

Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 0%

Electric: AVERAGE  
 Heat Type:  
 Heat Fuel:  
 Heated %: 0%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: CONC GRD  
 Sprinkled %: 0%



### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	770	770	114

### Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	1760	1991
SINGLE LIGHT	1	4	1991
CONC-SRV STA	1	4320	1991
ASP2 LOW	1	50000	1991
CONCRETE LOW	1	3354	1991

### Current Year Values


#### Current Values Breakdown

Building:	\$1,478,200
Land:	\$318,600
Just/Market:	\$1,796,800
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$637,180
Assessed:	\$1,159,620
Exemption(s):	\$0
Taxable:	\$1,159,620

#### Current Year Exemption Value Breakdown

#### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	27.4	Fort Pierce Stormwater Charge	\$1,890.60
Start Year	AssessCode	Units	Description	Amount
2013	0054	1.95	North St. Lucie Water Management District	\$46.80

This does not necessarily represent the total Special Assesments 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
2023	\$1,796,800	\$1,159,620	\$0	\$1,159,620
2022	\$1,054,200	\$1,054,200	\$0	\$1,054,200
2021	\$1,011,900	\$1,011,900	\$0	\$1,011,900

### Permits

Number	Issue Date	Description	Amount	Fee
F02-0069	Jun 27, 2002	Unknown	\$40,000	\$525
F02-0069A	Jun 27, 2002	Commercial New Construction	\$793,000	\$5,575
0700001109	Oct 2, 2007	Alterations/Remodeling	\$21,250	\$213
BP14-2029	Jul 28, 2014	Air Conditioning Only	\$10,800	\$191
BP14-2057	Aug 14, 2014	Plumbing	\$10,800	\$0

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

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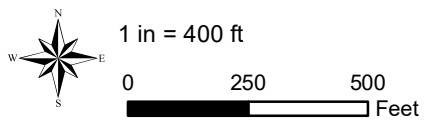
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
© Copyright 2024 Saint Lucie County Property Appraiser. All rights reserved.



**LEGEND**

- Subject Site
- Ft. Pierce Future Land Use**
- General Commercial
- Industrial
- Right of Way

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

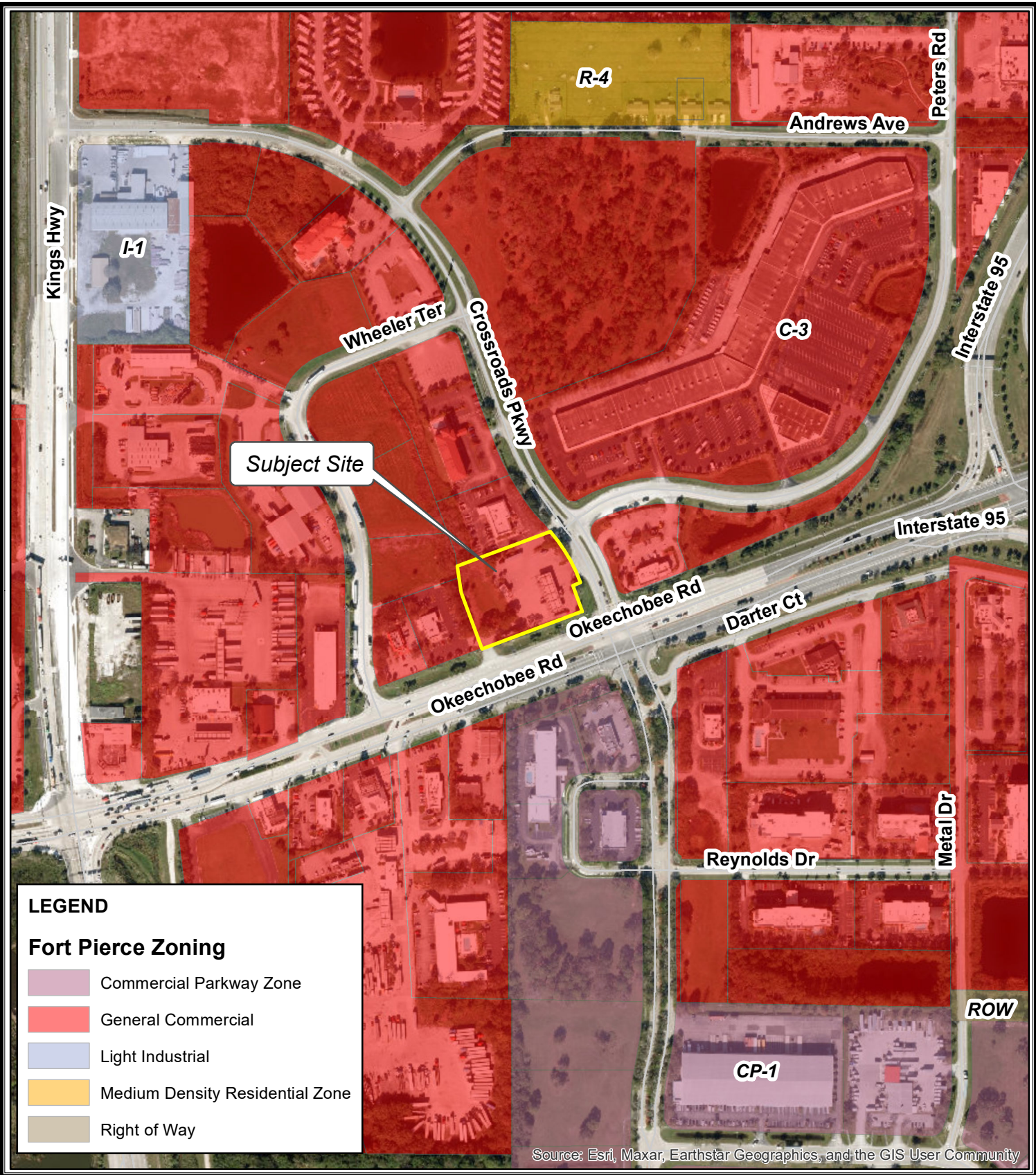


*Future Land Use*  
**6900 Okeechobee Road**  
*Fort Pierce, FL*



**Cotleur & Hearing**  
 1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458  
 561.747.6336 · 561.747.1377

Map Document:  
 23-1002 Ft. Pierce Shell (F:\Projects Active\23-1002 Ft. Pierce Shell @  
 6900 Okeechobee Rd. Ft. Pierce)\Maps and Graphics)  
 08/14/2024 mmw

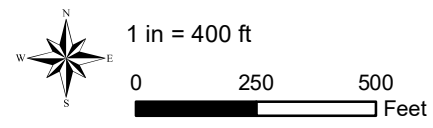


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**LEGEND**

**Fort Pierce Zoning**

- Commercial Parkway Zone
- General Commercial
- Light Industrial
- Medium Density Residential Zone
- Right of Way



**Zoning**  
**6900 Okeechobee Road**  
**Fort Pierce, FL**



1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458  
 561.747.6336 · 561.747.1377

Map Document:  
 23-1002 Ft. Pierce Shell (F:\Projects Active\23-1002 Ft. Pierce Shell @  
 6900 Okeechobee Rd. Ft. Pierce\Maps and Graphics)  
 08/14/2024 mmw

## **Ft. Pierce Shell**

Minor Site Plan

Statement of Use

November 14, 2024

### **Introduction/Request**

On behalf of MacMillan Real Estate LLC, the property owner, we are submitting a request for Minor Site Plan approval for the redevelopment of the property located at 6900 Okeechobee Road, Fort Pierce. The property, situated within the C-3 zoning district, has operated as a gas station and convenience store since 1991.

The proposed redevelopment aims to continue the property's historical use with enhancements that include the construction of a new gas station, convenience store with drive thru quick serve coffee. The new development will feature a total building area of 12,755 square feet, divided as follows:

- Convenience Store w/ drive thru: 6,256 square feet
- Gas Station: 4,840 square feet, accommodating 12 fuel pumps

The site has been designed to ensure commuter safety for the proposed automobile centric use. Proper turning radiuses for all vehicles have been incorporated into the design. A tractor trailer fueling station is also being proposed on the site. The fuel storage tank refilling point has been appropriately located to ensure accessibility for the refueling trucks and will prevent congestion within the site. Another modern and sustainable element of the site design is the inclusion of electric vehicle charging stations. The subject property is located on a main thoroughfare roadway directly in between two major highways, the Florida Turnpike and Interstate 95. With more and more commuters electing to utilize electric vehicles, charging stations are needed to ensure commuters are able to charge their vehicles. Supporting automobiles in this particular property location is an essential service for the area.

### **Applicant**

Macmillan Oil Company, LLC

David Kingsley

7950 NW 58<sup>TH</sup> ST

Doral, FL 33166

[DBKINGSLEY@AOL.COM](mailto:DBKINGSLEY@AOL.COM)

### **Agent**

Cotleur & Hearing

George Missimer

1934 Commerce Lane, Suite 1

Jupiter, FL 33458

[Gmissimer@cotleur-hearing.com](mailto:Gmissimer@cotleur-hearing.com)

## **Project Location**

PCN: 232470500050000

The subject property's address is 6900 Okeechobee Road, Fort Pierce, Florida 33166. It is located on the northwestern side of the intersection of Okeechobee Rd and Crossroads Park. This parcel is within the C-3 General Commercial Zoning District and has a FLU designation of GC. In addition to the use of the property being consistent with the land use and zoning designation, the property is situated between a major interchange of Florida's Turnpike and I-95.

<b>TABLE 1 SURROUNDING LAND USES</b>			
	<b>FUTURE LAND USE</b>	<b>ZONING</b>	<b>LAND USE</b>
<b>NORTH</b>	GC	C-3	HOTEL
<b>SOUTH</b>	OKEECHOBEE RD	OKEECHOBEE RD	OKEECHOBEE RD
<b>EAST</b>	CROSSROADS PKWY	CROSSROADS PKWY	CROSSROADS PKWY
<b>WEST</b>	GC	C-3	RESTAURANT

## **Parking**

The existing parking conditions on the site currently include only three striped spaces, all located in the northeastern corner, with one ADA space situated approximately 30 feet from the building's entrance. Much of the existing parking area is underutilized, offering an opportunity for aesthetic improvements and more efficient use of space.

The proposed parking design seeks to address these issues by increasing the number of striped spaces, adding ADA-compliant stalls near the building entrance, and creating a more accessible and user-friendly parking layout.

The total number of parking spaces proposed on the site complies with the City of Fort Pierce Land Development Code, Section 125-315 (Off-Street Parking and Loading). According to this code, the retail (convenience store) with drive thru (quick-serve/coffee shop) require a minimum of 43 parking spaces. The site plan proposes a total of 45 spaces, 33 of which will be striped, with an additional 12 spaces provided under the canopy at the fuel pump stations. Two of the proposed spaces will be ADA-compliant, strategically located near the building's entrance to ensure easier access for disabled customers and employees. This location is a significant improvement over the existing design, where ADA spaces are positioned far from the entrance in the northeastern corner of the lot.

## **Traffic**

A traffic analysis prepared by Mackenzie Engineering and Planning Inc has been attached to this application. It has been determined that the proposed development will develop 367 daily trips and 3,713 daily driveway trips. The difference in trip generation is minimal and meets traffic concurrency, therefore no improvements are needed. It should be noted that a 228-foot right turn

deceleration lane exists into driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn length. Additionally, The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

### **Architecture**

The building design of the proposed development is consistent with the City Design Review code outlined under sec. 125-314. The proposed design features, including landscape features, are architecturally compatible with the surrounding structures. The building and canopy are intended to continue the existing contemporary design theme with horizontal lines and tower elements to promote the sense of entry into the building. Colors and material finishes are used to enhance these horizontal lines and features which also include tenant branding. In general, exterior building components and all proposed elements & colors are compatible with the architectural style of the proposed development and neighboring buildings.

### **Landscaping**

As previously noted, the subject property, in its current state, is predominantly composed of impervious surfaces, with minimal landscaping or vegetation. The southern boundary facing Okeechobee Road is insufficiently screened, featuring only a sparse arrangement of shrubs, and there is a general lack of vegetation across the site's interior. The applicant has taken this opportunity to redesign the site with a focus on enhancing both its functionality and aesthetics.

In this proposed design, the applicant seeks to significantly improve the property by introducing a more comprehensive landscaping plan, which includes enhanced buffering and the addition of abundant vegetation throughout the site. A primary goal of the redesign is to provide a more effective visual screen along the southern boundary facing Okeechobee Road. This will be achieved through the strategic planting of multiple canopy trees and shrubs, creating a more cohesive and visually appealing buffer.

The proposed plantings consist largely of native species, including Live Oaks, Red Cedar, Slash Pines, and Bald Cypress, all of which are well-suited to the local climate and contribute to the overall sustainability of the landscape. Additionally, landscape islands will be incorporated at the end of every parking row within the site, further enhancing the aesthetic appeal and providing green spaces that break up the expanse of impervious surfaces.


These proposed changes are designed to not only improve the overall appearance of the site but also to provide environmental benefits, such as improved stormwater management, increased biodiversity, and enhanced visual screening for the neighboring community and passersby along Okeechobee Road.

## **Conclusion**

In conclusion, the proposed redevelopment at 6900 Okeechobee Road represents a thoughtful enhancement of an established property within the C-3 zoning district. By maintaining the core use as a gas station and convenience store while introducing modern features such as a new car wash and updated facilities, the project aims to revitalize the site and better serve the community's needs. MacMillan Real Estate LLC is committed to following all relevant guidelines and contributing positively to the area's development. We respectfully request the Minor Site Plan approval to proceed with this redevelopment and look forward to contributing to the ongoing growth and improvement of Fort Pierce.



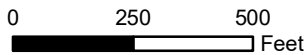
**LEGEND**

 Subject Site

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



1 in = 400 ft



*Aerial Location Map*  
*6900 Okeechobee Road*  
*Fort Pierce, FL*



**Cotleur &  
Hearing**

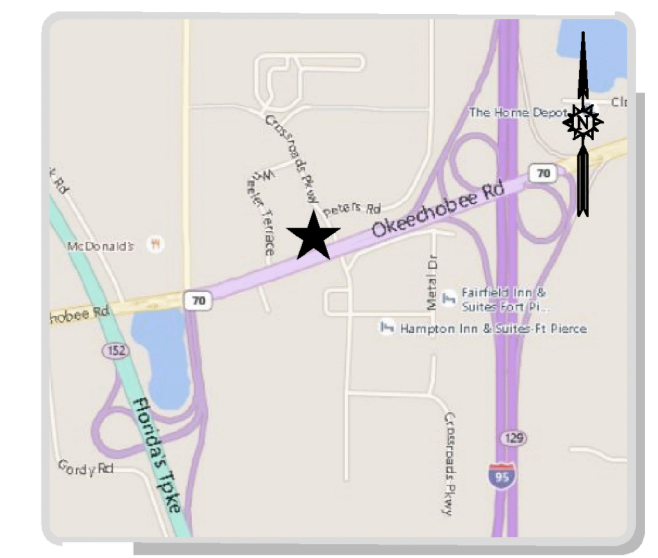
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23-1002 Ft. Pierce Shell (F:\Projects Active\23-1002 Ft. Pierce Shell @  
6900 Okeechobee Rd. Ft. Pierce)\Maps and Graphics)  
08/14/2024 mmw

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458  
561.747.6336 · 561.747.1377

# SKETCH OF ALTA/NSPS LAND TITLE SURVEY OF: 6900 OKEECHOBEE ROAD, FORT PIERCE, FL

LEGEND:	
S.L.C.R. ....	ST. LUCIE COUNTY RECORDS
L.B. ....	LICENSED BUSINESS
I.D. ....	IDENTIFICATION
U.E. ....	UTILITY EASEMENT
P.I. ....	POINT OF INTERSECTION
(P) ....	POINTS BEARING AND DISTANCE BASED ON PLATS OF RECORD
P.B. ....	PLAT BOOK
PG. ....	PAGE
R= ....	RADIUS
D= ....	DELTA ANGLE
A= ....	ARC LENGTH
VIEW 1	VIEW 1
.....	BREAK IN LINE SCALE
.....	SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
.....	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
.....	ELECTRIC TRANSFORMER ON CONCRETE PAD
.....	ITEM #1 PER SCHEDULE B-II OF TITLE COMMITMENT

LEGEND:	
.....	SANITARY SEWER MANHOLE
.....	METAL BOLLARD
.....	CONCRETE LIGHT POLE
.....	TRAFFIC LIGHT SIGNAL POLE
.....	CROSSWALK SIGNAL POLE
.....	CATCH BASIN
.....	SIGN
.....	STORM DRAIN MANHOLE
.....	CONCRETE POWER POLE
.....	METAL LIGHT POLE
.....	METAL LID
.....	VACUUM/AIR
.....	MONITORING WELL
.....	KEY PAD
.....	CLEANOUT
.....	WIRE PULL BOX
.....	SEWER VALVE
.....	HANDICAP PARKING SPACES



### ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF ST. LUCIE GENERAL COMMERCIAL DISTRICT (C-3).

#### SEC. 22-31. - GENERAL COMMERCIAL ZONE (C-3).

(A) PURPOSE. THE DISTRICT IS INTENDED TO PROVIDE FOR A BROAD VARIETY OF BUSINESS ACTIVITIES INCLUDING SHOPPERS' GOODS STORES, CONVENIENCE GOODS AND SERVICE ESTABLISHMENTS, OFFICES AND TOURIST/ENTERTAINMENT FACILITIES. MANY PUBLIC AND SEMI-PUBLIC USES ARE ALSO APPROPRIATE. COMPARED TO THE C-4 ZONE, THIS DISTRICT IS MORE SUITABLE FOR USES REQUIRING A HIGH DEGREE OF ACCESSIBILITY TO VEHICULAR TRAFFIC, LOW INTENSITY USES ON LARGE TRACTS OF LAND, MOST REPAIR SERVICES AND SMALL WAREHOUSING AND WHOLESALE OPERATIONS. ALTHOUGH THIS ZONE SHOULD BE LOCATED ALONG OR NEAR ARTERIAL OR COLLECTOR STREETS, IT IS NOT THE INTENT OF THIS DISTRICT TO ENCOURAGE THE EXTENSION OF STRIP COMMERCIAL AREAS. INSTEAD IT SHOULD PROMOTE CONCENTRATIONS OF COMMERCIAL ACTIVITIES.

(B) BASIC USE STANDARDS. USES IN A C-3 ZONE MUST MEET THE REQUIREMENTS OF THIS SECTION. MORE RESTRICTIVE REQUIREMENTS, SET FORTH IN ACCORDANCE WITH OTHER PROVISIONS OF THIS CHAPTER, MUST BE SATISFIED BY SOME CONDITIONAL USES.

#### (1) LOT SIZE.

- A. THE MINIMUM LOT AREA SHALL BE TEN THOUSAND (10,000) SQUARE FEET.
- B. THE MINIMUM LOT WIDTH SHALL BE SEVENTY (70) FEET.
- C. THE MINIMUM LOT DEPTH SHALL BE NINETY (90) FEET.

#### (2) YARDS.

- A. THE MINIMUM DEPTH OF THE FRONT YARD WILL BE TWENTY-FIVE (25) FEET.
- B. THE MINIMUM YARD DEPTH (IF NOT THE FRONT YARD) FOR PORTIONS OF THE PROPERTY ABUTTING A PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT SHALL BE FIFTEEN (15) FEET.

(3) LOT COVERAGE. BUILDINGS SHALL NOT COVER MORE THAN SIXTY (60) PER CENT OF THE LOT AREA.

(4) BUILDING HEIGHT. NO BUILDING SHALL EXCEED A HEIGHT OF SIXTY-FIVE (65) FEET ABOVE GRADE, EXCEPT THAT MULTIFAMILY DEVELOPMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE R-5 ZONE MAY BE APPROVED.

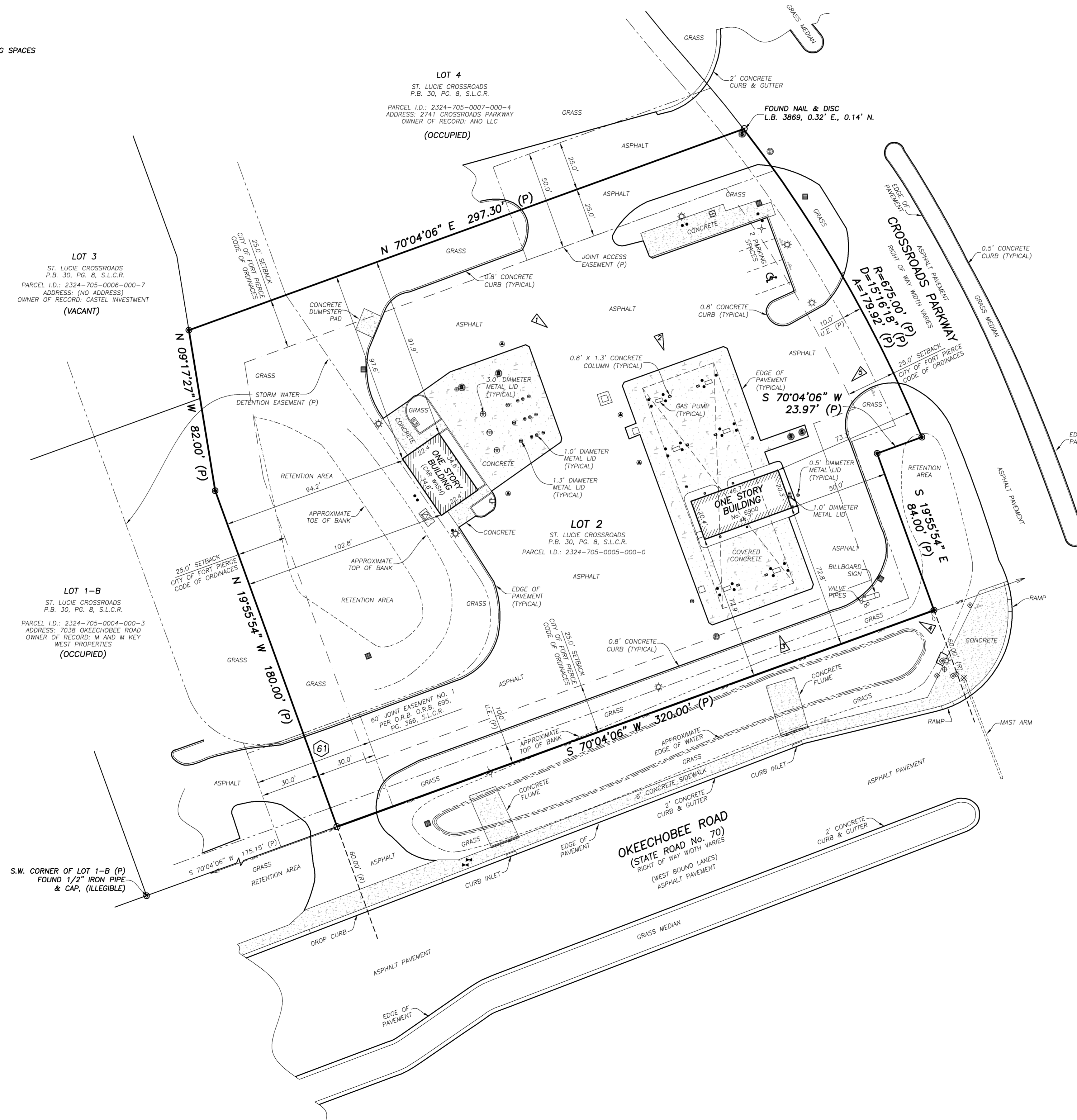
THIS INFORMATION WAS OBTAINED FROM THE CITY OF FORT PIERCE CODE OF ORDINANCES. THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROJECT SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE VILLAGE OF TEQUESTA PLANNING AND ZONING DEPARTMENT AT (772) 467-3729.

### TITLE COMMITMENT NOTES:

THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS BY EXACTA COMMERCIAL SURVEYORS, INC. THE LEGAL DESCRIPTION, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE - SCHEDULE B2 EXCEPTIONS, FILE NUMBER: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

#### EXCEPTIONS 58 THROUGH 69 APPLY TO PARCEL 7

- 58. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF ST. LUCIE CROSSROADS, AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON. ALL OTHER MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.
- 59. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 695, PAGE 348, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
- 60. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 695, PAGE 351, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
- 61. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 695, PAGE 396, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.
- 62. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 696, PAGE 1173, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
- 63. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE AGREEMENTS RECORDED IN O.R. BOOK 706, PAGE 837 AND O.R. BOOK 746, PAGE 1984, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.
- 64. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R. BOOK 758, PAGE 284 AS AMENDED IN O.R. BOOK 758, PAGE 304 AND O.R. BOOK 1256, PAGE 2726, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.
- 65. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RIGHT-OF-WAY OF OKEECHOBEE ROAD, AS NOW LAID OUT AND IN USE. RIGHT-OF-WAY LINE IS COINCIDENT WITH THE SOUTHERLY LINE OF THE SUBJECT PROPERTY.
- 66. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE APPLICATION RECORDED IN O.R. BOOK 443, PAGE 2368, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE AND IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
- 67. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT RECORDED IN O.R. BOOK 1865, PAGE 1692, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
- 68. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RIGHT OF FIRST REFUSAL AGREEMENT RECORDED IN O.R. BOOK 3172, PAGE 802, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
- 69. 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), THE SURVEYOR HAS NO COMMENT.



### SURVEYOR'S REFERENCES:

- 1. PLAT OF ST. LUCIE CROSSROADS, PLAT BOOK 30, PAGE 8, S.L.C.R.
- 2. ST. LUCIE COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
- 3. ST. LUCIE COUNTY CLERK OF THE COURTS WEBSITE.
- 4. ST. LUCIE COUNTY PLANNING AND ZONING WEBSITE.
- 5. COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 8, 2016 AT 8:00 A.M.

### PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS TWO (2) REGULAR PARKING SPACES AND ONE (1) HANDICAP PARKING SPACES FOR A TOTAL OF THREE (3) PARKING SPACES.

### STATEMENT OF APPARENT ENCROACHMENTS:

NONE.

### SURVEY NOTES:

- 1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 51-17.052, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF S.05°58'20"W, ALONG A LINE BETWEEN A FOUND NAIL, NO ID, AT THE CENTERLINE INTERSECTION OF WHEELER TERRACE AND CROSSROADS PARKWAY AND A FOUND 1/2" IRON PIPE, CAP ILLEGIBLE AT THE SOUTHWEST CORNER OF LOT 1-B, ST. LUCIE CROSSROADS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 8 AND 8A OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12111C0167J, CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA. MAP REVISED DATE: FEBRUARY 16, 2012.
- 4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- 5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- 6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS, TREES, PLANTS, HEDGES, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- 7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- 8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 9. THE PROPERTY SHOWN HEREON CONTAINS 1.95 ACRES (84,945 SQUARE FEET), MORE OR LESS.
- 10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- 11. THE SETBACK LINES SHOWN HEREON ARE PLOTTED ON THE SURVEY AND ARE DEPICED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

### LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

#### PARCEL 7

LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

### THIS SURVEY IS CERTIFIED TO:

MACMILLAN REAL ESTATE, LLC; SUNTRUST BANK; ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; FIRST AMERICAN TITLE INSURANCE COMPANY; SOLOMON & FURSHMAN, LLP.

### SURVEYOR'S CERTIFICATE:

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, 2, 3, 4, 6(B), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 27, 2016.

DATE OF PLAT OR MAP: JUNE 15, 2016.

JAVIER DE LA ROCHA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551  
email:javier@exactaconnm.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

**EXACTA**  
COMMERCIAL LAND SURVEYORS  
L.B. 7551

SEAL  
NOT VALID UNLESS  
SEALED HERE  
WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

ALTA/NSPS LAND TITLE SURVEY  
**LOT 2**  
**ST. LUCIE CROSSROADS**  
PLAT BOOK 30, PAGE 8, S.L.C.R., FL  
6900 OKEECHOBEE ROAD, FORT PIERCE, FL 34945

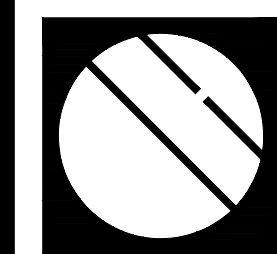
MACMILLAN REAL  
CLIENT: **ESTATE, LLC**  
DATE: **06/15/16**

DRAWN BY **J.E.C.**  
CHKD BY **J.D.L.R.**  
LAST FIELD DATE: **05/27/16**

REVISIONS

JOB NO.  
**FL1605-4871**

SHEET NO.  
**01** of **01**



# Cotleur & Hearing

Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

# Okeechobee Road Station

6900 Okeechobee Rd.  
Ft. Pierce, Florida

## SITE DATA

NAME OF PROJECT: Okeechobee Road Station  
PROPERTY CONTROL NUMBER: 232470500050000  
LAND USE DESIGNATION: GC  
ZONING DISTRICT: C-3 (General Commercial)  
NUMBER OF STORIES: 1  
NUMBER OF BUILDINGS: 1

TOTAL OVERALL SITE AREA: 1.95 AC  
84,945.00 SF

**BUILDING DATA**  
CONVENIENCE STORE: 4,874 SF  
QUICK SERVE / COFFEE SHOP: 1,382 SF  
12 FUEL PUMP GAS STATION: 4,840 SF  
TOTAL SQUARE FOOTAGE: 11,096.00 SF

**TOTAL LOT AREA BREAKDOWN**

	SF	AC	%
BUILDING LOT COVERAGE	6,256	0.22	7.36%
VIA	48,698	1.12	57.33%
SIDEWALK	4,035	0.09	4.75%
DRY RETENTION	10,324	0.24	12.15%
GREEN SPACE	15,632	0.36	18.40%
<b>TOTAL</b>	<b>84,945</b>	<b>1.95</b>	<b>100.00%</b>

**PARKING DATA**

	REQ	PROV
CONVENIENCE STORE W/FUEL SALES	24	
QUICK SERVE	19	
<b>TOTAL</b>	<b>43</b>	<b>45</b>
HANDICAP SPACES (INCLUDED IN TOTAL)		2

**SETBACKS**

	REQ	PROV
CONVENIENCE STORE		
FRONT	25'	160.6'
SIDE	15'	91.8'
REAR	15'	26'

**FUEL PUMPS**

	REQ	PROV
FRONT	25'	71.3'
SIDE	15'	96.8'
REAR	15'	167.3'

**PEDESTRIAN AMENITIES**

	REQ	PROV
BIKE RACK SPACES	3	3
COMMERCIAL (1 SPACE/10 CAR SPACES)	3	3

## PROJECT TEAM

OWNER/CLIENT: MACMILLIAN OIL COMPANY, LLC  
7950 NW 58TH ST DORAL, FL 33166  
CONTACT: DAVID KINGSLEY  
DKKINGSLEY@AOL.COM  
561-254-8040

CIVIL ENGINEER/TRAFFIC ENGINEER: JEFF H. IRAVANI, INC.  
1934 COMMERCE LANE, SUITE 5 JUPITER, FL 33458  
CONTACT: JEFF IRAVANI, PE  
JH@JHINC.COM  
561-575-6030

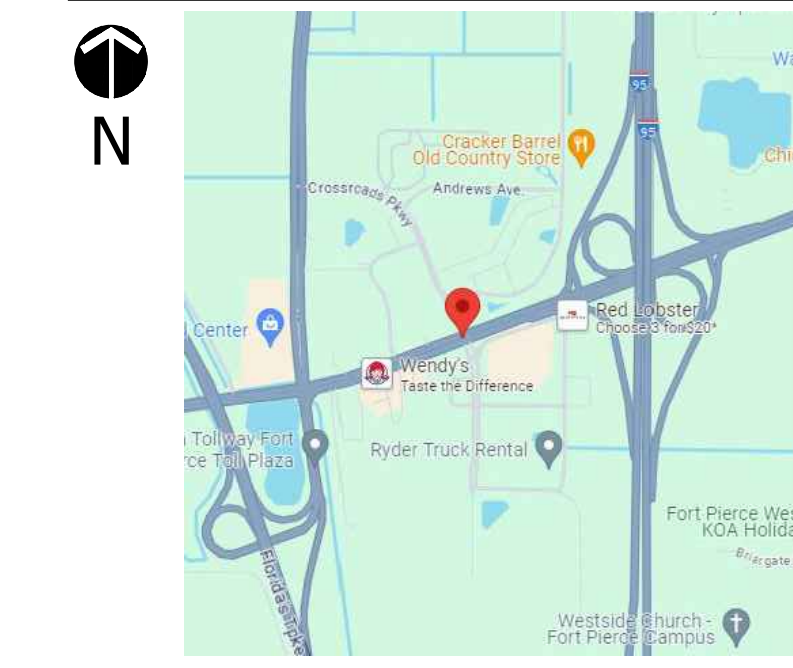
LANDSCAPE ARCHITECT: COTLEUR & HEARING  
CONTACT: DON HEARING  
DHEARING@COTLEUR-HEARING.COM  
561-747-6336

SURVEYOR: EXACTA COMMERCIAL LAND SURVEYORS  
3460 FAIRLANE FARMS ROAD, SUITE 7 WELLSINGTON, FL 33414  
CONTACT: JAVIER DE LA ROCHA  
JAVIER@EXACTACOMM.COM  
561-314-0769

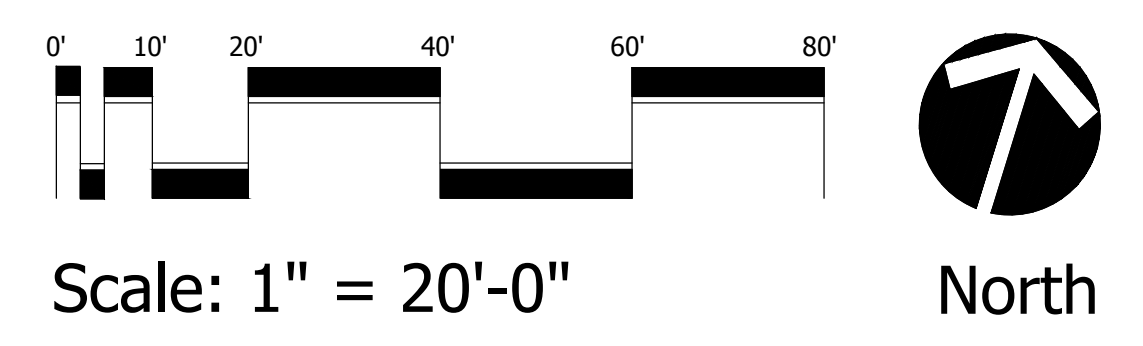
## LEGEND

- ADA DISABLED
- LB LANDSCAPE BUFFER
- R RADIUS
- SB SETBACK
- SW SIDEWALK
- TYP TYPICAL
- HC SIGN
- STOP SIGN
- PARKING LIGHT

## LOCATION MAP



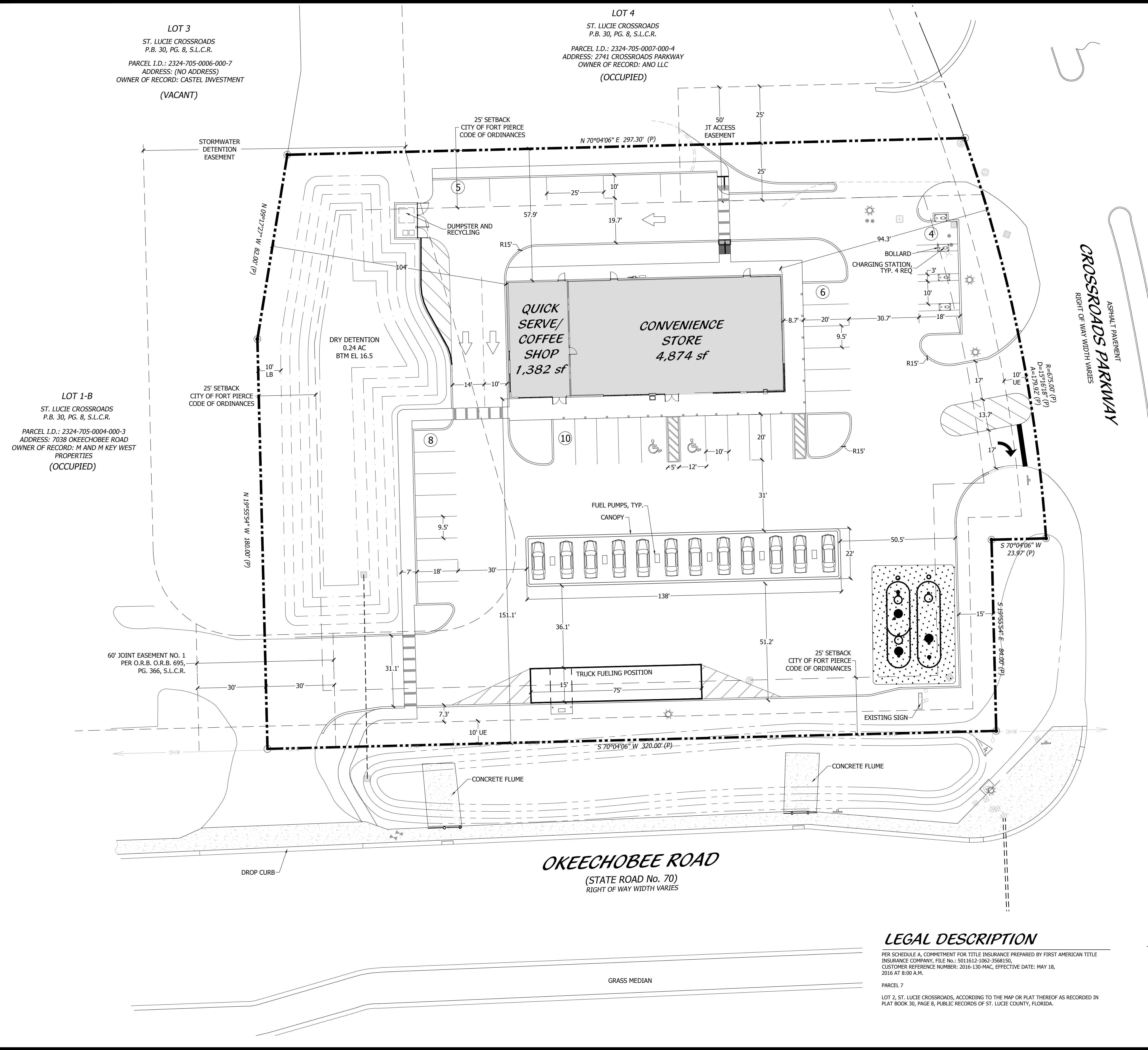
# Site Plan



Scale: 1" = 20'-0"

## LEGAL DESCRIPTION

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 5011612-1063-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.  
PARCEL 7  
LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



LOT 3  
ST. LUCIE CROSSROADS  
P.B. 30, PG. 8, S.L.C.R.  
PARCEL I.D.: 2324-705-0006-000-7  
ADDRESS: (NO ADDRESS)  
OWNER OF RECORD: CASTEL INVESTMENT  
(VACANT)

LOT 4  
ST. LUCIE CROSSROADS  
P.B. 30, PG. 8, S.L.C.R.  
PARCEL I.D.: 2324-705-0007-000-4  
ADDRESS: 2741 CROSSROADS PARKWAY  
OWNER OF RECORD: ANO LLC  
(OCCUPIED)

LOT 1-B  
ST. LUCIE CROSSROADS  
P.B. 30, PG. 8, S.L.C.R.  
PARCEL I.D.: 2324-705-0004-000-3  
ADDRESS: 7038 OKEECHOBEE ROAD  
OWNER OF RECORD: M AND M KEY WEST PROPERTIES  
(OCCUPIED)

DESIGNED: DEH  
DRAWN: RO  
APPROVED: DEH  
JOB NUMBER: 23-1002  
DATE: 07-15-24  
REVISIONS: 11-11-24

November 11, 2024 10:44:41 a.m.  
Drawing: 23-1002 CSP.DWG

SHEET 1 OF 1

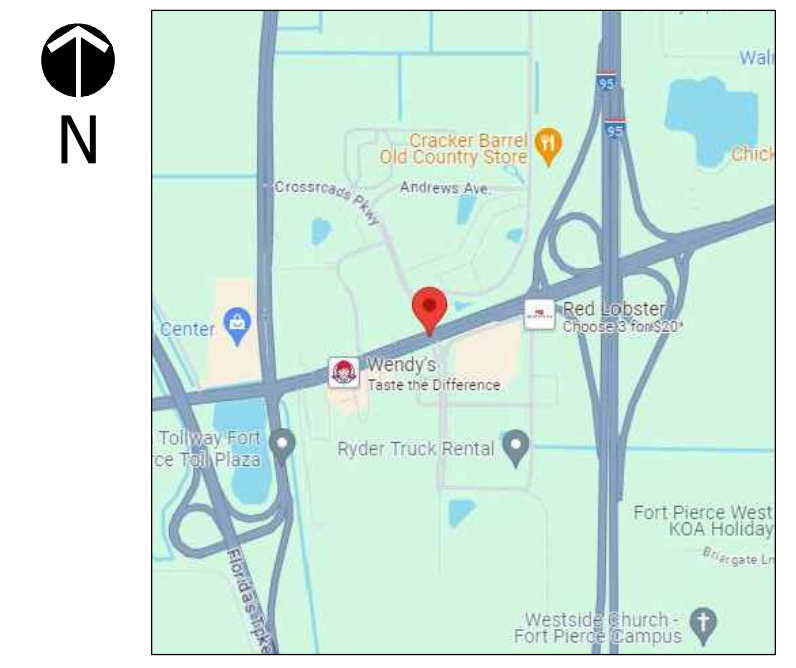
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PROPERTIES  
(OCCUPIED)

**LOCATION MAP**



**PROJECT TEAM**

**OWNER/CLIENT:**  
MACMILLIAN OIL COMPANY, LLC  
7950 NW 58TH ST  
DORAL, FL 33108  
CONTACT: DAVID KINGSLEY  
DBKINGSLEY@AOL.COM  
561-254-8040

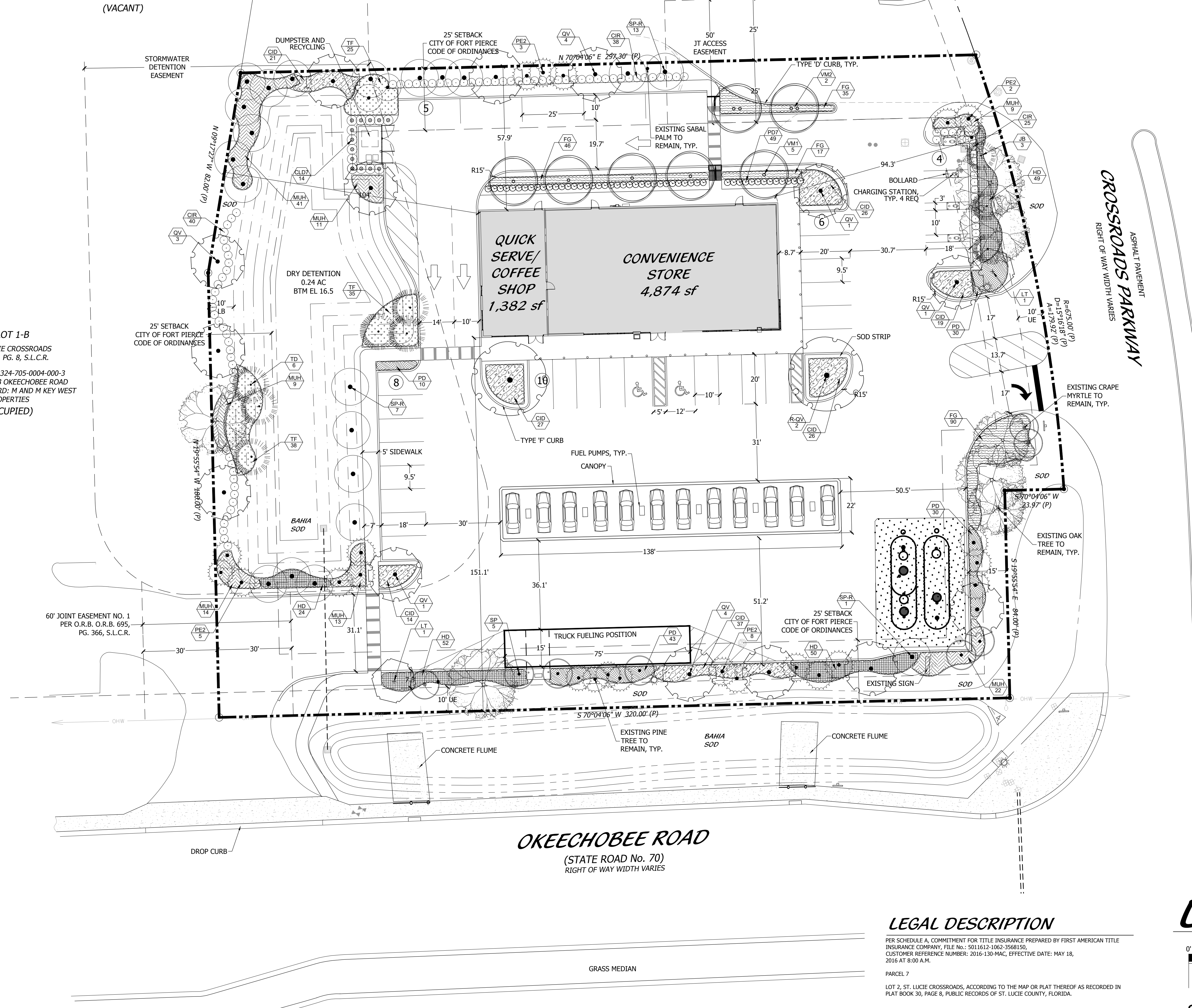
**CIVIL ENGINEER/TRAFFIC ENGINEER:**  
JEFF H. IRAVANI, INC.  
1934 COMMERCE LANE, SUITE 5  
JUPITER, FL 33458  
CONTACT: JEFF IRAVANI, PE  
JHI@JHIINC.COM  
561-575-6030

**LANDSCAPE ARCHITECT:**  
COTLEUR & HEARING  
CONTACT: DON HEARING  
DHEARING@COTLEUR-HEARING.COM  
561-747-6336

**SURVEYOR:**  
EXACTA COMMERCIAL LAND SURVEYORS  
3480 FAIRLANE FARMS ROAD, SUITE 7  
WELLINGTON, FL 33414  
CONTACT: JAVIER DE LA ROCHA  
JAVIER@EXACTACOMM.COM  
561-314-0769

**LEGEND**

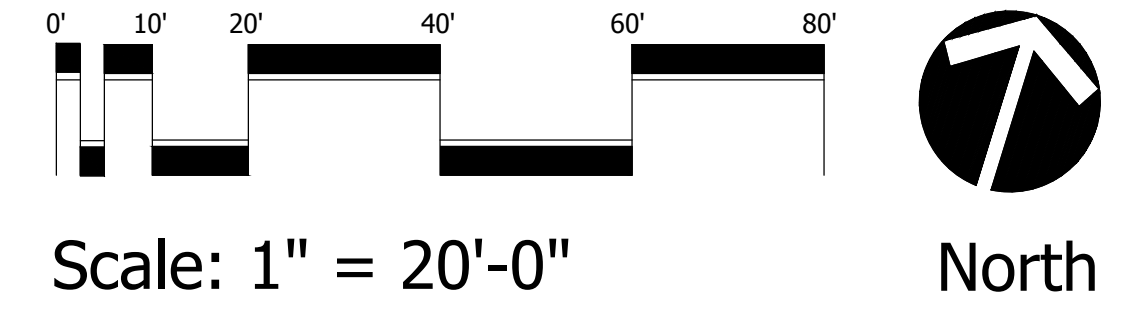
ADA	DISABLED	HC SIGN
LB	LANDSCAPE BUFFER	STOP SIGN
R	RADIUS	PARKING LIGHT
SB	SETBACK	
SW	SIDEWALK	
TF	TYPICAL	



**LEGAL DESCRIPTION**

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.  
PARCEL 7  
LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**Landscape Plan**



**Cotleur & Hearing**  
Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

**Okeechobee Road Station**  
6900 Okeechobee Rd.  
Ft. Pierce, Florida

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1002
DATE	07-15-24
REVISIONS	11-01-24

November 01, 2024 8:07:14 a.m.  
Drawing: 23-1002 LP.DWG

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# LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY FLORIDA GRADES AND STANDARDS LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE CODE (LDRS) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/OR CHANGES WITHOUT THE AUTHORIZATION OF TOWN OF JUPITER, THE OWNER, AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEMED NECESSARY.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN AN ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB. ALL SOD SHALL BE STENOTAPHRUM SECUNDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FFL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" BIO BARRIER ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6) FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE CITY OF FORT PIERCE CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 30" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

# LANDSCAPE SPECIFICATIONS

## 1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

### PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES 1992 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADINGS AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 1L LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT SYSTEM WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING. IE. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CARRYING OUT THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

## 2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

## 3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHD AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

## 4. PLANTING GROUND COVER

LOSEEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHD AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

## 5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOSEEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOD DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR EXCORTICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

# PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
<b>CANOPY TREES</b>								
JB	3	JUNIPERUS SILICICOLA 'BRODIE'	BRODIE SOUTHERN RED CEDAR	FIELD GROWN	2.5" CAL	12' OA	Y	FULL & THICK, FULL TO BASE.
QV	14	QUERCUS VIRGINIANA	LIVE OAK	45 GAL. OR F.G.	3.5" CAL. MIN.	12' OA X 5' SPRD	Y	FULL CANOPY, FL #1 OR BETTER
<b>FLOWERING TREES</b>								
LT	2	LAGERSTROEMIA INDICA 'TUSKEGEE'	TUSKEEGEE GRAPE MYRTLE	25 GAL	2.5" CAL. MIN.	10' HT X 6'-8' SPRD	N	MULTI TRUNK, MIN 4' CT
<b>MITIGATION TREES</b>								
PEZ	18	PINUS ELLIOTTII 'DENSA'	SLASH PINE	FIELD GROWN	4" CAL	10'-12' OA HT	Y	FULL CANOPY; FL#1 OR BETTER
TD	6	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL	2.5"-3" CAL	10' HT X 4'-6' SPRD	Y	FULL CANOPY, FL #1 OR BETTER
<b>PALM TREES</b>								
SP	5	SABAL PALMETTO	SABAL PALM	FIELD GROWN	HEAVY CALIPER	18', 22', 26' OA STGG	Y	SLICK, STRAIGHT TRUNK, STAGGERED HEIGHTS
VM1	5	VEITCHIA MONTGOMERYANA	MONGOMERY PALM	FIELD GROWN	N/A	16' OA HT	N	SINGLE TRUNK, FL#1 OR BETTER, MATCHING
VM2	2	VEITCHIA MONTGOMERYANA	MONGOMERY PALM	FIELD GROWN	N/A	16'-18' OA	N	DOUBLE TRUNK, FL#1 OR BETTER
<b>RELOCATED FROM ON-SITE</b>								
R-QV	2	QUERCUS VIRGINIANA	RELOCATED LIVE OAK	RELOCATED	RELOCATED	RELOCATED	Y	RELOCATED FROM SITE
SP-R	21	SABAL PALMETTO	SABAL PALM	RELOCATED	RELOCATED	RELOCATED	Y	SLICK, STRAIGHT TRUNK, RELOCATED FROM SITE
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
<b>SHRUBS</b>								
CLR	103	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL	18"x18"	AS	Y	FULL & THICK
CLD7	14	CLUSIA GUTTIFERA	CLUSIA	7 GAL	3'-4" HT X 2' SPRD	36" O.C.	N	FULL TO BASE, FL #1 OR BETTER
P07	49	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK
<b>GROUND COVERS</b>								
CID	170	CHRYSOBALANUS ICACO	GREEN COCOPLUM	3 GAL	12" X 18"	24" OC	Y	FULL & THICK
FG	188	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" OC	N	FULL & THICK
HD	175	HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL	18" X 18"	24" OC	Y	FULL & THICK, FLORIDA NATIVE VARIETY
MUH	119	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL	10" X 10"	24" OC	Y	FULL & THICK
PD	113	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL	15" X 15"	18" OC	N	FULL & THICK
TF	98	TRIPSAQUIN FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	30" OC	Y	FULL & THICK

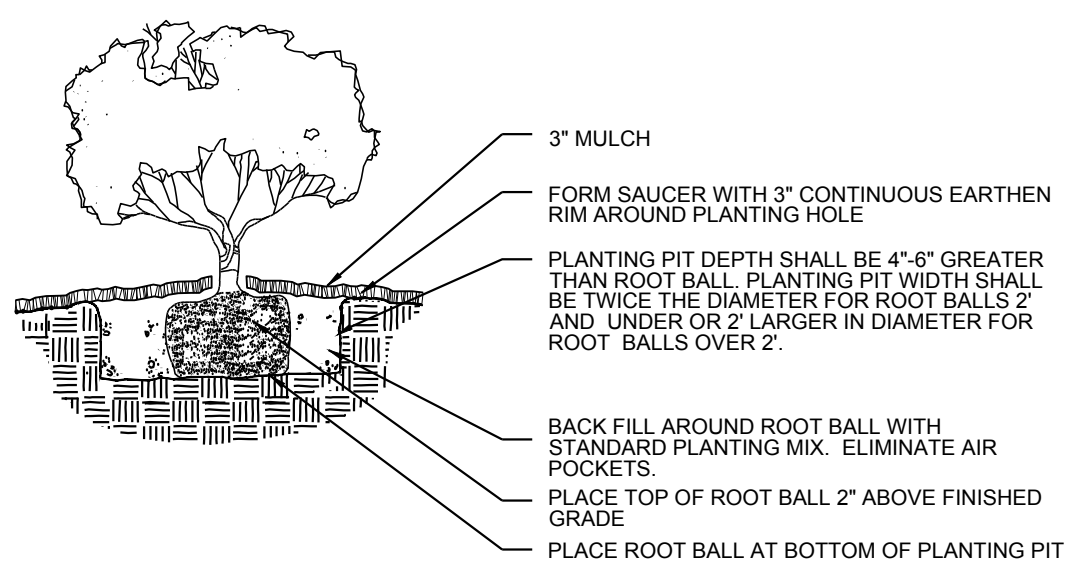
# LANDSCAPE DATA

LANDSCAPE MATERIAL	QTY	% NATIVE
TOTAL TREES PROPOSED	43	
PROPOSED NATIVE TREES	41	95%
TOTAL PALMS PROPOSED	12	
PROPOSED NATIVE PALMS	5	42%
TOTAL SHRUBS PROPOSED	1,029	
PROPOSED NATIVE SHRUBS	665	65%

# MITIGATION DATA

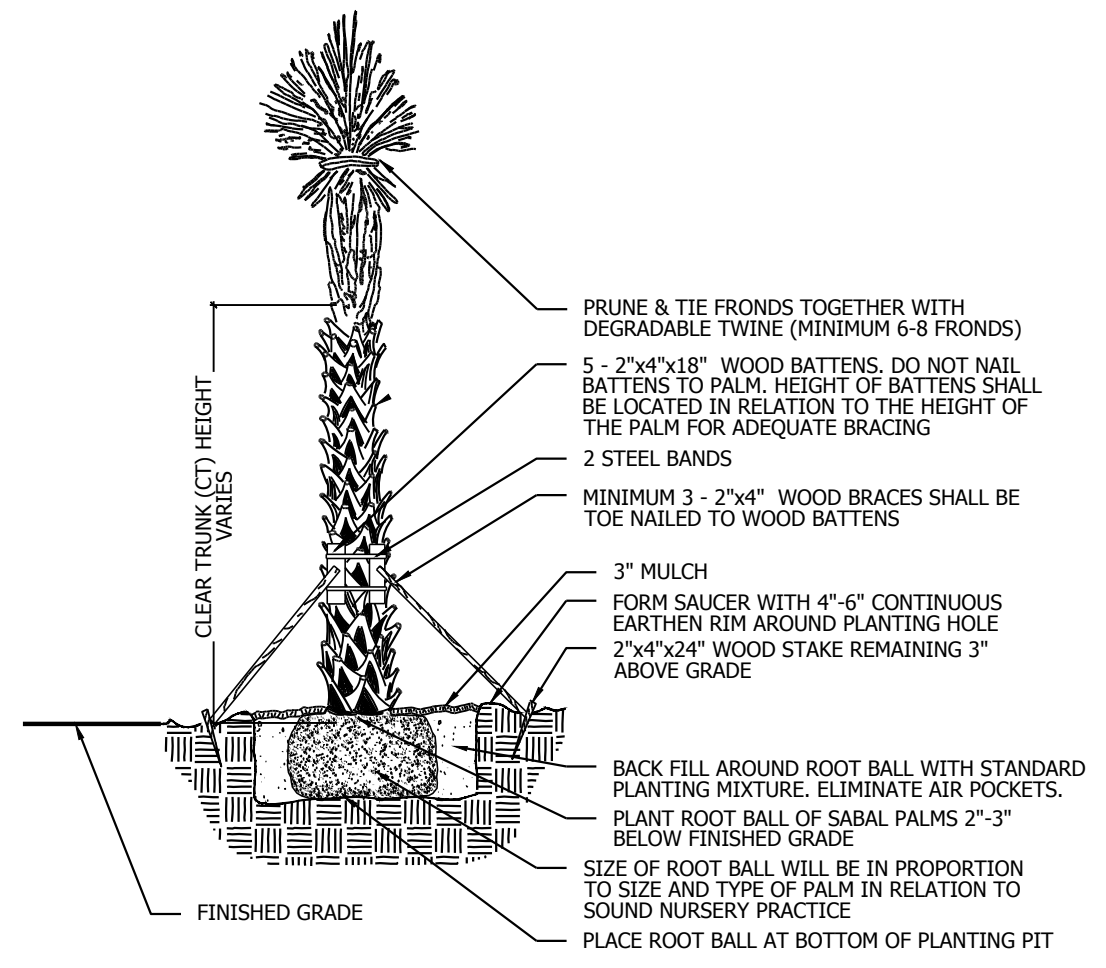
MITIGATION TABLE- TOTAL PROPERTY AREA	
TOTAL NATIVE TREES ON SITE	33
TOTAL NATIVE TREES TO MITIGATE (EQUAL OR GREATER THAN 14" DBH)	9
TOTAL MITIGATION DBH (INCHES)	145
TOTAL MITIGATION TREES REQUIRED (12' HT, 2.5" CALIPER)	58
TOTAL NATIVE PALMS ON SITE	32
TOTAL NATIVE PALMS TO RELOCATE	21
TOTAL PALMS TO MITIGATE	0

# PLANTING DETAILS



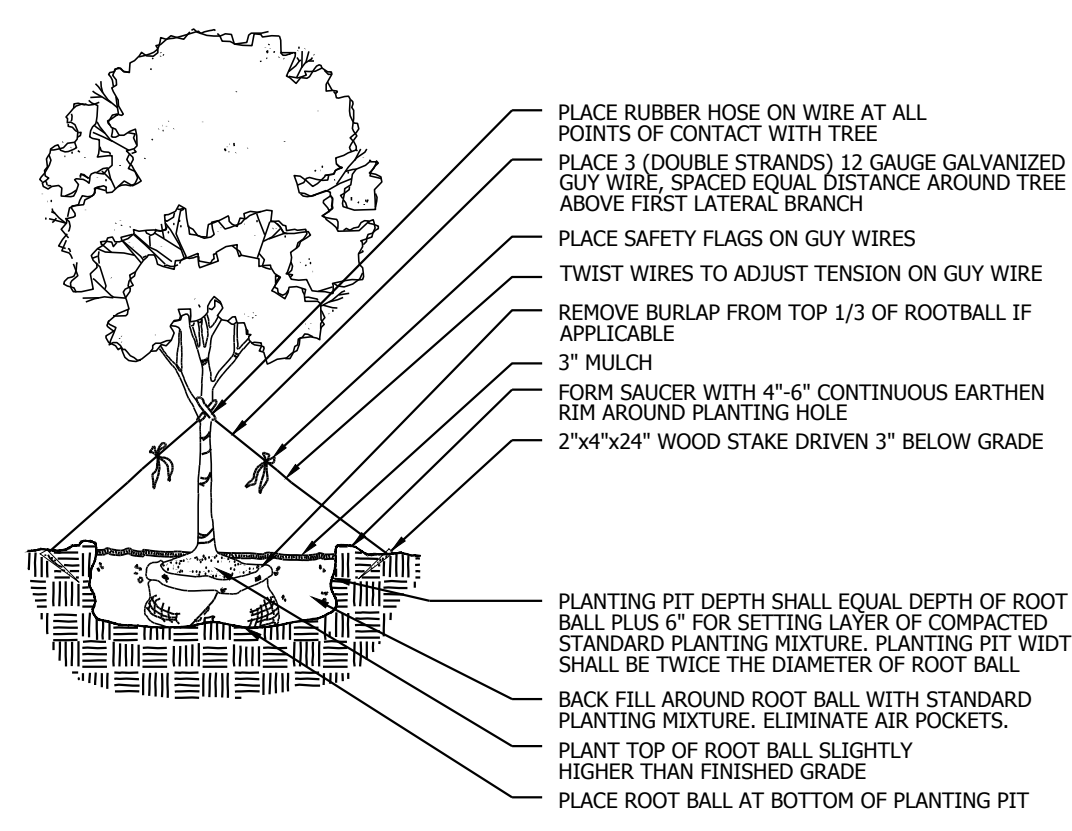
SHRUB/GROUND COVER PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS

**Cotleur & Hearing**  
Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

# Okeechobee Road Station

6900 Okeechobee Rd.  
Ft. Pierce, Florida

DESIGNED \_\_\_\_\_ DEH  
DRAWN \_\_\_\_\_ RO  
APPROVED \_\_\_\_\_ DEH  
JOB NUMBER \_\_\_\_\_ 23-1002  
DATE \_\_\_\_\_ 07-15-24  
REVISIONS \_\_\_\_\_ 11-01-24

November 01, 2024 8:07:14 a.m.  
Drawing: 23-1002 LP.DWG

SHEET **2** OF **2**

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OF FLORIDA, INC.

# Landscape Details

# Construction Plans & Specifications

## For

# Okeechobee Road Station

## 6900 Okeechobee Rd

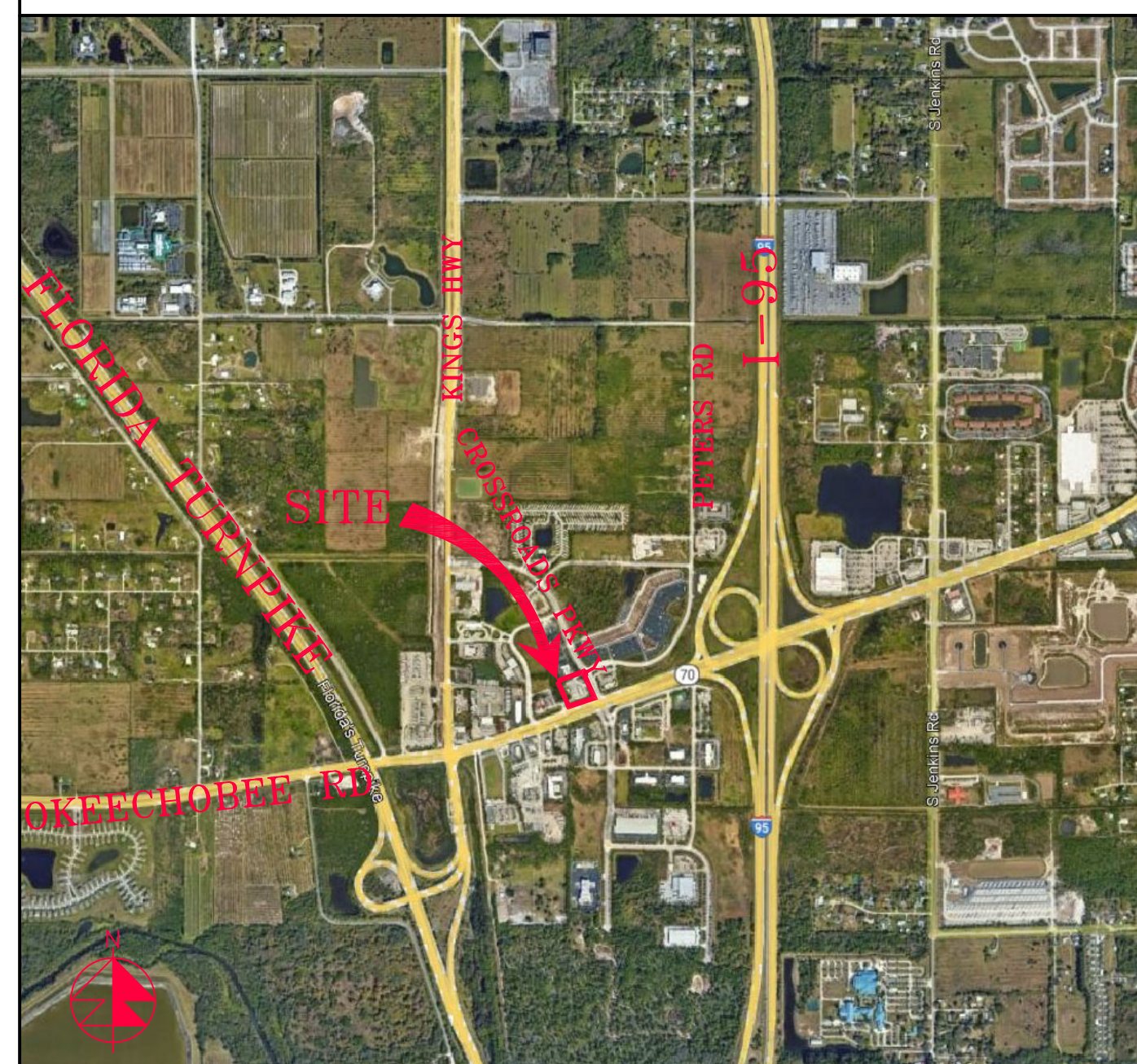
Section 22 Township 37S Range 41E  
Fort Pierce, Florida

### Developer

Macmillan Oil Company, LLC

7950 NW 58th ST,  
Doral, FL 33166

### Aerial



Vicinity Map

### Drawing Index

C-1	Cover Sheet
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C-4	Water & Wastewater Plans
C-5	Grading, Paving, & Drainage Details
C-6	Grading, Paving, & Drainage Details
C-7	Water & Wastewater Details
C-8	Water & Wastewater Details
C-9	Demo Plan
C-10	Pollution Prevention Plan
C-11	SWPPP

REVISIONS

**Jeff H. Iravani, Inc.**  
Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
EMAIL: jh@jhinc.com  
WEBSITE: www.jhinc.com

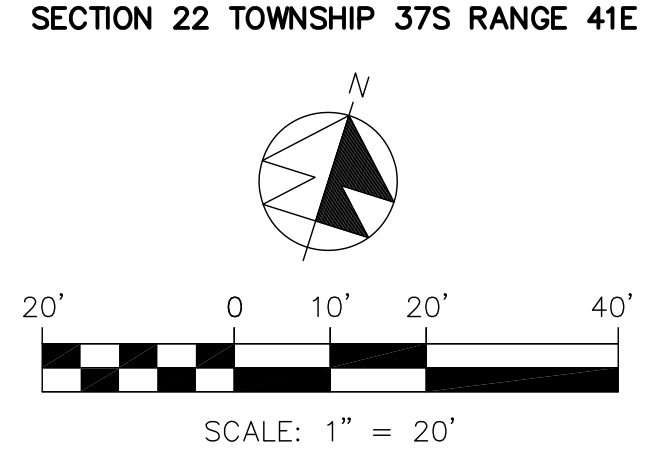
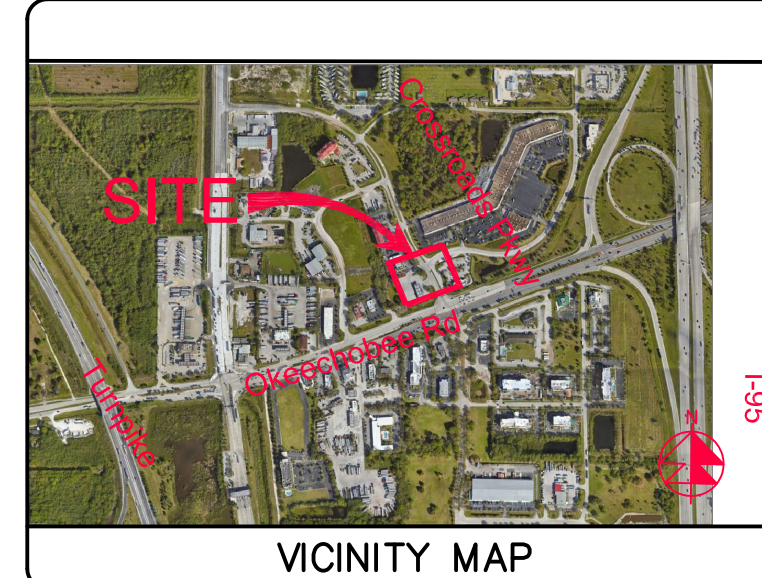
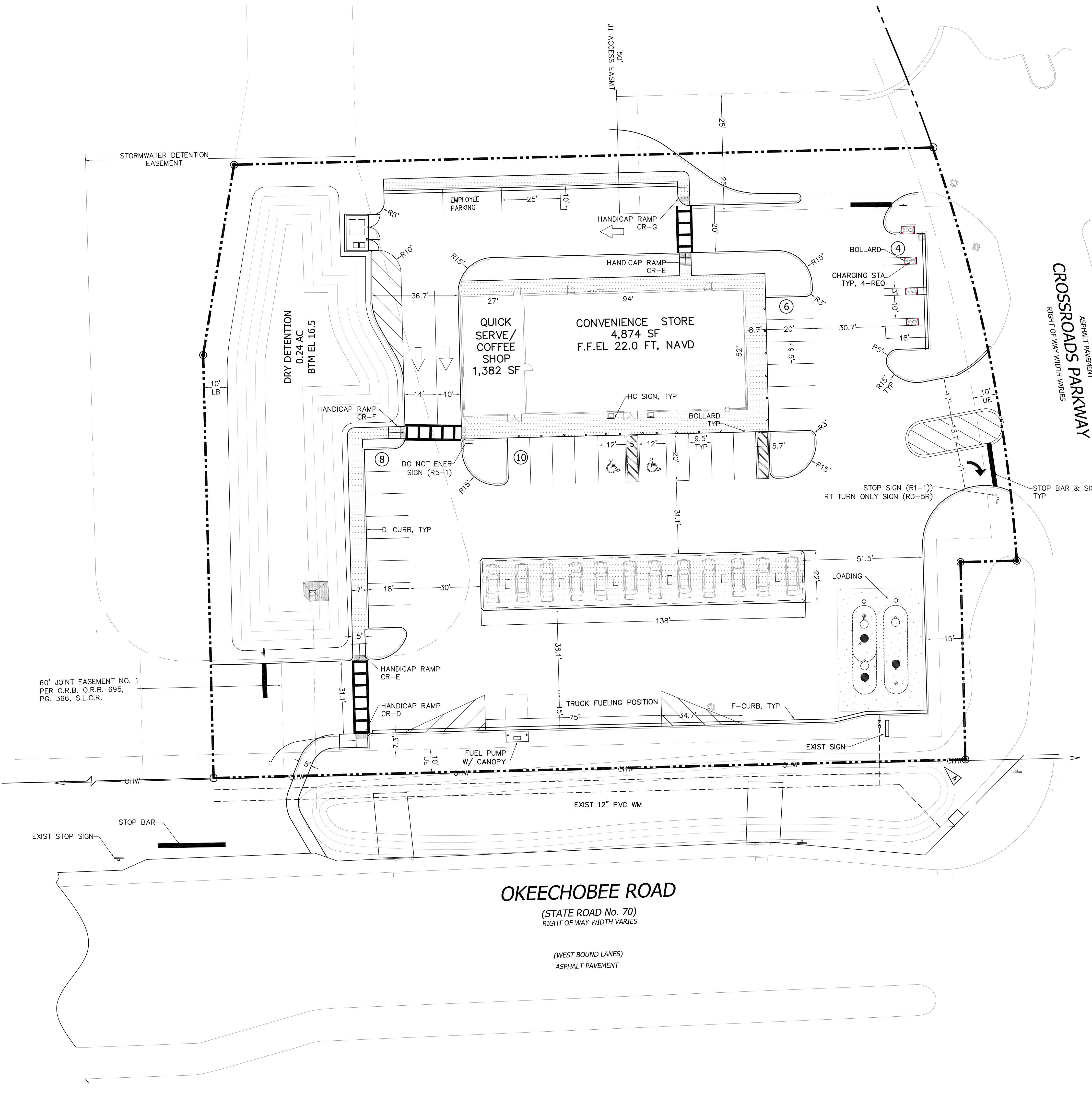
**Okeechobee Road Station**  
6900 Okeechobee Rd  
Fort Pierce, Florida

Cover Sheet

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JHI	CLJ	2311-1455

SEAL

FR # 6986  
SHEET NO.  
**C-1**



REVISIONS

**Jeff H. Iravani, Inc.**  
 Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
 JUPITER, FLORIDA 33458  
 TEL: (561) 575-6030  
 FAX: (561) 575-6088  
 EMAIL: JHI@JHINC.COM  
 WEBSITE: WWW.JHINC.COM

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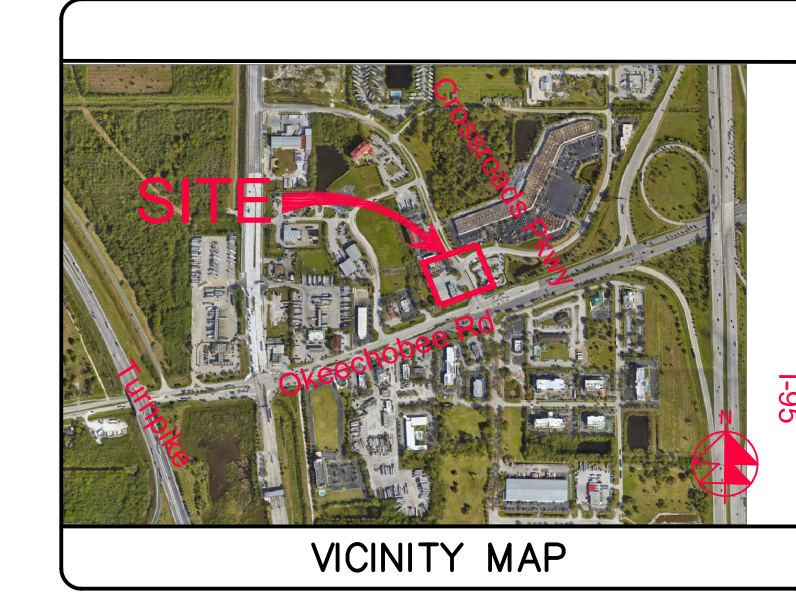
- NOTES:**
1. ALL STRIPINGS SHALL BE THERMOPLASTICS WITH EXCEPTION OF STANDARD PARKING STALL STRIPINGS WHICH SHALL BE TRAFFIC PAINT.
  2. 18"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
  3. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STAKING & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
  4. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORD W/ 2010 USDOJ ADA REQ'S, 2010 FBC & 2020 FDOT DESIGN STD'S INDEX 522-002. DETECTABLE WARNINGS ARE NOT ALLOWED PER CITY, USE BRUSHED CONCRETE IN LIEU.
  5. STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC.

LEGEND	
⊙	PROPOSED POINT
○	EXISTING POINT
○	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT ELEVATION
CB	CATCH BASIN
ID	YARD DRAIN
BE	BOTTOM ELEVATION
TE	TOP ELEVATION
EXP	EXPLORATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FIRE MAIN
FM	FIRE MANNING
UGW	UNDERGROUND WIRE
STM	STORM MAIN
WV	WASTEWATER GRAVITY
FI	FIRE HYDRANT
PIV	POST INDICATOR VALVE
DV	GATE VALVE
TV	TAPPING VALVE
V	VALVE
CC	FIRE DEPT CONNECTION
CV	CY CHECK VALVE
SDA	SOIL-BORING CHECK DETECTOR ASSEMBLY
RPDA	RPDA-REDUCED PRESS DET ASSEMBLY
WM	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
SP	SAMPLE POINT
MES	MITERED END SECTION
F.F.E.L.	FIN FLOOR ELEVATION
F.L.E.L.	FLOOR LINE ELEVATION
T.O.B.	TOP OF BANK
T.O.S.	TOP OF SLOPE
T.C.	TOP OF CONCRETE
T.P.	TOP OF PAVEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
L.M.E.	LAND MAINTENANCE EASEMENT
L.A.E.	LIMITED ACCESS EASEMENT
C	CLEANNET
B	BORING NO. AND LOCATION
ERFP	ELLIPITICAL RCP
RCP	REINFORCED CONCRETE PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDPPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
PROF	PROPOSED CONC. ELEV.

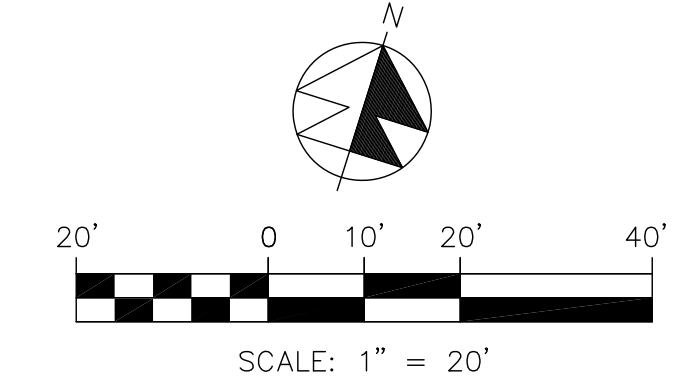
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Pavement Marking Plan	
DATE	11/29/2023
SCALE	1"=40'
DESIGNED BY	JHI
DRAWN BY	DDI
JOB NO.	2311-1455

FR # 6986  
 SHEET NO.  
**C-2**



VICINITY MAP  
SECTION 22 TOWNSHIP 37S RANGE 41E



SCALE: 1" = 20'

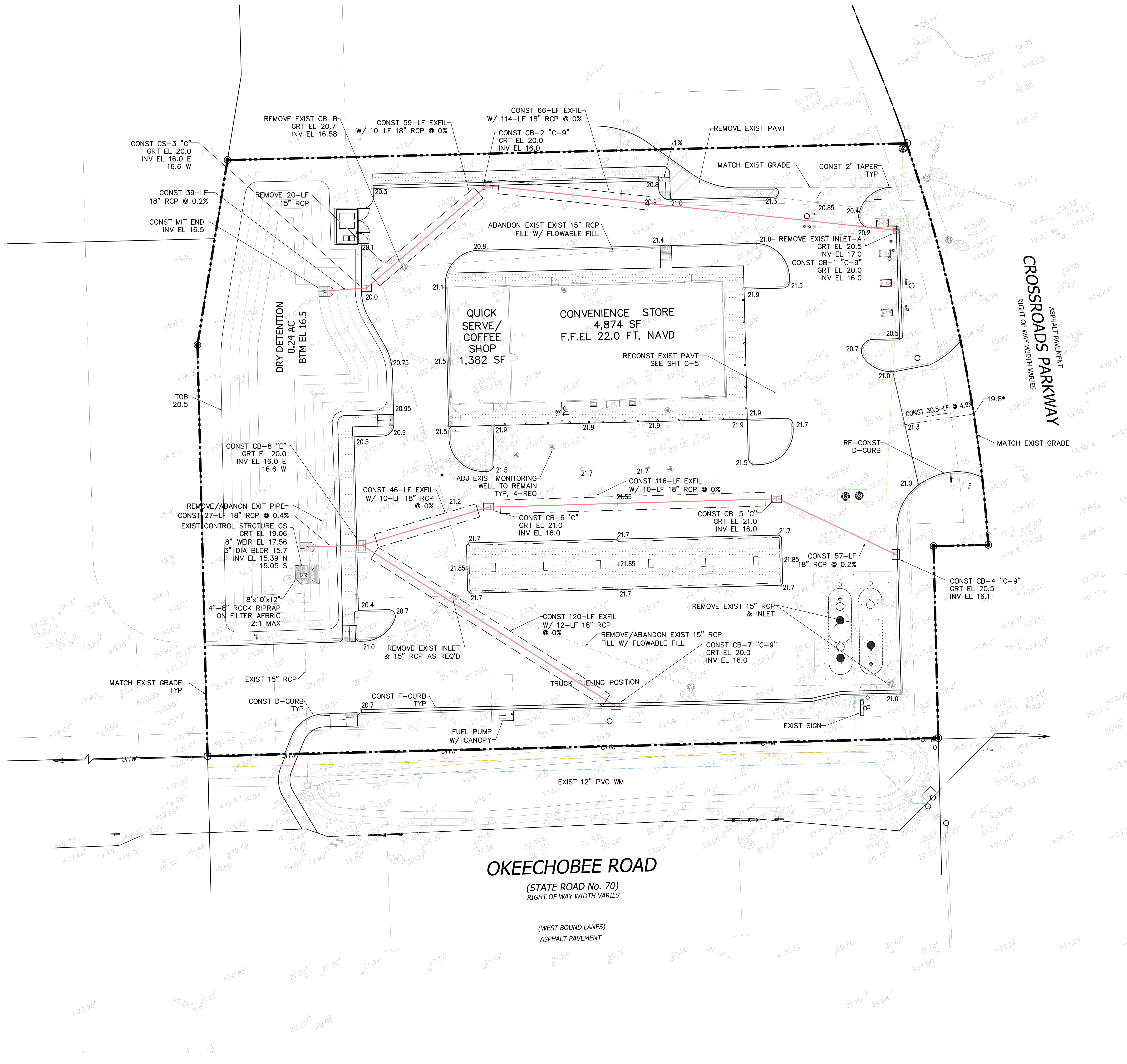
**Jeff H. Iravani, Inc.**  
Consulting Engineers  
1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
EMAIL: JHI@JHINC.COM  
WWW: WWW.JHINC.COM

**Okeechobee Road Station**  
6900 Okeechobee Rd  
Ft Pierce, Florida

**Grading, Paving, & Drainage Plan**

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/29/2023	1"=40'	JHI	DDI	2311-1455

FR # 6986  
SHEET NO. **C-3**



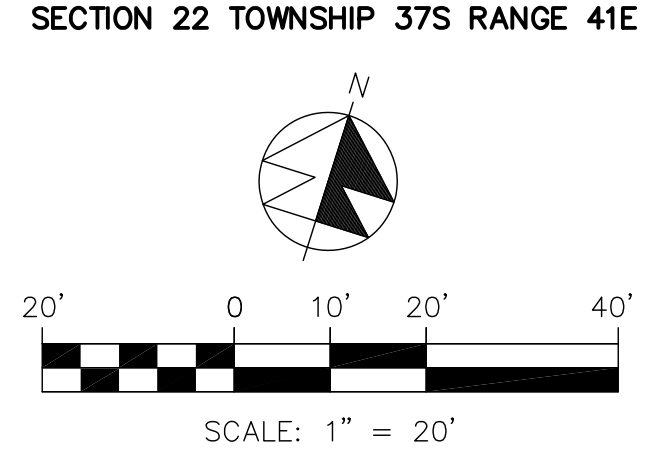
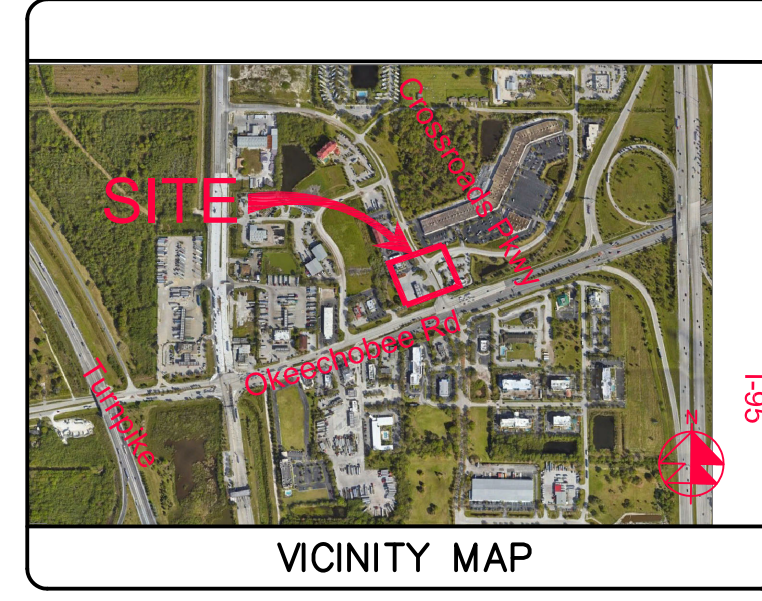
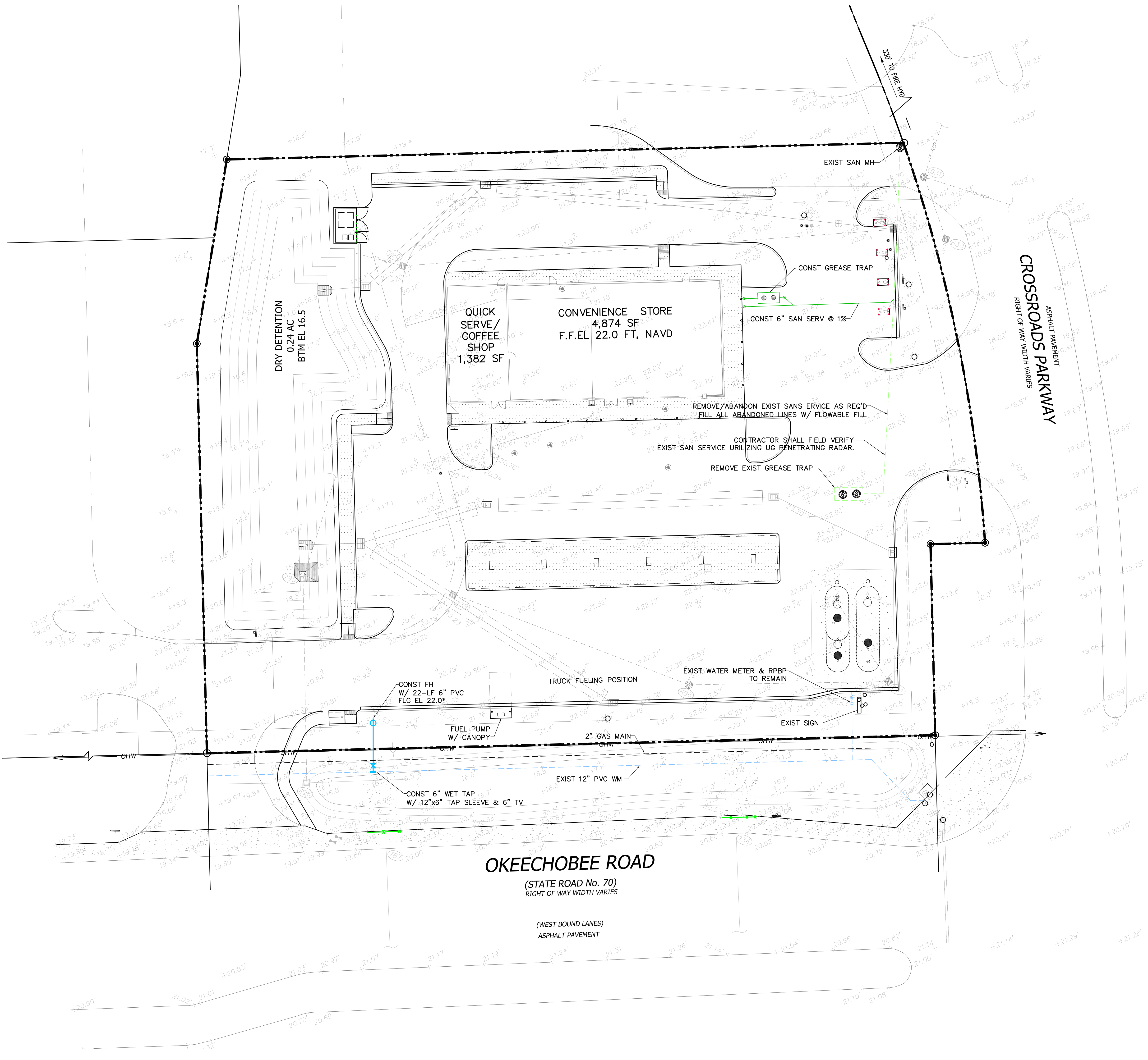
NOTES:

- ACCESSIBLE ROUTES INCL SW'S, HANDICAP RAMPS SHALL CONFORM TO 2010 US DOJ "STD'S FOR ACCESSIBLE DESIGN", FBC & FDOT DESIGN STD'S INDEX #522-002. NO DETECTABLE WARNINGS ARE ALLOWED PER CITY, USE BRUSHED CONCRETE.
- ALL EXIST INFO & TOPO ARE PER TOPOGRAPHIC SURVEY BY ECS LAND SURVEYORS, INC. DWG# ECS3586, DATED 03/01/2024.
- ALL INLET GRATES SHALL BE USF HEAVY DUTY LOADING /AE.
- THE FINAL LANDSCAPE GRADE AT BLDG SHALL BE 6" TYP, 4" MIN BELOW FIN FL ELEV.
- CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
- CONTRACTOR SHALL COORD W/ UTILITIES TO ADJUST ALL EXIST UTILITY FACILITIES TO PROP GRADES INCL FPL, ATT, COMCAST, SD(WATER & SAN).
- CONTRACTOR SHALL INSTALL FILTER FABRIC ON INLET GRATES ONCE THEY ARE CONSTRUCTED AND SHALL NOT BE REMOVED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL MANUAL.
- ALL GRADES SHOWN ARE NAVD 88.
- ALL DISTURBED AREAS WILL BE STABILIZED WITH SOD WITHIN 30 DAYS OF CONSTRUCTION COMPLETION.
- TYPE C-9 STRUCTURE IS TYPE "C" BOX W/ TYPE "9" GRATE/SIMILAR.
- MINIMUM 6" DEEP #1 FDOT AGGREGATE SHALL BE INSTALLED AT THE CONSTRUCTION ENTRANCE PRIOR TO START OF CONSTRUCTION.
- ALL RAISED CURBS SHALL TERMINATE W/ A 2" TAPER.
- HC CR-C MEANS HANDICAP RAMP PER FDOT DESIGN STD INDEX 522-002 CR-C.
- CONTRACTOR SHALL RE-CONST THE EXIST PAVT PER TYP PAVT SECTION ON SHT C-6.
- ADS HP STORM PIPE MAY BE USED EN LIEU OF RCP SUBJECT TO ENGINEER'S APPROVAL.

**LEGEND**

⊙	BLDG PROP PAVT EL
⊙	PROP CONC SW EL
⊙	EXIST EL
⊙	CONTRACTOR TO FIELD VERIFY
CB	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXP	EXPLANATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WM	WATER MAIN
HY	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
V	VALVE
CC	FIRE DEPT CONNECTION
CV	CY CHECK VALVE
SDA-SR	SDA-SR CHECK DETECTOR ASSEMBLY
RPDA	RPDA-REDUCED PRESS DET ASSEMBLY
WM	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
SP	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOOR LINE ELEV
TOB	TOP OF BANK
TOC	TOP OF CONCRETE
TE	TOP OF SLOPE
TC	TOP OF CURB
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
L.M.E.	LAND MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CL	CLEANOUT
B	BORING NO. AND LOCATION
ERCP	ELLIPITICAL RCP
RCP	REINFORCED CONCR PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDP	HIGH DENSITY POLYETHENE PIPE
PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE
SO	PROP CONC EL

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- NOTES:**
- CONTRACTOR SHALL VERIFY SAN SERV INV EL @ BLDG W/ GC PRIOR TO CONSTRUCTION.
  - FIRE LINE AFTER RED PRESS DET ASSMBL/RPDA SHALL BE DESIGNED & CONSTRUCTED BY FL REG FIRE SPRINKLER CONTRACTOR WHO SHALL VERIFY LOCATION OF ALL CONNECTIONS INCLUDING FIRE DEPT CONN'S.
  - WATER MAIN & FORCE MAIN SHALL BE PVC C-900 SDR-18. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.
  - ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE PIPE. PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED NO-MORE THAN 30-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE, THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
  - EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.

LEGEND	
0.00	BLDG FLOOR FINISH EL
0.00	PROP CONC SW EL
0.00	EXIST EL
0.00	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
TD	TRUCK DRAIN
BE	BOTTOM EL
TE	TOP EL
EXP	EXPLORATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SM	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WM	WASTEWATER GRAVITY
FI	FIRE HYDRANT
PIV	POST INDICATOR VALVE
GV	GATE VALVE
TV	TAPPING VALVE
VAL	VALVE
CC	FIRE DEPT CONNECTION
CV	CY CHECK VALVE
DD	DOGS-EAR CHECK DETECTOR ASSEMBLY
RPDA	RPDA-REDUCED PRESS DET ASSMBLY
WM	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
SP	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.E.	FLOOR LINE ELEV
TDB	TOP OF BANK
TOS	TOP OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LAND MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CL	CLEANOUT
BO	BORING NO. AND LOCATION
ERIP	ELLIPTICAL RCP
RCP	REINFORCED CONCRETE PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDP	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CMP	CORRUGATED METAL PIPE
0.0	PROP CONC EL

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REVISIONS

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Consulting Engineers

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JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
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**Okeechobee Road Station**  
6900 Okeechobee Rd  
Ft Pierce, Florida

Water & Wastewater Plan	DATE	DESIGNED BY	DRAWN BY	JOB NO.
	11/29/2023	JHI	DDI	2311-1455
	SCALE	1"=40'		

FR # 6986  
SHEET NO.  
**C-4**

**GENERAL NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES AGAINST THE CONSTRUCTION OPERATION THAT MAY CAUSE DAMAGE TO SAID FACILITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS PRIOR TO ANY REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY FOR INSPECTION AND/OR TEST.
4. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
5. WHERE ENCOUNTERED, UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AN AREA DETERMINANT BY THE ENGINEER AND BACKFILLED WITH CLEAN GRANULAR SAND OR SELECT MATERIAL APPROVED BY THE ENGINEER. BACKFILLING SHALL BE IN LAYERS NOT GREATER THAN 8" THICKNESS AND COMPACTED TO 100 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T99-C. FILL UNDER BUILDING SHALL BE PLACED IN ACCORDANCE WITH SOIL ENGINEER'S RECOMMENDATIONS.
6. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP MANNER AND SHALL MEET WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.
7. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.
8. ALL CONCRETE SHALL DEVELOP A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI OR OTHERWISE NOTED.
9. ALL REINFORCING STEEL SHALL CONFORM TO ASTM-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI OR OTHERWISE NOTED.
10. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE THAT PROJECT HAS BEEN ACCEPTED. ALL FAULTY CONSTRUCTION AND/OR MATERIALS DURING FORESAID PERIOD SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

**DRAINAGE**

1. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS PER DETAIL AND IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. PIPE TRENCH SHALL BE DRY WHILE PIPE IS BEING LAID AND TO BE BEDDED PER DETAIL AND IN CONFORMANCE WITH SECTION 430, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. PIPE TRENCHES TO EXCAVATED AND BACKFIELD IN ACCORDANCE WITH SECTION 125, FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. THE FOLLOWING PIPES SHALL CONFORM WITH THE APPROPRIATE FOLLOWING SECTIONS OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION:
  1. REINFORCED CONCRETE PIPE (RCP) - SECTIONS 430 AND 941
  2. CORRUGATED ALUMINUM PIPE (CAP) - SECTIONS 430 AND 945
  3. CORRUGATED STEEL PIPE (CMP) - SECTIONS 430 AND 943
5. ALL CORRUGATED PIPES SHALL BE INSTALLED WITH MAXIMUM LENGTHS IN ORDER TO MINIMIZE JOINTS.
6. ALL CONNECTION BANDS, FOR CORRUGATED PIPES, SHALL BE CORRUGATED, LAP-TYPE, IN CONFORMANCE WITH AASHTO M-196, AND TO BE MADE WATER-TIGHT BY USING A GASKET AT LEAST SIX (6) INCHES WIDE BY 3/4" THICK.
7. HDPE PIPE MATERIALS:  
HDPE PIPES 12" THROUGH 36" NOMINAL DIAMETER:  
TYPE "S" SMOOTH INTERIOR PIPE IN CONFORMANCE WITH AASHTO M294.  
NOTE: CORRUGATIONS SHALL BE ANNULAR CONFIGURATION ONLY.  
HDPE PIPES 42" AND 48" NOMINAL DIAMETER:  
TYPE "D" SMOOTH INTERIOR, SMOOTH EXTERIOR PIPE IN CONFORMANCE MP46-95 TYPE "D".
8. ALL SOD LAID WITHIN SLOPES OF BERMS, DRAINAGE SWALES, AND RETENTION AREAS SHALL BE PINNED PER ENGINEERS DIRECTION.
9. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
10. ALL ROOF DRAINS AND YARD DRAINS SHALL BE CONNECTED TO STRUCTURES BY THE UNDERGROUND CONTRACTOR.

**ROADWAY**

1. SUBGRADE SHALL BE AS SHOWN ON SECTION.
2. BASE SHALL BE AS SHOWN ON SECTION, HAVE A MINIMUM LBR 100 AND TO BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO-180.
3. PRIME COAT SHALL BE APPLIED AT THE RATE OF .15 GALLON PER SQ. YARD, WHERE REQUIRED, TACK SHALL BE APPLIED AT THE RATE OF .08 GALLON PER SQUARE YARD.
4. THE CONTRACTOR IS TO SUBMIT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIAL PRIOR TO ANY REQUEST FOR PAYMENT.
5. IF ANY TEST FAILS TO MEET THEIR SPECIFICATIONS, THE CONTRACTOR, AT THEIR EXPENSE, SHALL CORRECT ALL DEFICIENT WORK AND SUBMIT TEST RESULTS INDICATING COMPLIANCE WITH THESE SPECIFICATIONS PRIOR TO ANY REQUEST FOR PAYMENT.
6. ALL UNDERGROUND UTILITIES WITHIN ROADWAY CONSTRUCTION SHALL BE INSTALLED PRIOR TO ROAD CONSTRUCTION.
7. ALL ROADWAY CONSTRUCTION AND MATERIAL SHALL CONFORM TO THE APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. ALL CURBING, AND RAISED SIDEWALK IF SHOWN, SHALL BE CONSTRUCTED PRIOR TO ASPHALT PAVING.

**CONSTRUCTION INSPECTION CHECKPOINTS**

- ROADWAY: THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR INSPECTION AT THE FOLLOWING CHECKPOINTS:
1. PRIOR TO ANY DEVIATION FROM THE APPROVED GRADING, PAVING, AND DRAINAGE PLANS.
  2. PRIOR TO BACK FILLING OF TRENCHES CONTAINING HYDRAULIC CONDUITS, SO THAT JOINTS MAY BE INSPECTED.
  3. UPON COMPLETION OF THE SUBGRADE COMPACTION.
  4. AT THE TIME OF DELIVERY OF BASE MATERIAL.
  5. UPON COMPLETION OF THE BASE AND PRIOR TO PRIMING.
  6. IMMEDIATELY PRIOR TO AND DURING THE FIRST APPLICATION OF THE MIXES WEARING SURFACE.
  7. UPON COMPLETION OF CONSTRUCTION A FINAL INSPECTION MAY BE MADE WITH THE CONTRACTOR.

**STRIPING**

1. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT INDEX 711-001. STRIPING FOR PEDESTRIAN CROSSING AND STOP BARS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT INDEX 711-001.

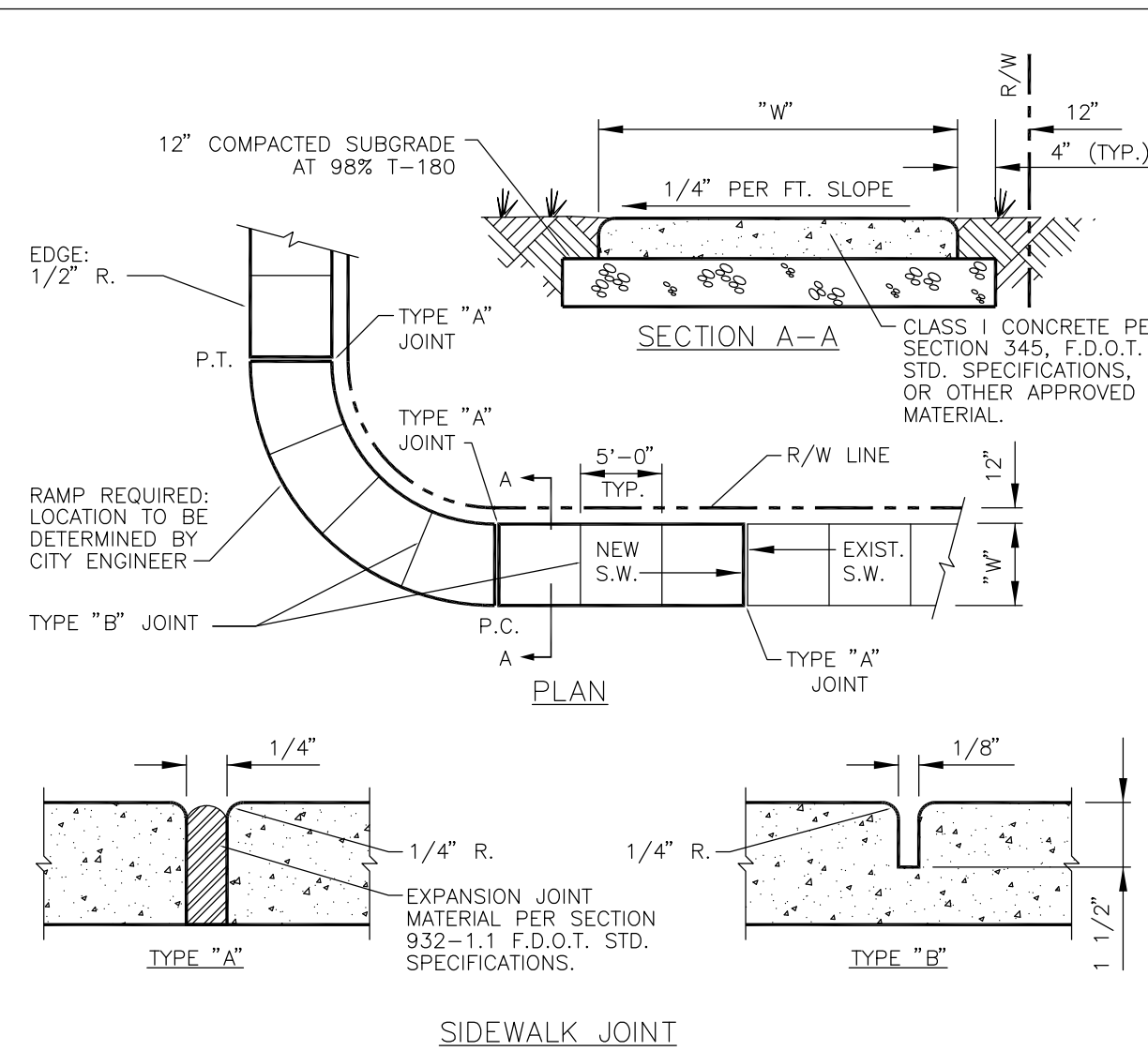
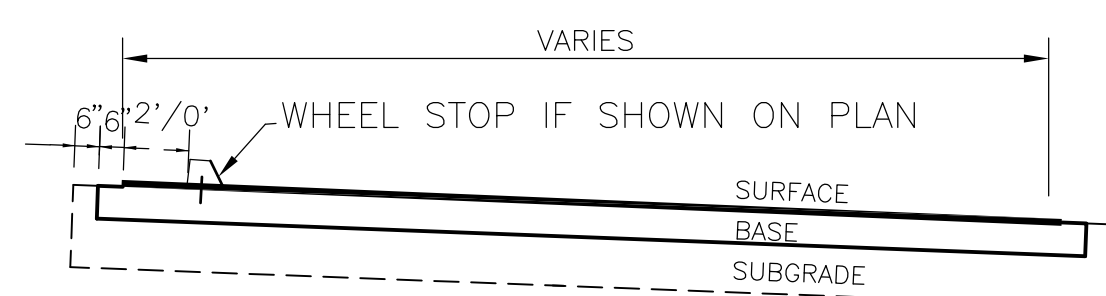


TABLE OF SIDEWALK THICKNESS - "T"		TABLE OF SIDEWALK JOINTS	
RESIDENTIAL AREAS	4"	TYPE	LOCATION
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"	"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
TABLE OF SIDEWALK WIDTHS - "W"		"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT
NON-VEHICULAR AREAS	4"	"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES
THIS PROJECT WILL BE	5"	* MINIMUM.	

**SIDEWALK CONSTRUCTION DETAIL**



**FLEXIBLE PAVEMENT (PARKING)**

SURFACE: 2.5" ACSC (1ST LIFT 1.5" SP 12.5 2ND LIFT 1" SP 9.5)  
 BASE: 8" LIMEROCK/COQUINA ROCK/CRUSHED CONC\* MIN LBR 100  
 SUBGRADE: 12" COMP  
 COMP: COMPACTED TO 98% MAX D.D. AASHTO T-180

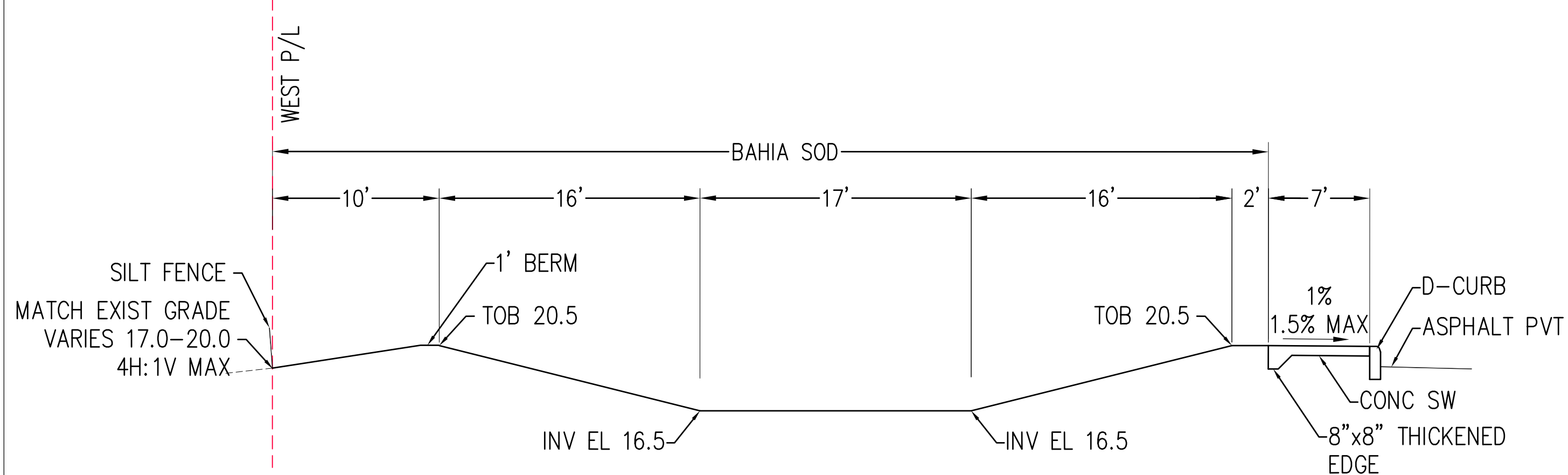
**CONC SLAB**

SURFACE: 6" 3KSI W/2-6X6 W1.4XW1.4 WMM  
 W/1.5" SAW-CUTS @ 12' MAX O.C. E.W.  
 SAW CUT SLAB DIM'S PROPORTION SHALL BE 1.5:1MIN  
 ALL JOINTS SHALL BE IN ACCORD W/ FDOT INDEX 305  
 BASE: 6" LIMEROCK / COQUINA ROCK COMP MIN LBR 100  
 SUBGRADE: 12" COMP  
 COMP: COMPACTED TO 98% MAX D.D. AASHTO T-180

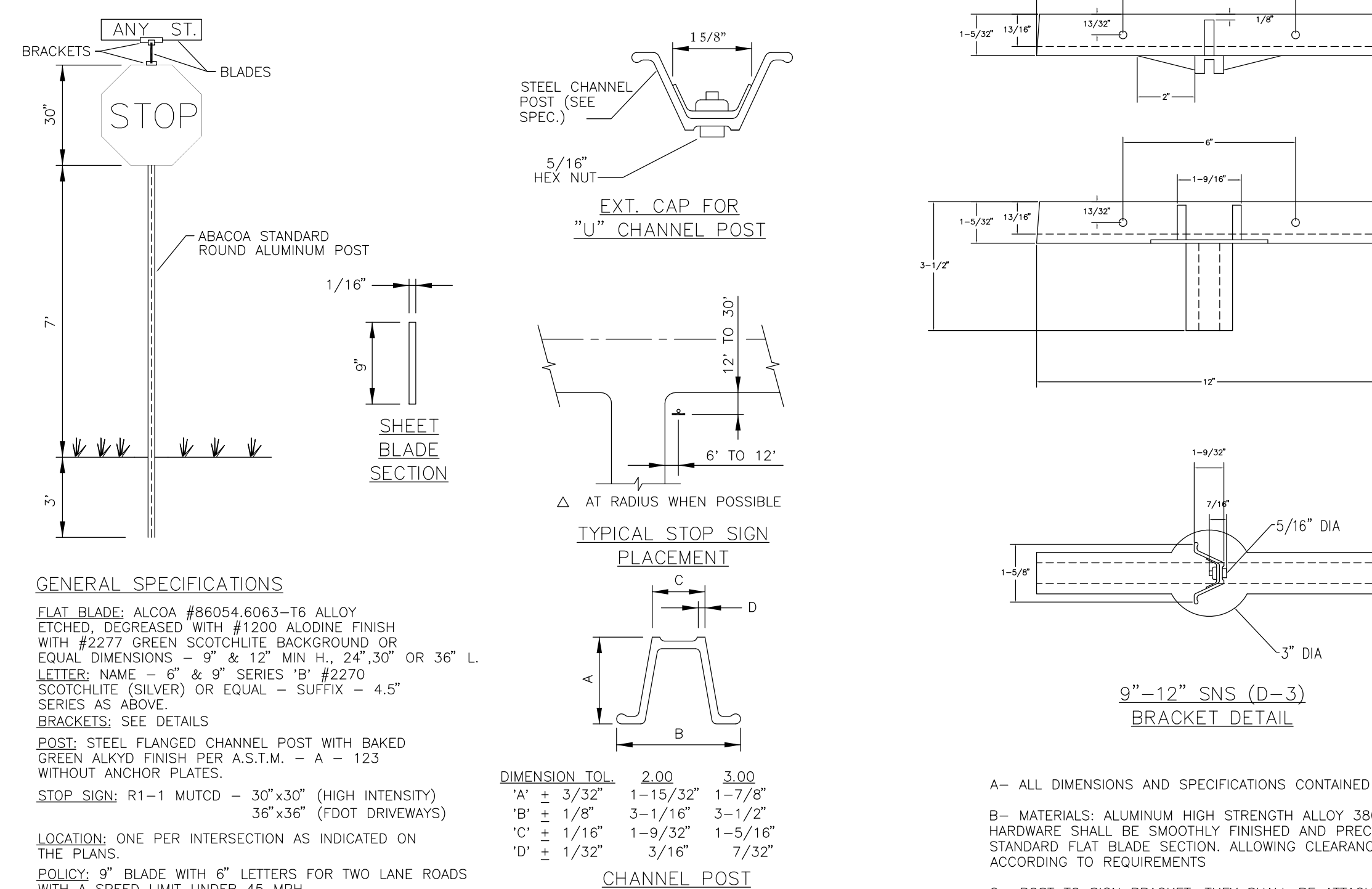
**CONCRETE SPECIFICATIONS**

1. ALL CONCRETE SHALL REACH COMP STRENGTH OF 3,000 PSI MIN IN 28 DAYS. MIX DESIGN SHALL INCLUDE MINIMUM CEMENT CONTENT OF 470 LBS OF PORTLAND CEMENT TYPE II PER ASTM C-150 & 120 LB OF FLY ASH /AE PER CY AND ADMIXTURES SHALL CONFORM TO ASTM C-494. WATER/CEMENT=0.5 MAX.
2. SLUMP AND CYLINDER TESTS (ASTM C-31) SHALL BE MADE BY AN INDEPENDENT TESTING LABORATORY. PROVIDE 4 TESTS WITH EACH CONCRETE POUR AND/OR EACH 50 YD OF CONCRETE PLACED. SLUMP @ POUR SHALL BE 5 IN MAX. (6" FOR PUMP MIX). NO WATER IS TO BE ADDED ON THE JOB SITE.
3. CONTRACTOR SHALL SUBMIT THE MIX DESIGN TO ENGINEER FOR REVIEW.

**PAVEMENT TYP SECTION**



**DRY DETENTION SECTION A-A**



**GENERAL SPECIFICATIONS**

FLAT BLADE: ALCOA #86054.6063-T6 ALLOY ETCHED, DECREASED WITH #1200 ALODINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL DIMENSIONS - 9" & 12" MIN H., 24", 30" OR 36" L.  
 LETTER: NAME - 6" & 9" SERIES 'B' #2270 SCOTCHLITE (SILVER) OR EQUAL - SUFFIX - 4.5" SERIES AS ABOVE.  
 BRACKETS: SEE DETAILS  
 POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M. - A - 123 WITHOUT ANCHOR PLATES.  
 STOP SIGN: R1-1 MUTCD - 30"x30" (HIGH INTENSITY) 36"x36" (FOOT DRIVEWAYS)

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.  
 POLICY: 9" BLADE WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.  
 12" BLADES WITH 9" LETTERS:  
 -THOROUGHFARE ROADS FOUR LANES OR WIDER  
 -TWO LANE ROADS WITH A POSTED SPEED LIMIT 45 MPH OR MORE.

DIMENSION TOL.		2.00	3.00
'A'	± 3/32"	1-15/32"	1-7/8"
'B'	± 1/8"	3-1/16"	3-1/2"
'C'	± 1/16"	1-9/32"	1-5/16"
'D'	± 1/32"	3/16"	7/32"

A- ALL DIMENSIONS AND SPECIFICATIONS CONTAINED IN DRAWINGS

B- MATERIALS: ALUMINUM HIGH STRENGTH ALLOY 380 ASTM B95-60T. HARDWARE SHALL BE SMOOTHLY FINISHED AND PRECISION MACHINED TO FIT STANDARD FLAT BLADE SECTION. ALLOWING CLEARANCE FOR REFLECTIVE FACING ACCORDING TO REQUIREMENTS

C- POST TO SIGN BRACKET: THEY SHALL BE ATTACHED FIRMLY ON STANDARD ROUND TUBING OR U-CHANNEL POSTS BY MEANS OF (2) 5/16" DIAMETER HEX HEAD SCREWS

D- SIGN TO SIGN BRACKET: THEY SHALL BE 90 OR 45 DEGREE TYPE WITH MINIMUM REQUIREMENTS EQUAL TO THE POST TO SIGN BRACKET

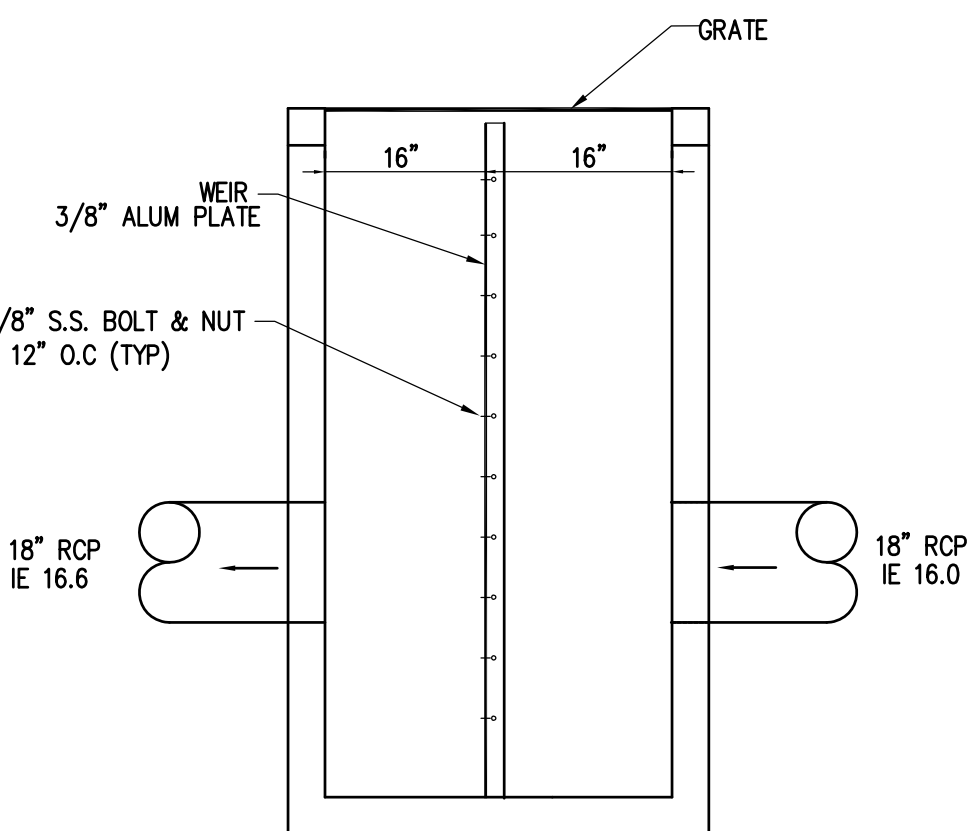
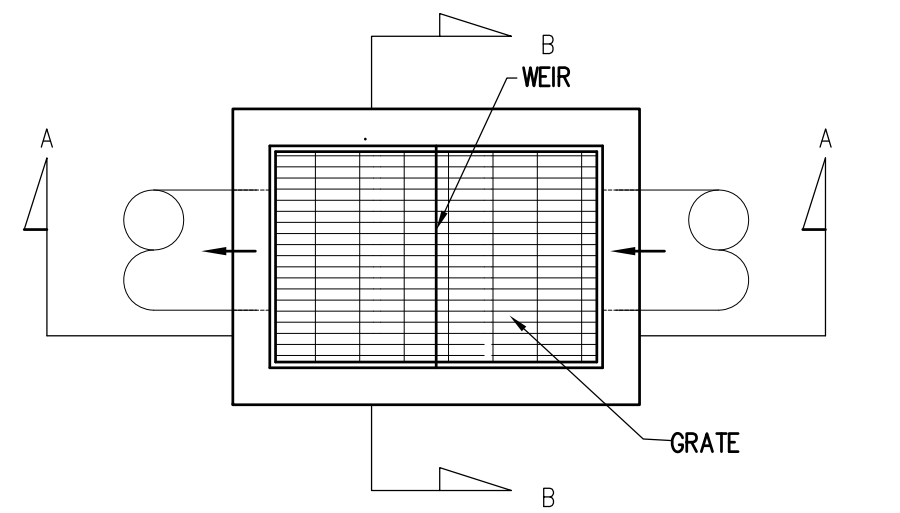
REVISIONS

**Jeff H. Iravani, Inc.**  
 Consulting Engineers  
 1934 COMMERCE LANE, SUITE 5  
 JUPITER, FLORIDA 33458  
 TEL: (561) 575-6030  
 FAX: (561) 575-6088  
 WEBSITE: www.jhinc.com  
 EMAIL: jhi@jhinc.com

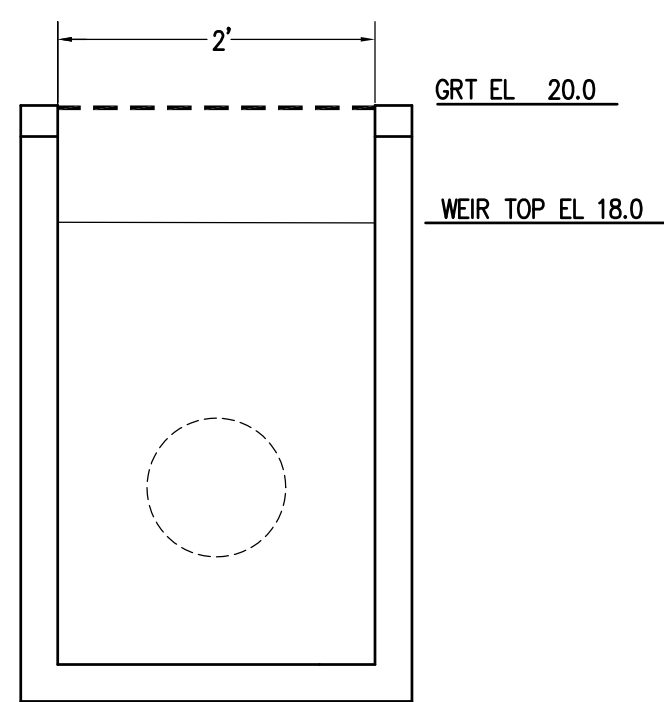
**Okeechobee Road Station**  
 6900 Okeechobee Rd  
 Fort Pierce, Florida

PAVING, GRADING, & DRAINAGE DETAILS			
DATE	SCALE	DESIGNED BY	JHI
11/11/2024	NA	DRAWN BY	CLJ
		JOB NO.	2311-1455

SEAL  
 CDA # 6986  
 SHEET NO.  
**C-5**

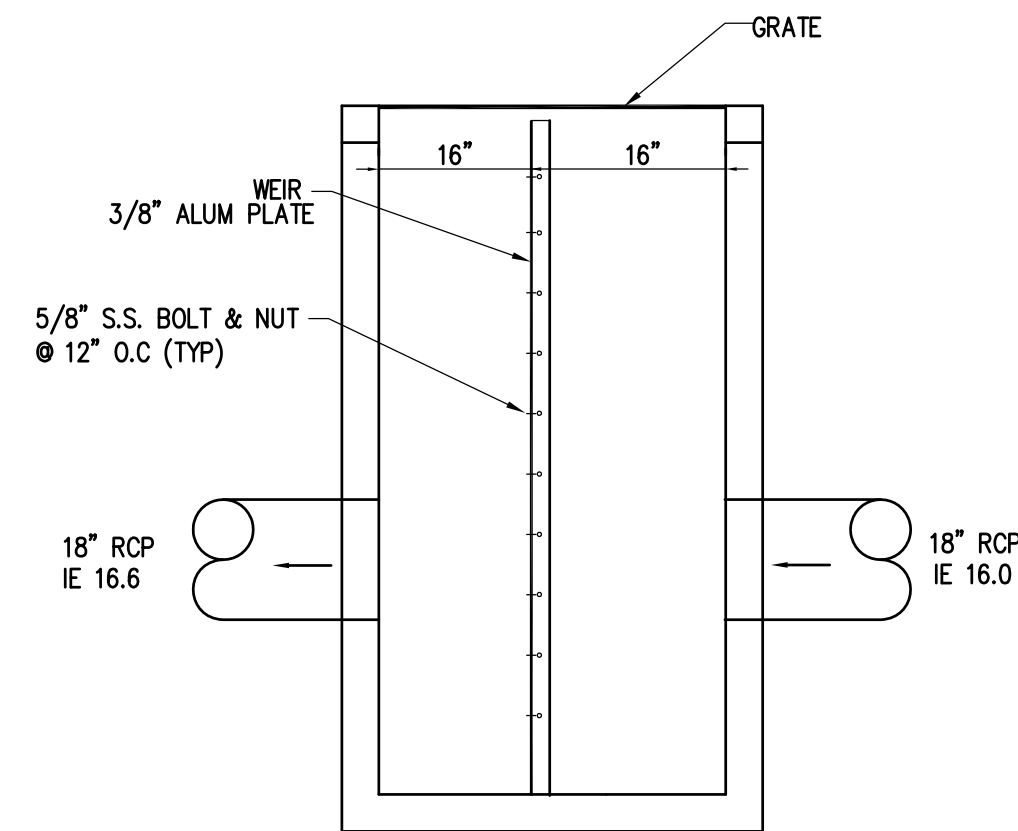
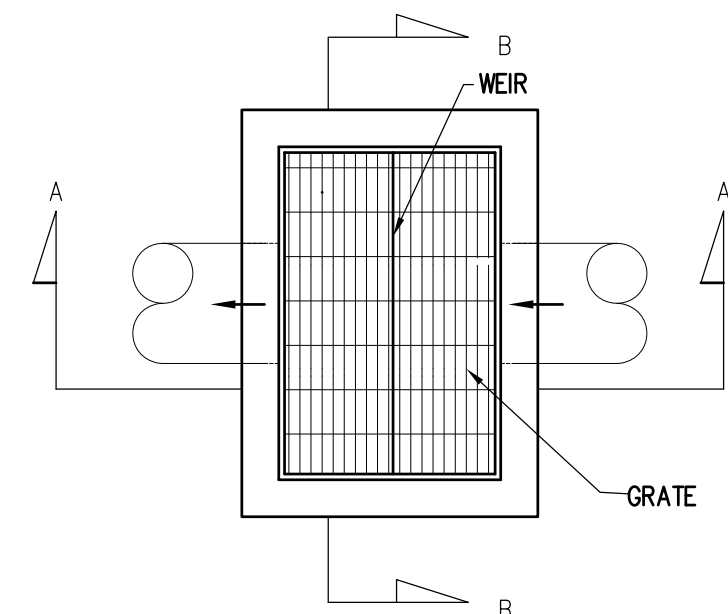


SECTION A-A

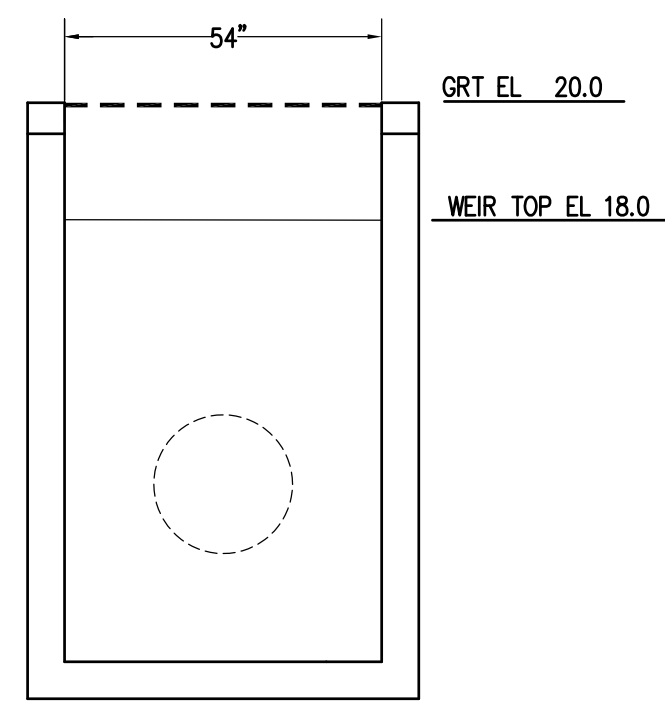


SECTION B-B

CS-1 TYPE "C"  
CONTROL STRUCTURE



SECTION A-A



SECTION B-B

CS-2 TYPE "E"  
CONTROL STRUCTURE

MAX. C. F. S.	TYPE INLET	"A"	"B"	"C"	"D"	GRATE APPROX. WT.
1545	C	2'-4"	3'-0"	2'-0"	3'-11"	435 LBS.
2349	D	4'-4"	3'-0"	4'-1"	3'-11"	562 LBS.
3533	E	3'-4"	4'-4"	3'-0"	4'-4"	452 LBS.
5820	H	3'-4"	8'-0"	3'-0"	8'-7"	725 LBS.

STANDARD INLETS 2 1/2" x 2 1/2" x 1/4" ANGLE CASTING WITH 3/16" x 1" x 6" ANCHORS WELDED @ 6" O.C.  
ALL EXPOSED CONC. CORNERS AND EDGES TO BE CHAMFERED 3/4".

6" CONC. WALL FORMED-IN-PLACE OR PRECAST WITH #4 @ 12" O.C. E.W.

STANDARD INLET COLLARS WITH 1 #5 CONT.  
DROUT IF PRECAST COLLAR IS USED.

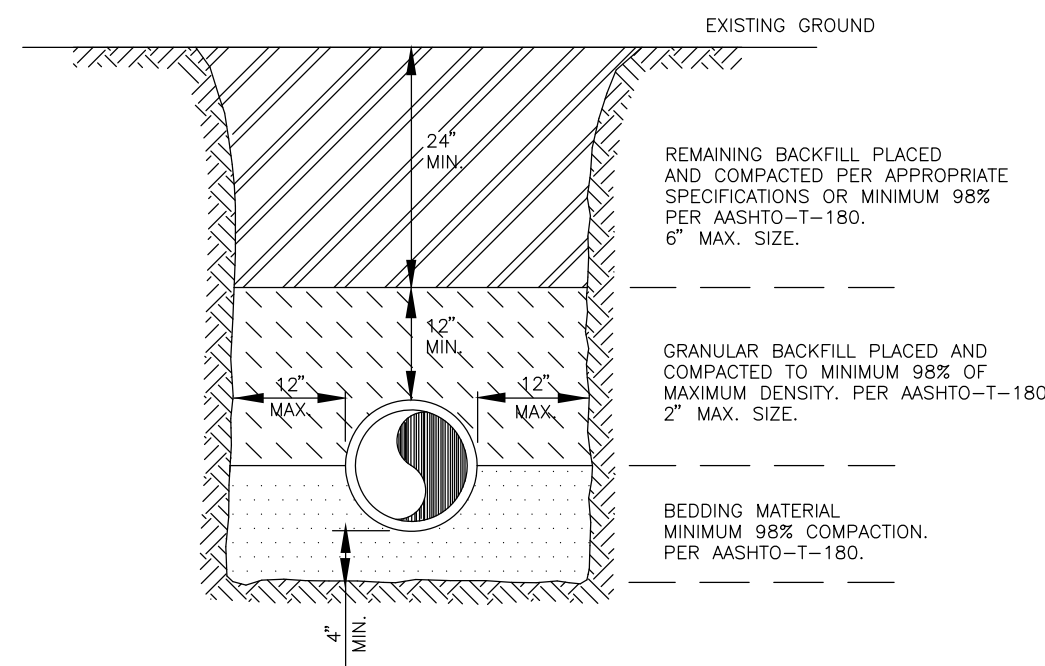
CROSS SECTION

WHERE MASONRY "FILL" AROUND PIPE IS USED, 1/2" PLASTER BOTH SIDES IS REQUIRED.

LONGITUDINAL SECTION

INLET DETAILS  
N.T.S.

NOTES: (1) GRATES TO BE CAST IRON WITH ONE (1) SHOP COAT OF RED LEAD PAINT AND WITH A FIELD COAT TO MEET FOOT STANDARD SPECIFICATIONS, LATEST EDITION.  
(2) SEE DETAIL OF OPENING IN INLET SIDES.  
(3) BEVELED EDGES: ALL EXPOSED CORNERS.



NOTES:

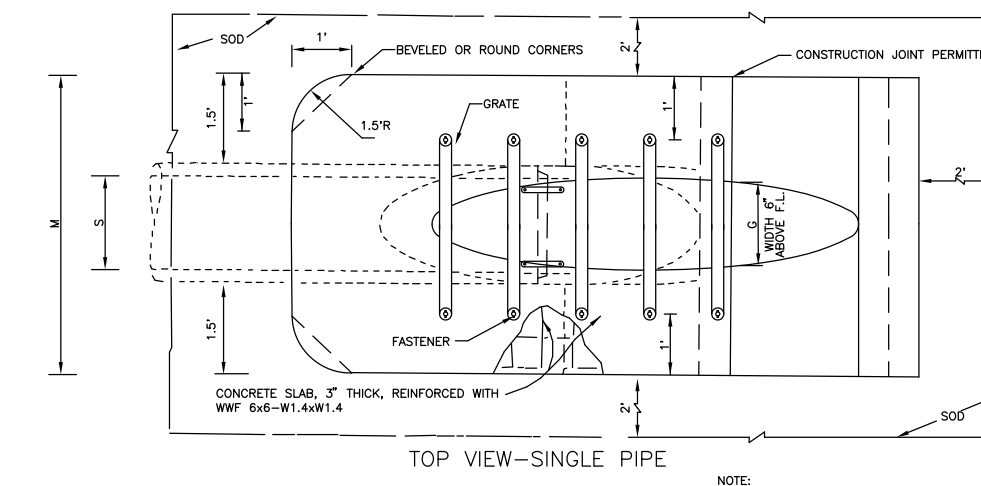
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
- THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
- THE PIPE SHALL BE PLACED IN A DRY TRENCH.
- BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
- DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, OR AS DIRECTED BY THE INSPECTOR.

TYPICAL TRENCH DETAIL

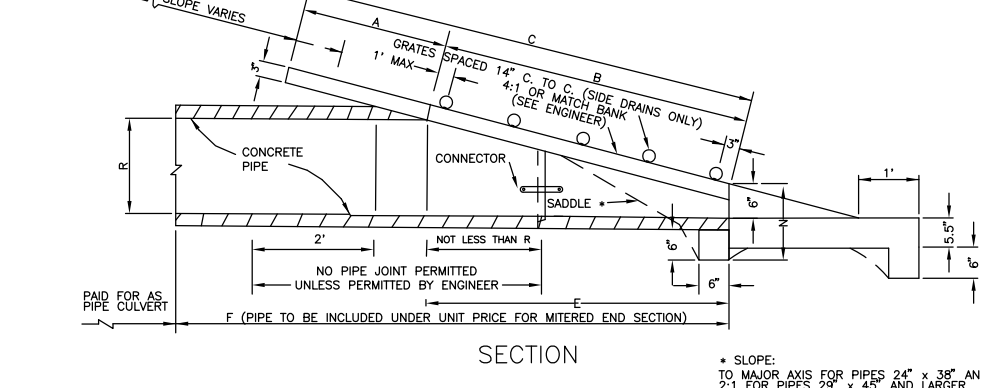
4 TO 1 SLOPE

D	X	A	B	C	E	F	G	M	N	GRATE
18"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
24"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
30"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
36"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
42"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
48"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
54"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
60"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
66"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
72"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
78"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
84"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
90"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
96"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
102"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
108"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
114"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE
120"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	STANDARD WEIGHT PIPE

4. 8.42" 4. 8.25" DIMENSIONS PERMITTED TO ALLOW USE OF 8" STANDARD PIPE LENGTHS.  
10.40" 10.10" DIMENSIONS PERMITTED TO ALLOW USE OF 12" STANDARD PIPE LENGTHS.  
CONCRETE SLAB SHALL BE DEEPENED TO FORM BRIDGE ACROSS CROWN OF PIPE. SEE SECTION BELOW.

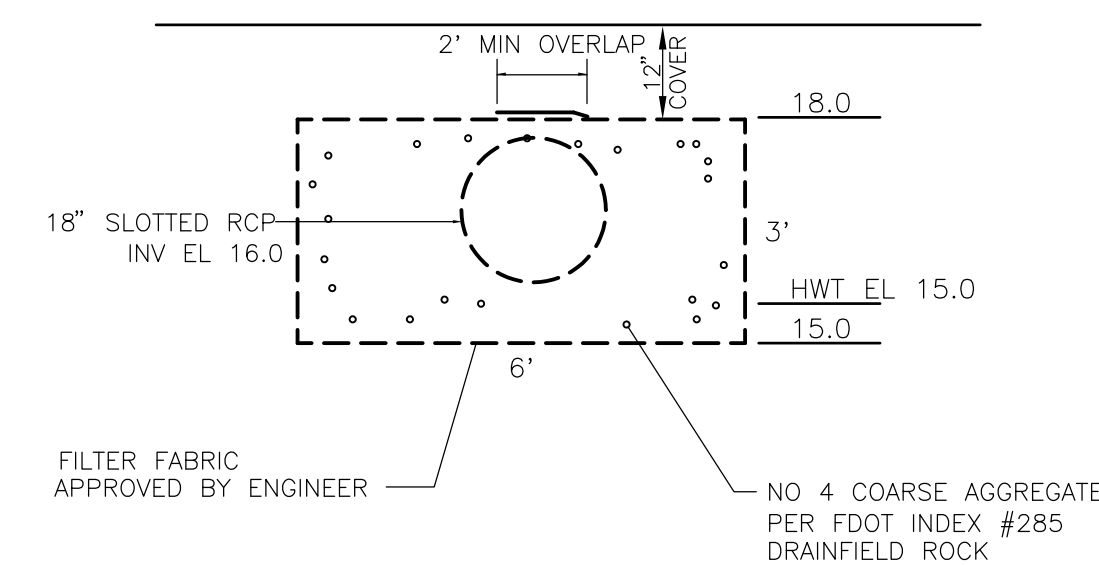


NOTE: 1. GRATE SHALL BE UTILIZED ONLY FOR CROSS OVER UNDER PUBLIC RIGHT OF WAY.

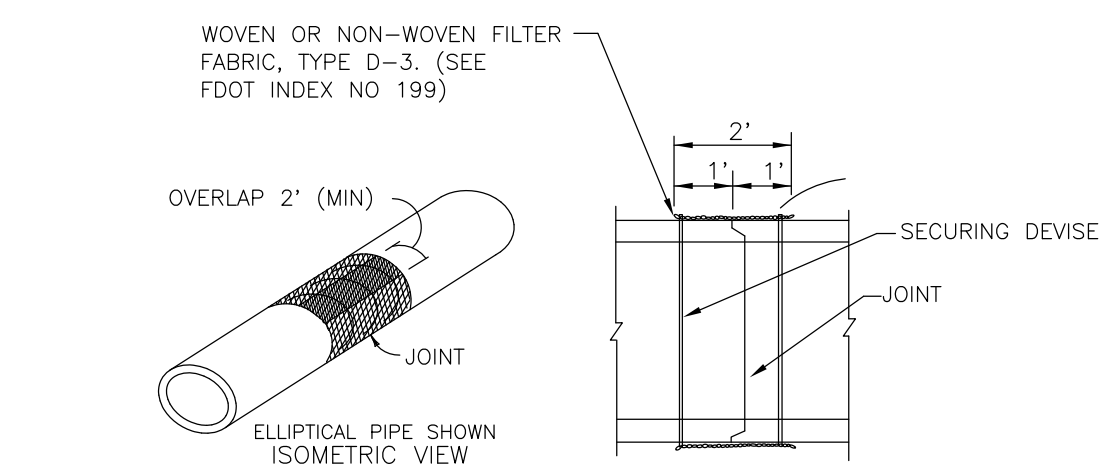


MITERED END DETAIL

SEE LATEST FOOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL SIDE DRAIN MITERED END SECTION FOR SINGLE AND MULTIPLE ROUND CONCRETE PIPE

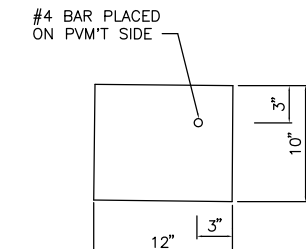


EXFILTRATION TRENCH

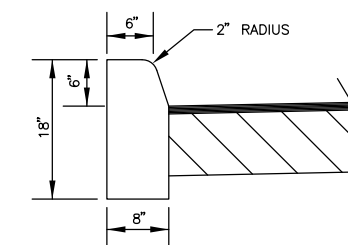


FILTER FABRIC JACKET

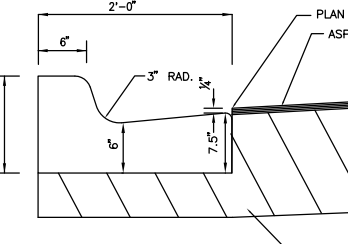
ALL PIPES SHALL BE WRAPPED IN ACCORD. W/ FDOT INDEX #280 SHT 1 OF 4 FOR ALL PIPE - CONCRETE PIPE SHOWN



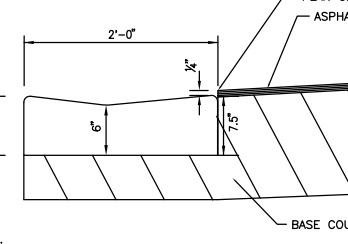
TYPE "C" CURB



TYPE "D" CURB



TYPE "E" CURB



DROP CURB

NOTES:  
1. SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.  
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS.  
3. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.  
4. SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.

NOTE:  
1. INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520-001.  
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

NOTE:  
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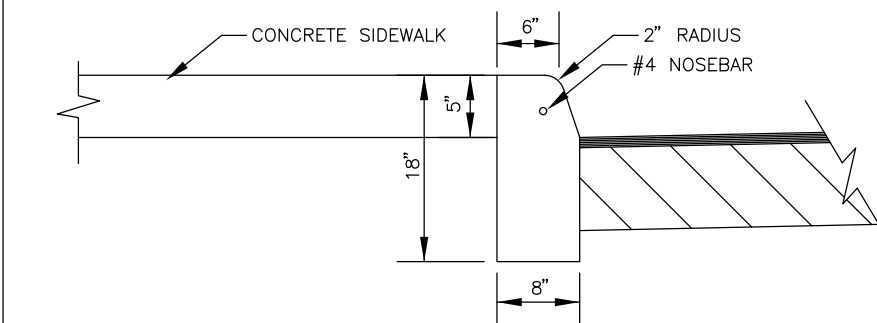
NOTE:  
1. INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520-001.  
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

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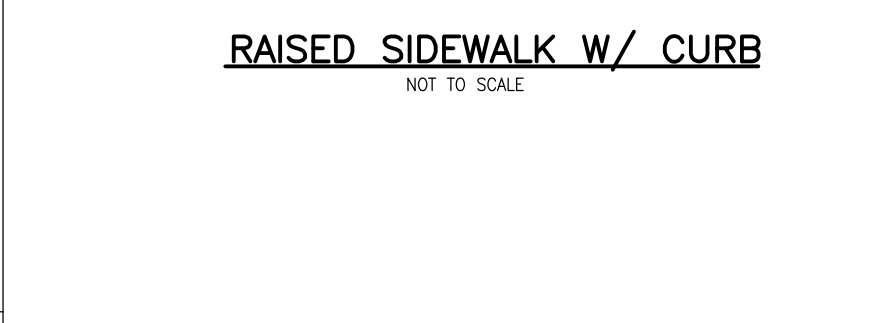
NOTE:  
1. INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520-001.  
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

NOTE:  
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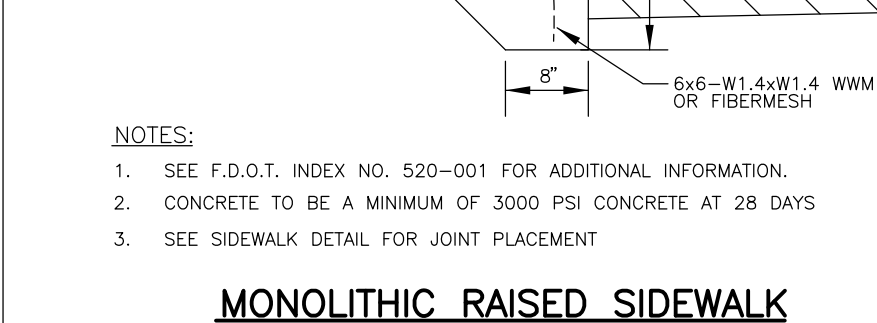
RAISED SIDEWALK W/ CURB

NOTES:  
1. SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.  
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS.  
3. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.  
4. SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.  
5. SIDEWALK TO BE POURED AFTER CURB CONSTRUCTION.  
6. SEE SIDEWALK DETAIL FOR JOINT PLACEMENT



MONOLITHIC RAISED SIDEWALK

NOTES:  
1. SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.  
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS.  
3. SEE SIDEWALK DETAIL FOR JOINT PLACEMENT



SIDEWALK DETAILS

NOTES:  
1. SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.  
2. CONCRETE TO BE A MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS.  
3. SEE SIDEWALK DETAIL FOR JOINT PLACEMENT

REVISIONS

**Jeff H. Irvani, Inc.**  
Consulting Engineers  
1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
EMAIL: jh@jhinc.com  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
WEBSITE: www.jhinc.com

**Okeechobee Road Station**  
6900 Okeechobee Rd  
Fort Pierce, Florida

PAVING, GRADING, & DRAINAGE DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/11/2024	NA	JHI	CLJ	2311-1455

SEAL

CDA # 6986
SHEET NO.
C-6

**FORT PIERCE UTILITIES AUTHORITY  
WATER DISTRIBUTION NOTES**

- ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
- WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
- WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE, SHALL CONFORM TO ANS/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
- 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 THIN WIRE.
- FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANS/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINER AND FACTORY COATED.
- GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNY KEY-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
- 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.
- NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
- THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
- 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.
- DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
- EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
- 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	
DATE: 02-19-2010	REVISION:	DESIGNED BY: JLC	APPROVED BY: JLC
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APPROVED BY: JLC	DATE: 2010		
DATE: 2010			
SHEET 1 OF 2		FT. PIERCE UTILITIES AUTHORITY	

**FORT PIERCE UTILITIES AUTHORITY  
WATER DISTRIBUTION NOTES  
CONTINUED**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
  - 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.
  - 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.
  - WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN 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.
  - 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.
  - 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.
  - ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-660 - 2 HR MINIMUM TEST
- $$L = \frac{SD(P)}{148,000}$$
- L = LEAKAGE IN GPH  
S = LENGTH OF PIPE IN FEET  
D = PIPE DIAMETER IN INCHES  
P = TESTING PRESSURE IN PSI
- 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 45° 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.
  - 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. 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.
  - WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN THE SEWER AND WATER MAIN SHALL BE MAINTAINED AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
  - CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION		G-1 NOTES	
DATE: 02-19-2010	REVISION:	DESIGNED BY: JLC	APPROVED BY: JLC
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DATE: 2010			
SHEET 2 OF 2		FT. PIERCE UTILITIES AUTHORITY	

**FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES**

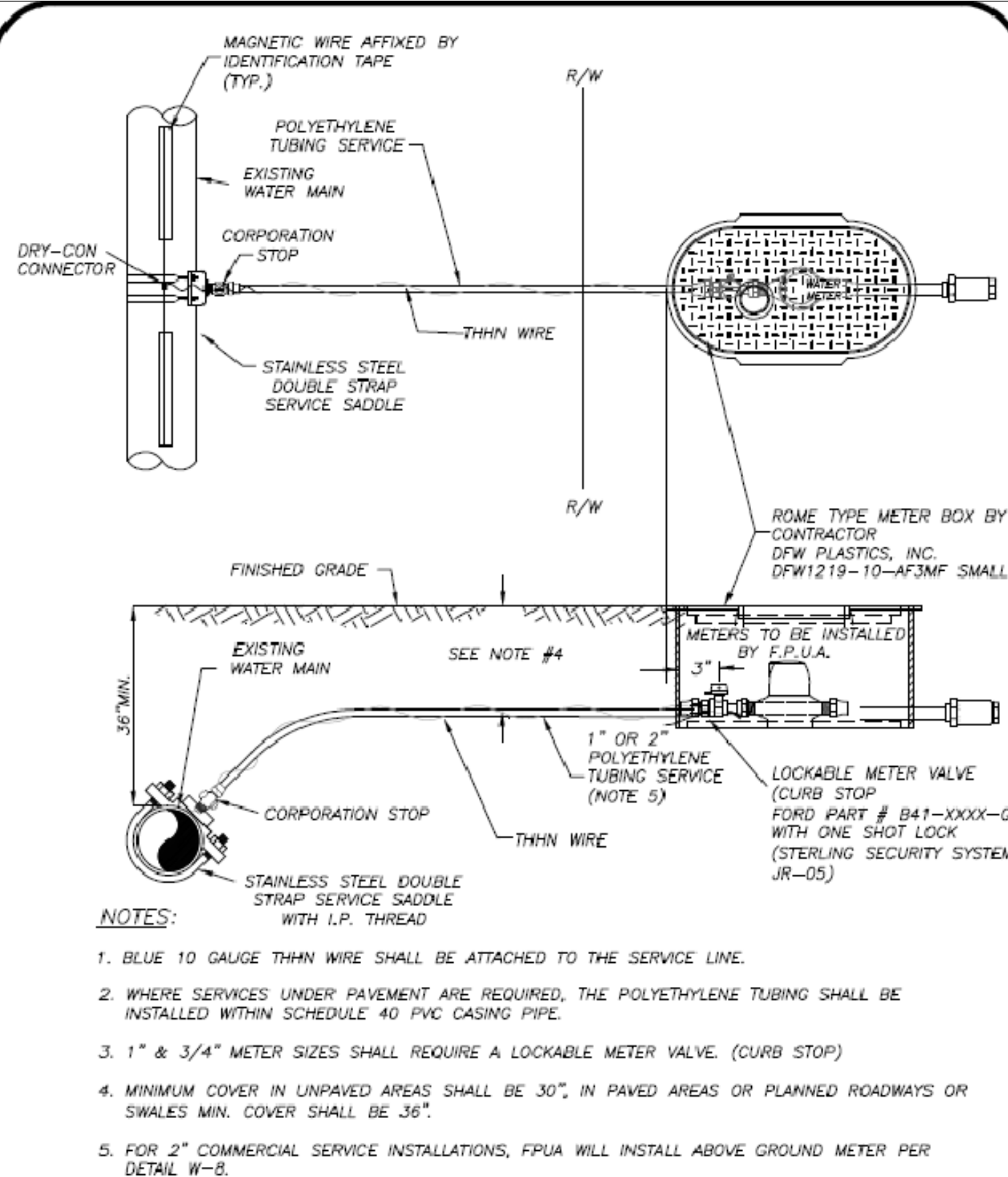
- ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
- GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) 26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
- 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.
- 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 THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
- A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
- THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISTING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
- MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
- 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 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.
- A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY/COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF FPUA/CITY/COUNTY/FDOT ENGINEER.
- TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
- WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
- WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
- FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANS/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPXY COATED.
- WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THIN 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.
- 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.
- EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY JM CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
- ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
- THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G-2 CONSTRUCTION NOTES	
DATE: 02-19-2010	REVISION:	DESIGNED BY: JLC	APPROVED BY: JLC
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APPROVED BY: JLC	DATE: 2010		
DATE: 2010			
SHEET 1 OF 1		FT. PIERCE UTILITIES AUTHORITY	

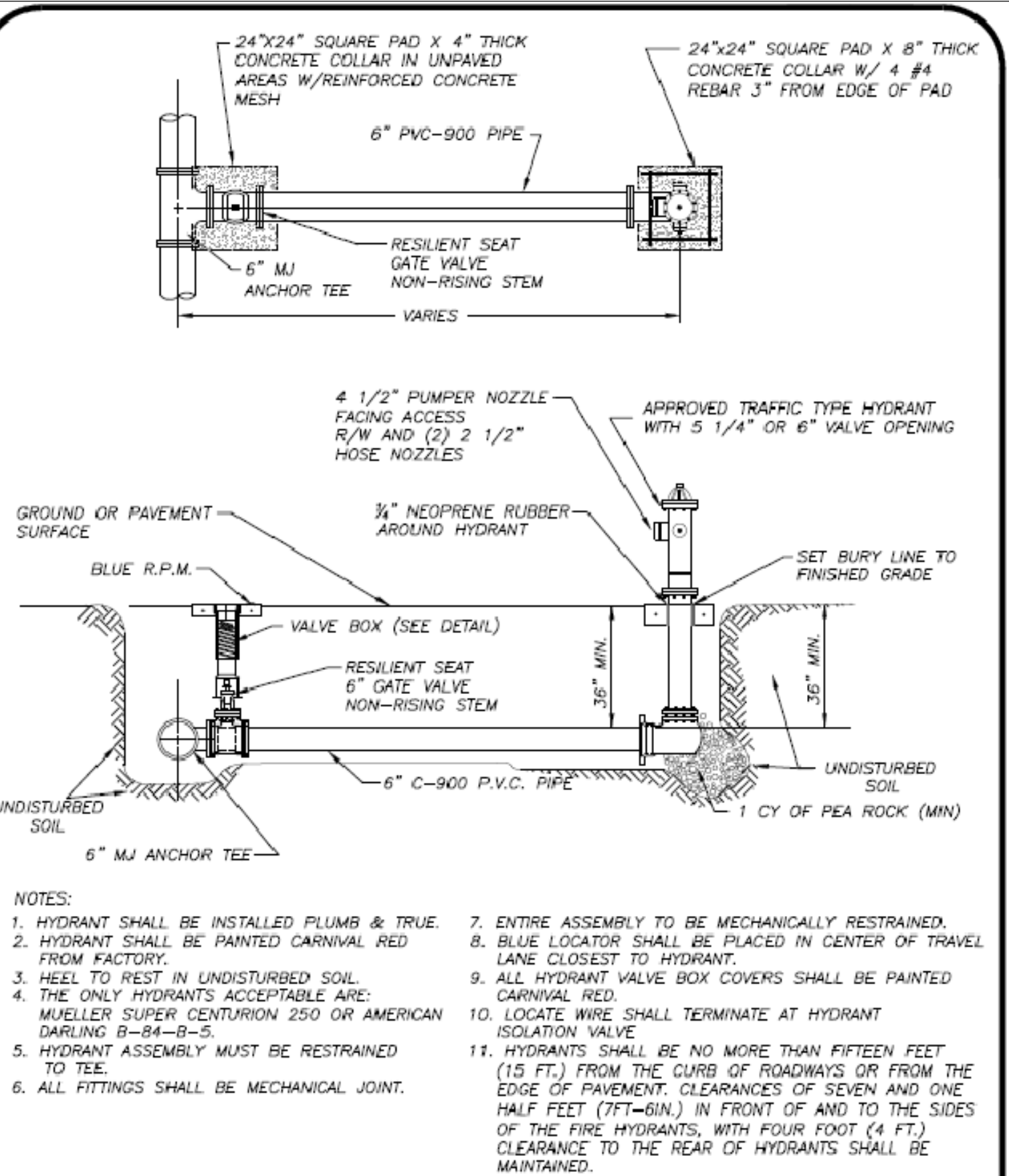
**STANDARD SEPARATION STATEMENT FOR  
WATER / SEWER CONFLICTS**

- 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 PIPE JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.
- 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 "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- A MINIMUM 8-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 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).
- ALL DIP SHALL BE PRESSURE CLASS 250 MIN. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN ENGINEER.

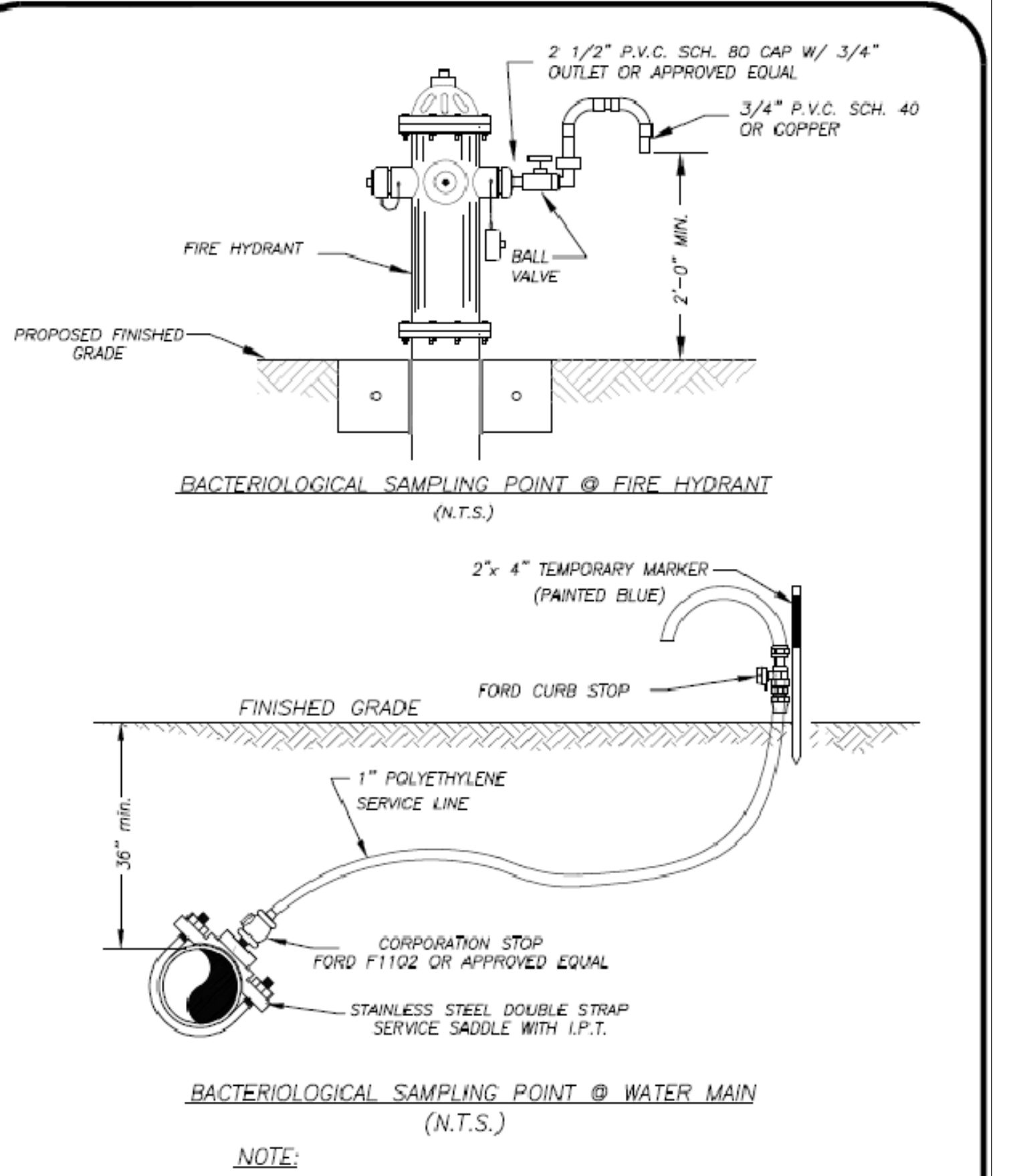
STANDARD SEPARATION STATEMENT FOR WATER/SEWER CONFLICT		G-3 WATER/SEWER CONFLICT	
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DESIGNED BY: JLC	COMPUTER FILE #	SCALE:	DATE: 2010
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APPROVED BY: JLC	DATE: 2010		
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SHEET 1 OF 1		FT. PIERCE UTILITIES AUTHORITY	



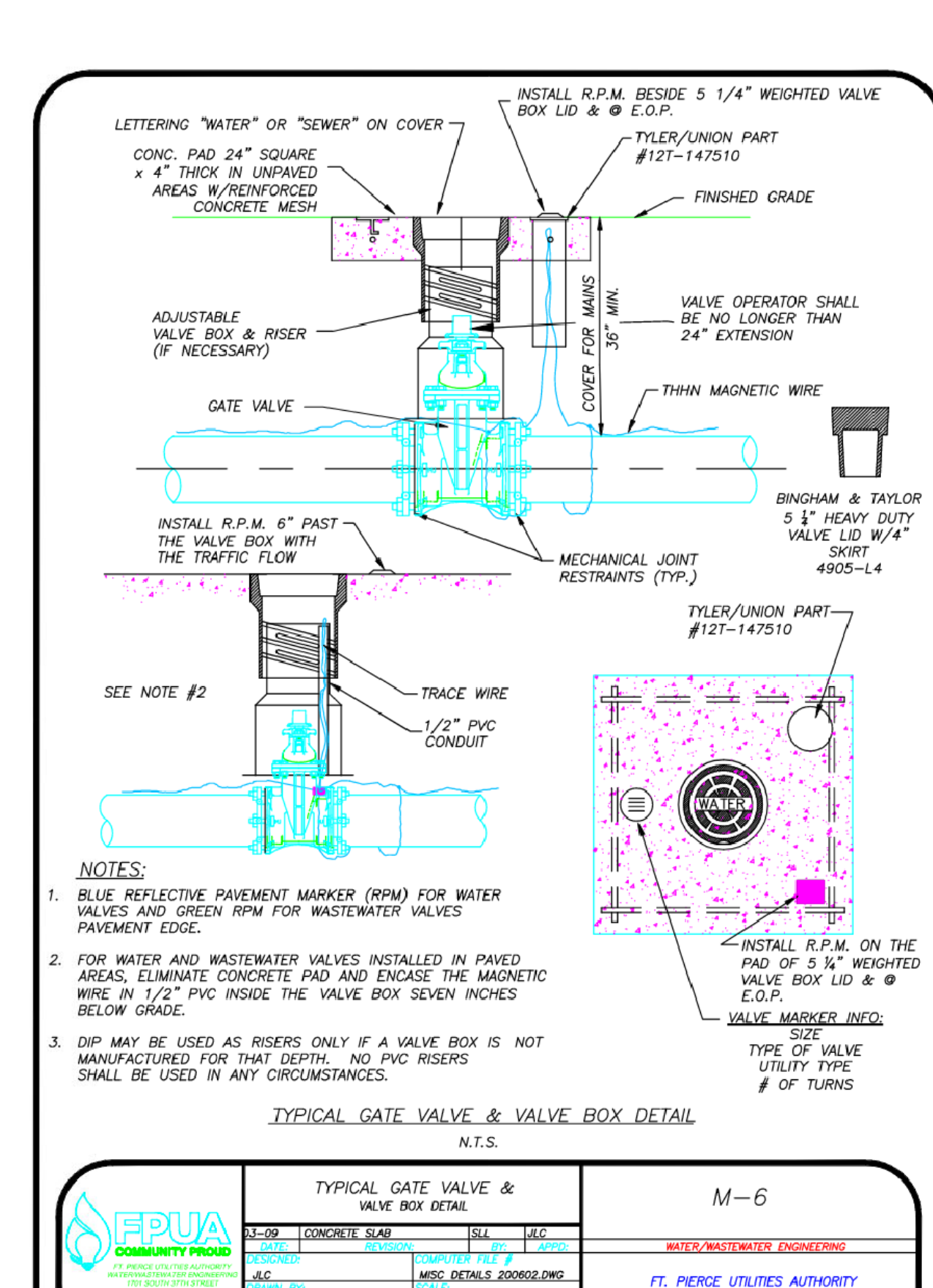
TYPICAL SINGLE WATER SERVICE CONNECTION		W-2	
DATE: 02-19-2010	REVISION:	DESIGNED BY: JLC	APPROVED BY: JLC
DESIGNED BY: JLC	COMPUTER FILE #	SCALE:	DATE: 2010
DRAWN BY: JLC	SCALE:	DATE: 2010	
APPROVED BY: JLC	DATE: 2010		
DATE: 2010			
SHEET 1 OF 1		FT. PIERCE UTILITIES AUTHORITY	



TYPICAL FIRE HYDRANT ASSEMBLY		W-5	
DATE: 02-19-2010	REVISION:	DESIGNED BY: JLC	APPROVED BY: JLC
DESIGNED BY: JLC	COMPUTER FILE #	SCALE:	DATE: 2010
DRAWN BY: JLC	SCALE:	DATE: 2010	
APPROVED BY: JLC	DATE: 2010		
DATE: 2010			
SHEET 1 OF 1		FT. PIERCE UTILITIES AUTHORITY	



BACTERIOLOGICAL SAMPLING POINT DETAIL		W-6	
DATE: 02-19-2010	REVISION:	DESIGNED BY: JLC	APPROVED BY: JLC
DESIGNED BY: JLC	COMPUTER FILE #	SCALE:	DATE: 2010
DRAWN BY: JLC	SCALE:	DATE: 2010	
APPROVED BY: JLC	DATE: 2010		
DATE: 2010			
SHEET 1 OF 1		FT. PIERCE UTILITIES AUTHORITY	



TYPICAL GATE VALVE & VALVE BOX DETAIL		M-6	
DATE: 02-19-2010	REVISION:	DESIGNED BY: JLC	APPROVED BY: JLC
DESIGNED BY: JLC	COMPUTER FILE #	SCALE:	DATE: 2010
DRAWN BY: JLC	SCALE:	DATE: 2010	
APPROVED BY: JLC	DATE: 2010		
DATE: 2010			
SHEET 1 OF 1		FT. PIERCE UTILITIES AUTHORITY	

REVISIONS

**Jeff H. Irvani, Inc.**  
Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458

TEL: (561) 575-6030  
FAX: (561) 575-6088  
WEBSITE: www.jhinc.com

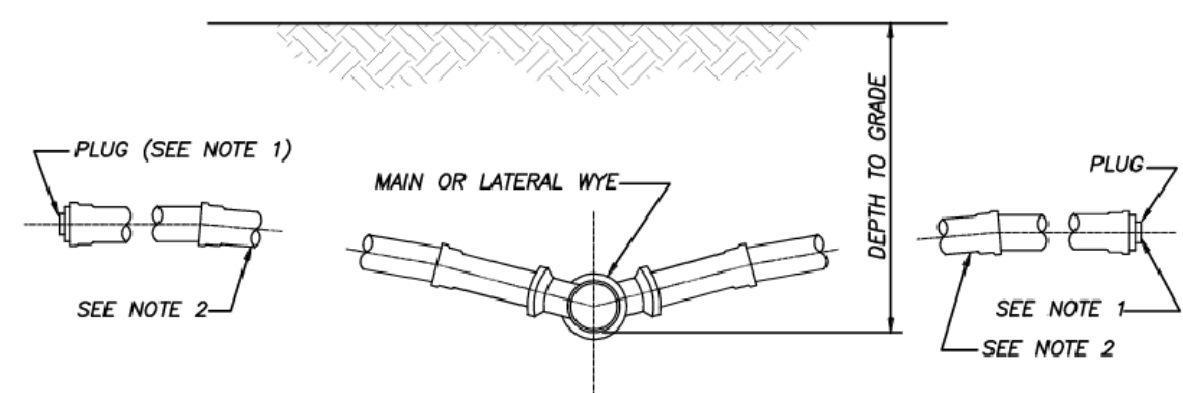
**Okeechobee Road Station**  
6900 Okeechobee Rd  
Fort Pierce, Florida

**WATER & WASTEWATER DETAILS**

DESIGNED BY: JHI	DRAWN BY: CLJ	JOB NO.:	2311-1455
SCALE: NA	DATE: 11/11/2024		

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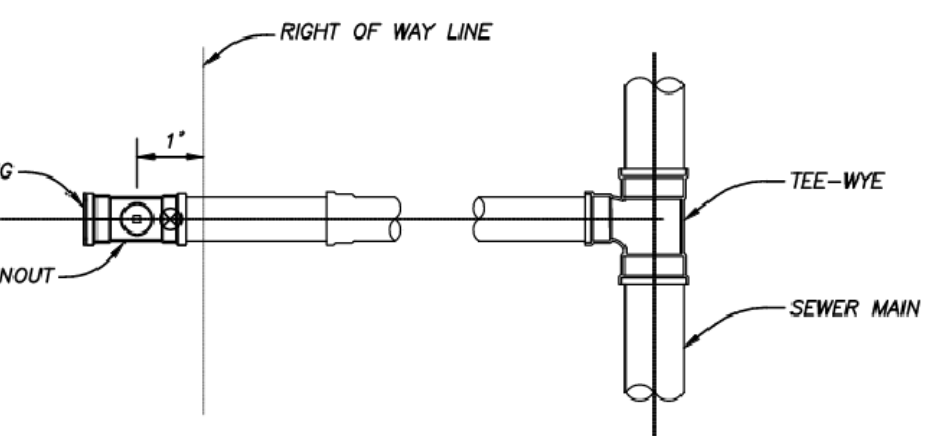
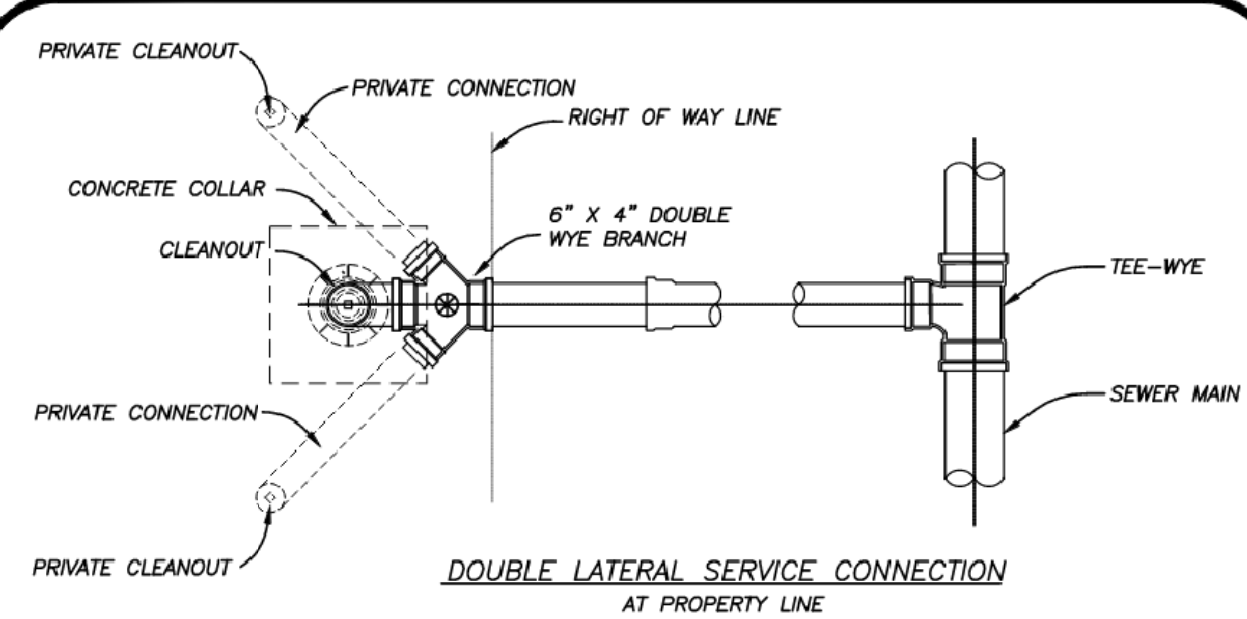
CDA # 6986  
SHEET NO.  
C-7



- NOTES:**
- 1) BALL TYPE WASTEWATER LOCATOR BY JM 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.)

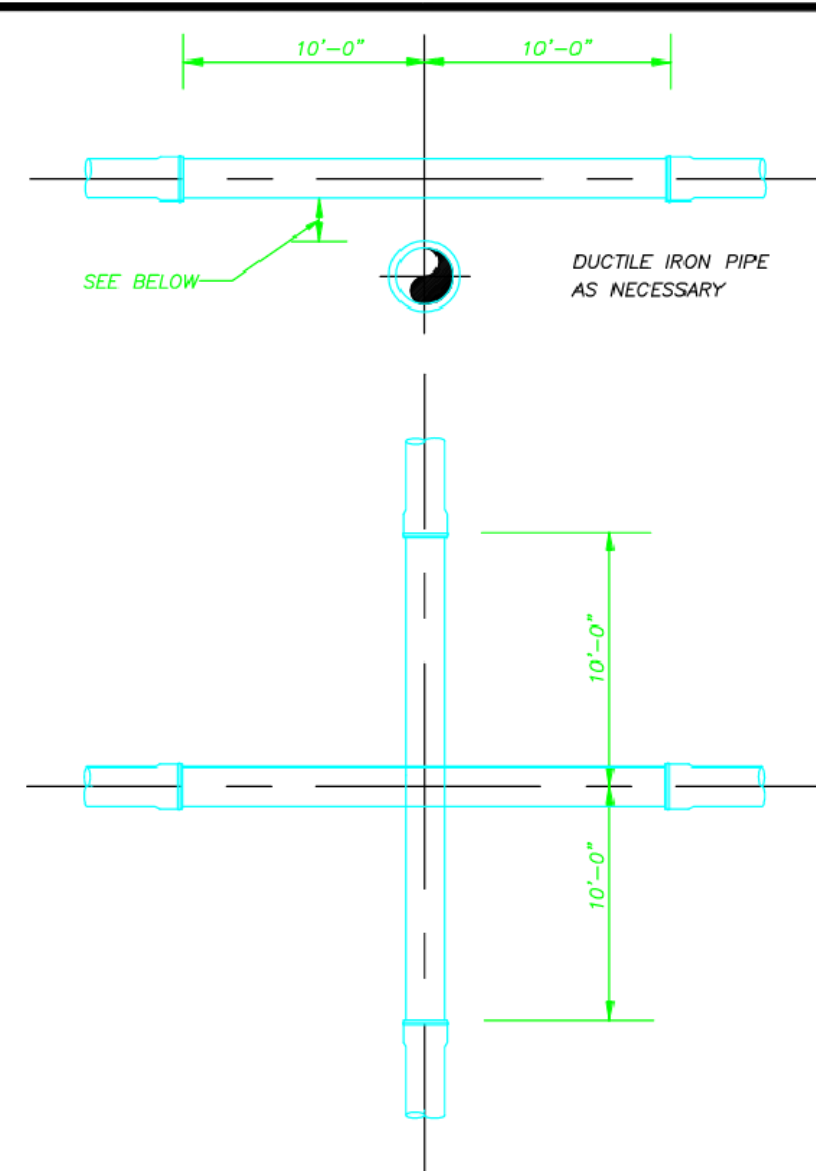
SERVICE CONNECTION WASTEWATER		S-2	
DATE: 02-08	REVISION:	BY: JLC	APPD: JLC
DESIGNED: JLC	COMPUTER FILE #:	SEWER DETAIL 200602.DWG	
DRAWN BY: JLC	SCALE:	N.T.S.	
DATE: 2015	SHEET:	1	OF 1



- NOTES:**
- 1) BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT BALL BY JM CORP. OR APPROVED EQUAL.
  - 2) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.

SERVICE CONNECTION  
(N.T.S.)

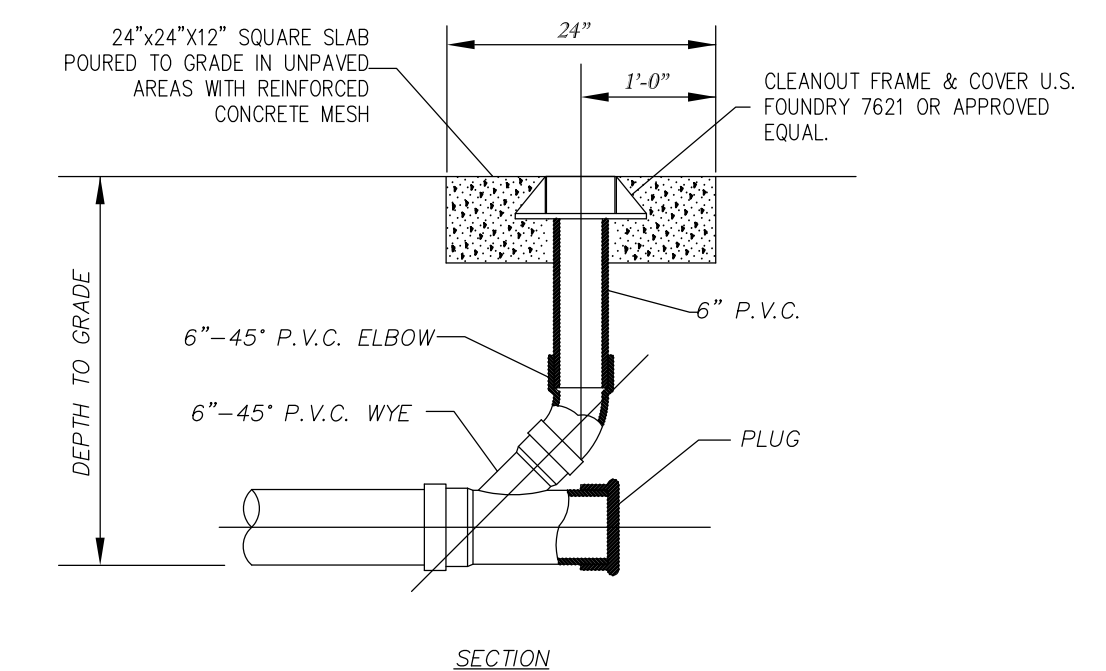
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DATE: 02-08	REVISION:	BY: JLC	APPD: JLC
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DRAWN BY: JLC	SCALE:	N.T.S.	
DATE: 2015	SHEET:	1	OF 1



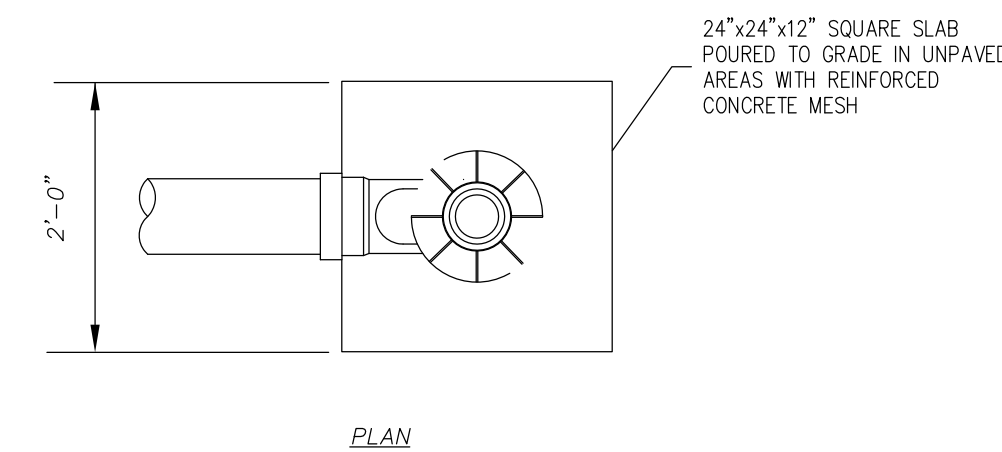
- NOTE:**  
PLEASE REFER TO FORT PIERCE UTILITIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL  
(N.T.S.)

UTILITY CROSSING DETAIL		M-5	
DATE: 02-08	REVISION:	BY: JLC	APPD: JLC
DESIGNED: JLC	COMPUTER FILE #:	MISC DETAILS 200602.DWG	
DRAWN BY: JLC	SCALE:	N.T.S.	
DATE: 2015	SHEET:	1	OF 1



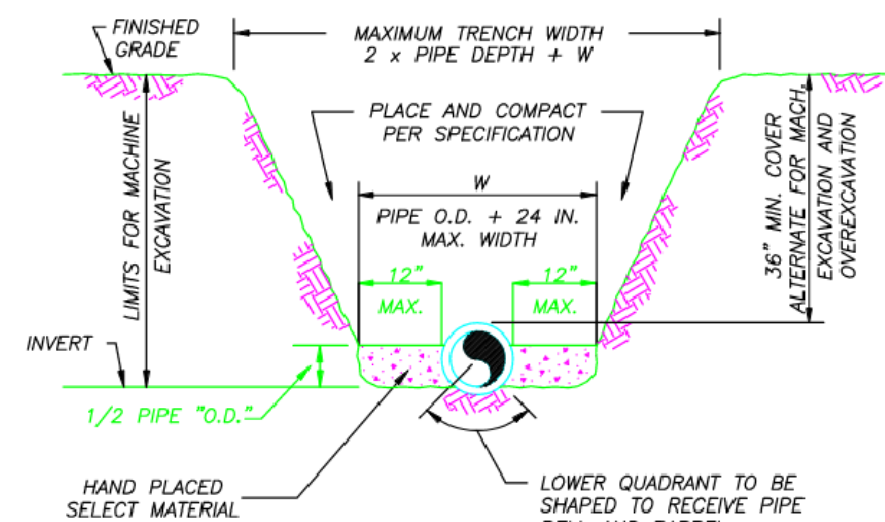
SECTION



PLAN

CLEANOUT DETAIL  
(N.T.S.)

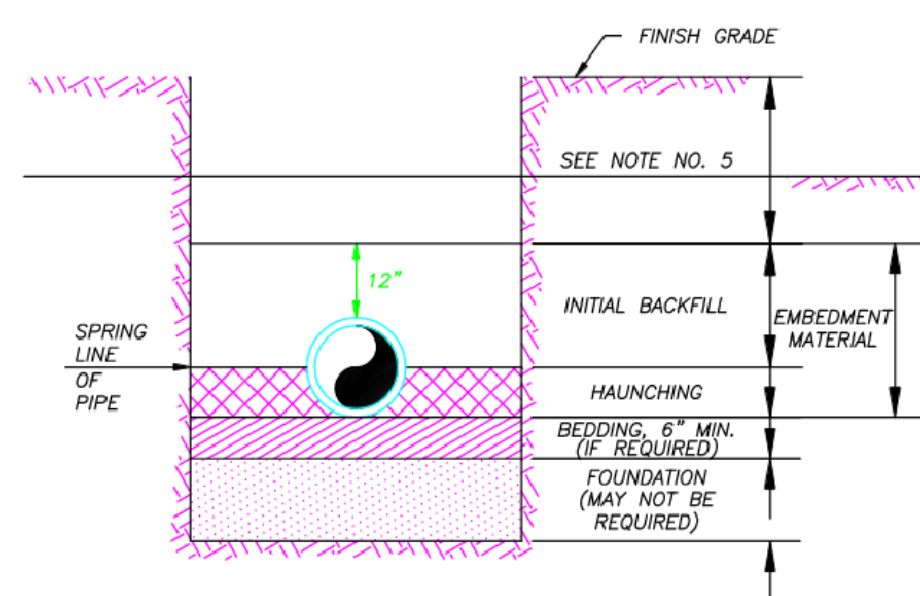
TERMINAL CLEANOUT DETAIL WASTEWATER		M-5	
DATE: 02-08	REVISION:	BY: JLC	APPD: JLC
DESIGNED: JLC	COMPUTER FILE #:	MISC DETAILS 200602.DWG	
DRAWN BY: JLC	SCALE:	N.T.S.	
DATE: 2015	SHEET:	1	OF 1



- 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.)

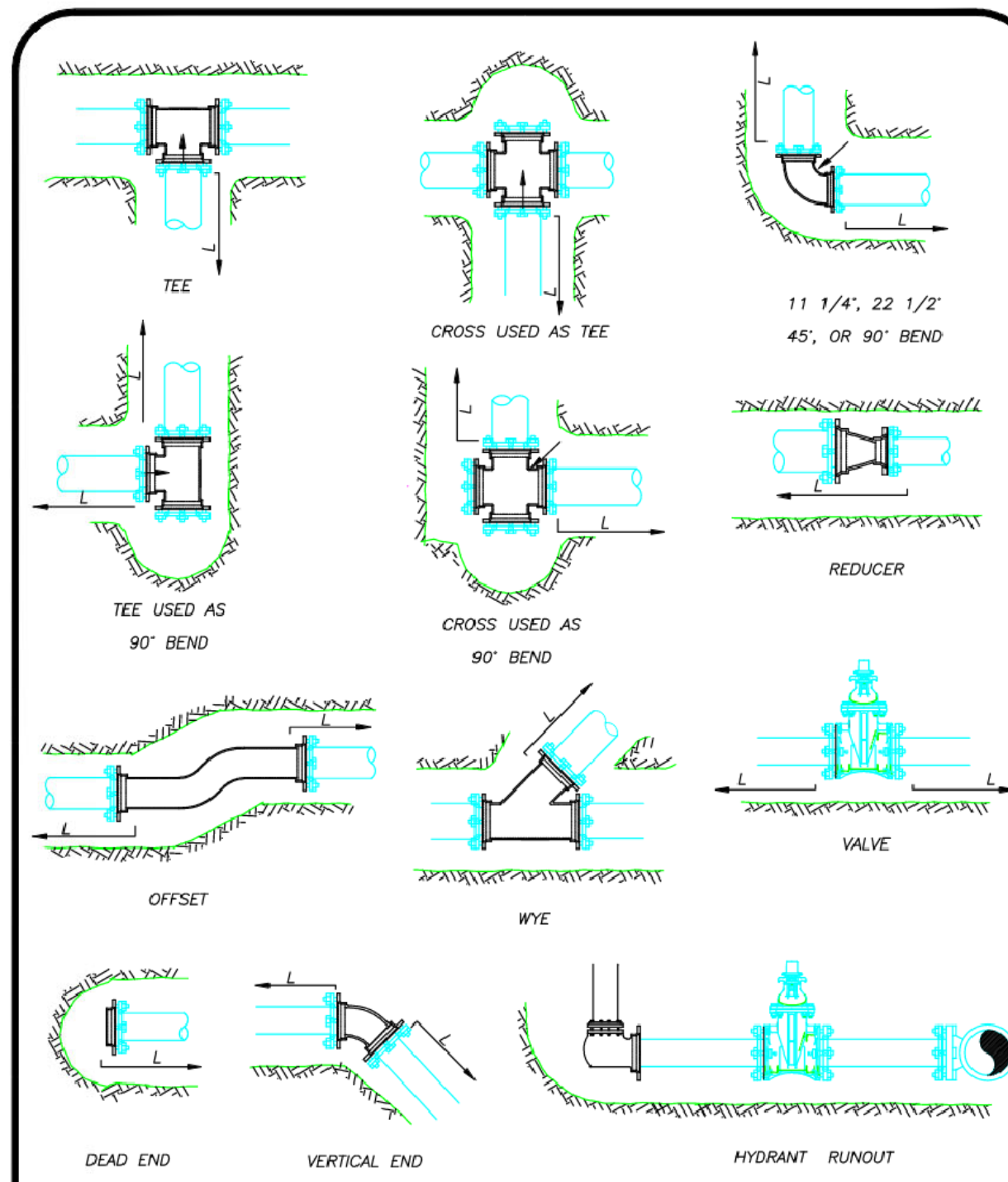
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DATE: 02-08	REVISION:	BY: JLC	APPD: JLC
DESIGNED: JLC	COMPUTER FILE #:	MISC DETAILS 200602.DWG	
DRAWN BY: JLC	SCALE:	N.T.S.	
DATE: 2015	SHEET:	1	OF 1



- 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-160.
  - 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  
(N.T.S.)

BACKFILLING REQUIREMENTS		M-2	
DATE: 02-08	REVISION:	BY: JLC	APPD: JLC
DESIGNED: JLC	COMPUTER FILE #:	MISC DETAILS 200602.DWG	
DRAWN BY: JLC	SCALE:	N.T.S.	
DATE: 2015	SHEET:	1	OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS  
(N.T.S.)

MECHANICAL JOINT ANCHORING REQUIREMENTS		M-3	
DATE: 02-08	REVISION:	BY: JLC	APPD: JLC
DESIGNED: JLC	COMPUTER FILE #:	MISC DETAILS 200602.DWG	
DRAWN BY: JLC	SCALE:	N.T.S.	
DATE: 2015	SHEET:	1	OF 1

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

MECHANICAL JOINT RESTRAINT NOTES		M-4	
DATE: 02-08	REVISION:	BY: JLC	APPD: JLC
DESIGNED: JLC	COMPUTER FILE #:	MISC DETAILS 200602.DWG	
DRAWN BY: JLC	SCALE:	N.T.S.	
DATE: 2015	SHEET:	1	OF 1

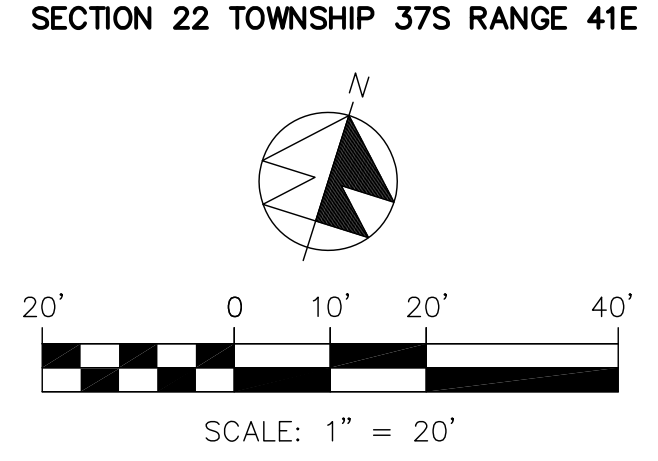
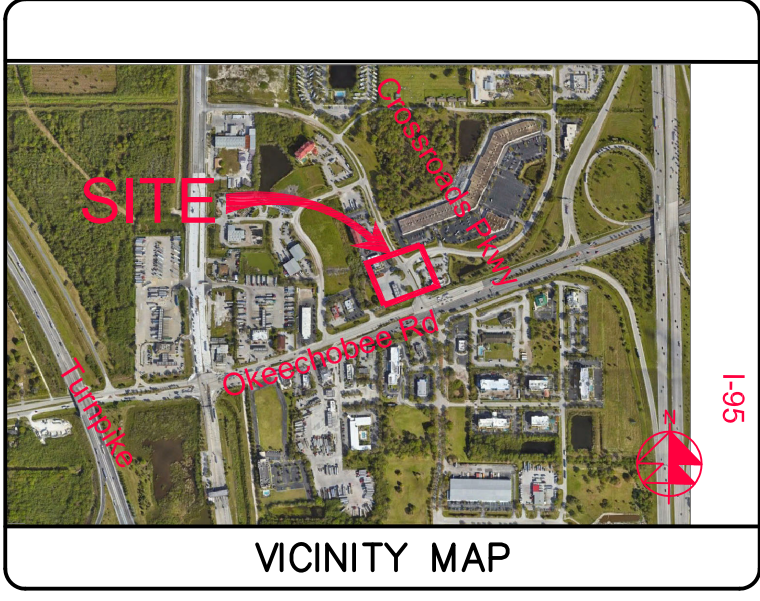
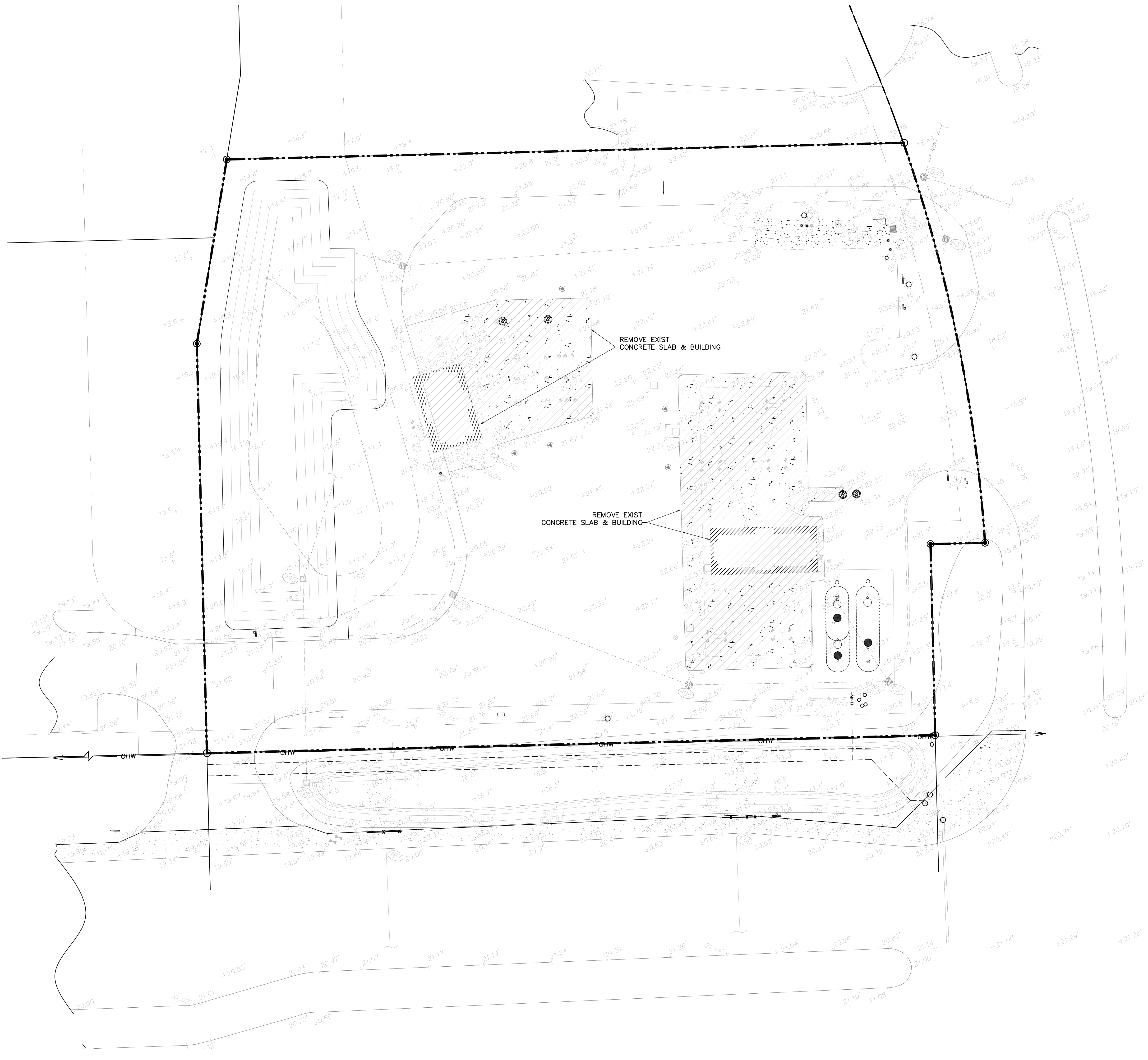
REVISIONS

**Jeff H. Irvani, Inc.**  
Consulting Engineers  
1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
EMAIL: jhi@jhlinc.com  
WEBSITE: www.jhlinc.com

**Okeechobee Road Station**  
6900 Okeechobee Rd  
Fort Pierce, Florida

WATER & WASTEWATER DETAILS		JOB NO. 2311-1455	
DATE: 11/11/2024	SCALE: NA	DESIGNED BY: JHI	DRAWN BY: CLJ

SEAL  
CDA # 6986  
SHEET NO. C-8



REVISIONS

**Jeff H. Iravani, Inc.**  
Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
EMAIL: JHI@JHINC.COM

TEL: (561) 575-6030  
FAX: (561) 575-6088  
WEBSITE: www.JHinc.com

**Okeechobee Road Station**  
6900 Okeechobee Rd  
Ft Pierce, Florida

- NOTES:
1. CONTRACTOR SHALL DEMO, REMOVE & DISPOSE ALL EXIST BLDG'S IN ACCORD W/ ALL APPLICABLE FEDERAL, STATE & LOCAL REQUIREMENTS.
  2. CONTRACTOR SHALL PROTECT PERIMETER DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION & SEDIMENTATION CONTROL MANUAL USING BEST MANAGEMENT PRACTICES.
  3. ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF SHELL ROCK AND CONSTRUCTED DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH SUITABLE SOIL MIXTURE.
  4. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING WELLS. CONTRACTOR WILL NEED TO PULL A PERMIT FROM PBC-HEALTH DEPT PRIOR TO ABANDONING WELLS.

**LEGEND**

⊙	PROJ PAVT EL
⊙	PROJ CONC SW EL
⊙	EXIST EL
⊙	CONTRACTOR TO FIELD VERIFY
NY	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM EL
TE	TOP EL
EXP	EXPLANATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FORCE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
STM	STORM LINE
WM	WATER METER GRAVITY
⊙	FIRE HYDRANT
⊙	POST INDICATOR VALVE
⊙	GATE VALVE
⊙	TAPPING VALVE
⊙	VALVE
⊙	FIRE DEPT CONNECTION
⊙	CV CHECK VALVE
⊙	SOCA-SOCA ON/OFF DETECTOR ASSEMBLY
⊙	RPOA-REDUCED PRESS DET ASSEMBLY
⊙	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
⊙	SAMPLE POINT
⊙	MITERED END SECTION
F.F.E.L	FIN FLOOR ELEV
F.L.E.L	FLOOR LINE ELEV
TOB	TOP OF BANK
TOS	TOP OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
L.M.E.	LAND MAINTENANCE EASMT
L.A.E.	LIMITED ACCESS EASMT
CL	CLEANOUT
⊙	BORING NO. AND LOCATION
⊙	ELLIPTICAL RCP
⊙	REINFORCED CONCRETE PIPE
⊙	CORRUGATED ALUMINUM PIPE
⊙	HDPPE HIGH DENSITY POLYETHYLENE PIPE
⊙	PVC POLYVINYL PIPE
⊙	CORRUGATED METAL PIPE
⊙	PROJ CONC EL

48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
811  
CALL SUNSHINE  
NOTIFICATION CENTER

**Demolition Plan**

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
11/29/2023	1"=40'	JHI		2311-1455

FR # 6986  
SHEET NO.  
C-9



Section 1	Project Name and location information:	US 192 BUSINESS CENTER
Section 2	Describe the nature of the construction activity:	INDUSTRIAL
Section 3	Describe the intended sequence of major soil disturbing activities:	<ul style="list-style-type: none"> <li>10 - 30 days - site prep and stabilized construction entrance, install perimeter silt fence.</li> <li>31 - 75 days - grading</li> <li>76 - 170 days - construct storm sewer/utilities</li> <li>171 - 230 days - install base &amp; prepare subgrade rough base</li> <li>231 - 275 stabilize site, complete pavement.</li> </ul> <p>To be completed by Contractor/Subcontractor(s): 1</p>
Section 4	Total area of the site:	16.45 AC
Section 5	Total area of the site to be disturbed:	16.45 AC
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	Any discharge from the site shall be thru filter fabric to withhold sediments.
Section 7	Estimate the drainage area size for each discharge point:	10.0 AC
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	Lat: 28d 04' 56" N Long: 80d 42' 18" W
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	<ul style="list-style-type: none"> <li>Prior to clearing, a silt fence (trenched 4 inches deep and backfilled on the uphill side), shall be installed around the perimeter of the site.</li> <li>During the clearing, grubbing and site grading stages, areas that are disturbed more than 14 days shall be stabilized with ryegrass applied at manufacturer's recommendations. After seeding, each area shall be mulched with 4,000 pounds of straw per acre. A rock access road (min 50 ft x 25 ft) shall be constructed to minimize the effects of track traffic and sedimentation tracking both on and off the site. There will be only one construction entrance at this site.</li> <li>After initial site grading work, all proposed inlets/outfalls and existing inlets/outfalls, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with bahia sod or other permanent stabilization methods (if other methods are utilized, this SWPPP will be modified) no later than 14 days after the last construction activity. Seeding shall be the same as in temporary seeding.</li> </ul> <p>To be completed by Contractor/Subcontractor(s): 1</p>
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	<ul style="list-style-type: none"> <li>Temporary seeding shall be ryegrass applied at manufacturer's recommendations to any disturbed areas that are inactive more than 14 days.</li> <li>Mulching practices and sod shall be applied to the parking lot island.</li> <li>Sod shall be used to stabilize the sides of the existing detention pond.</li> <li>Filter fabric shall be placed under rock entrance/cut, the swale outfall and the stormwater retention pond outfall.</li> </ul> <p>To be completed by Contractor/Subcontractor(s): 1</p>
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	<ul style="list-style-type: none"> <li>A silt fence shall be placed around the entire perimeter of the site.</li> <li>Inlets/Outfalls shall be protected with filter fabric.</li> </ul> <p>To be completed by Contractor/Subcontractor(s): 1</p>
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	3.14 acre lakes will be installed for wet retention.

Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlets(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	<p>Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent:</p> <ul style="list-style-type: none"> <li>Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier.</li> <li>Maintenance shall be performed on the rock entrance when any void spaces are full of sediment.</li> <li>Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately.</li> <li>Bare areas of the site that were previously seeded shall be reseeded per manufacturer's instructions.</li> <li>Mulch and sod that has been washed out shall be replaced immediately.</li> <li>Maintain all other areas of the site with proper controls as necessary.</li> </ul>
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	<p>Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.</p>
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."

Name	Title	Company Name, Address and Phone Number	Date

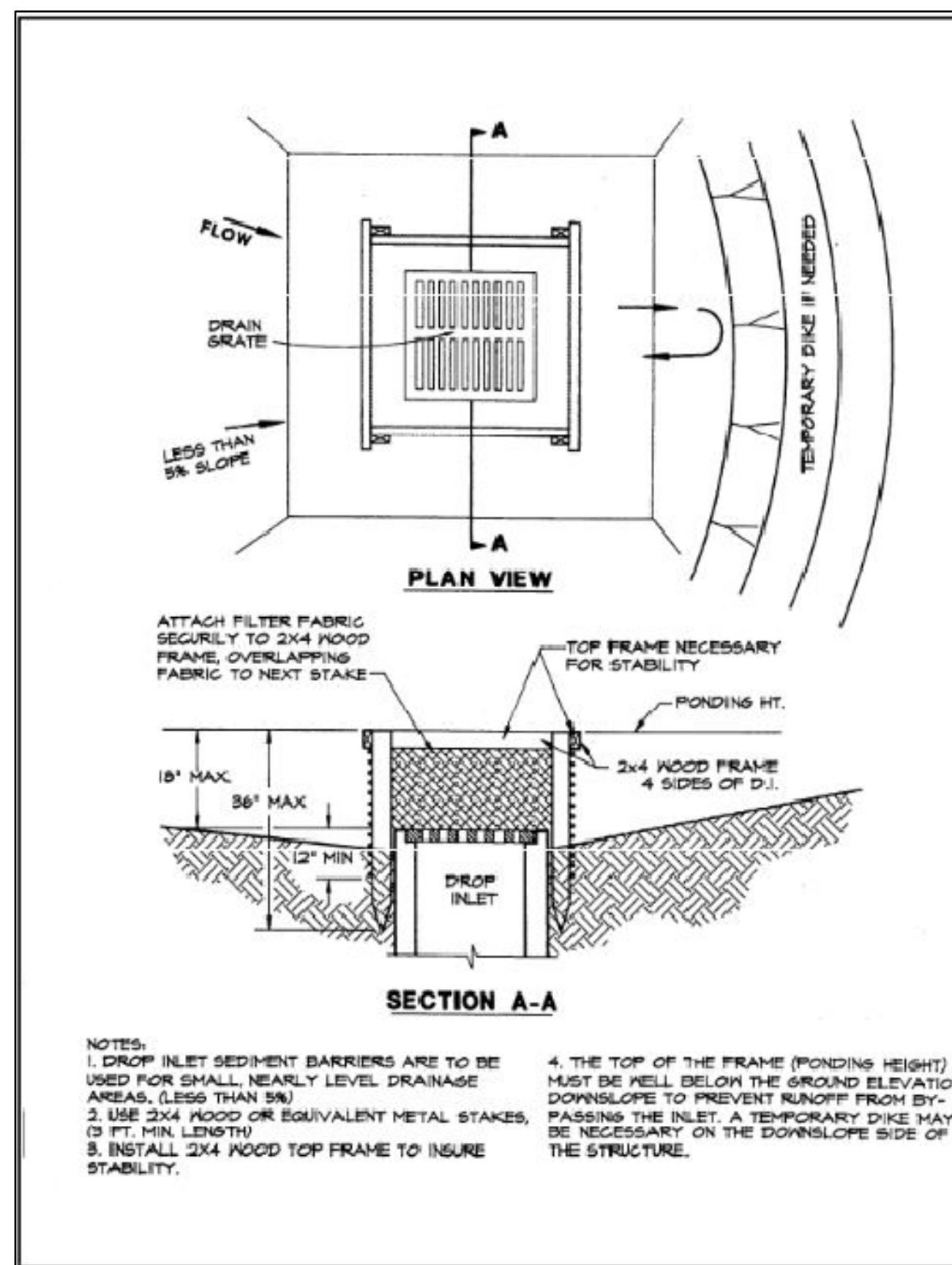


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier

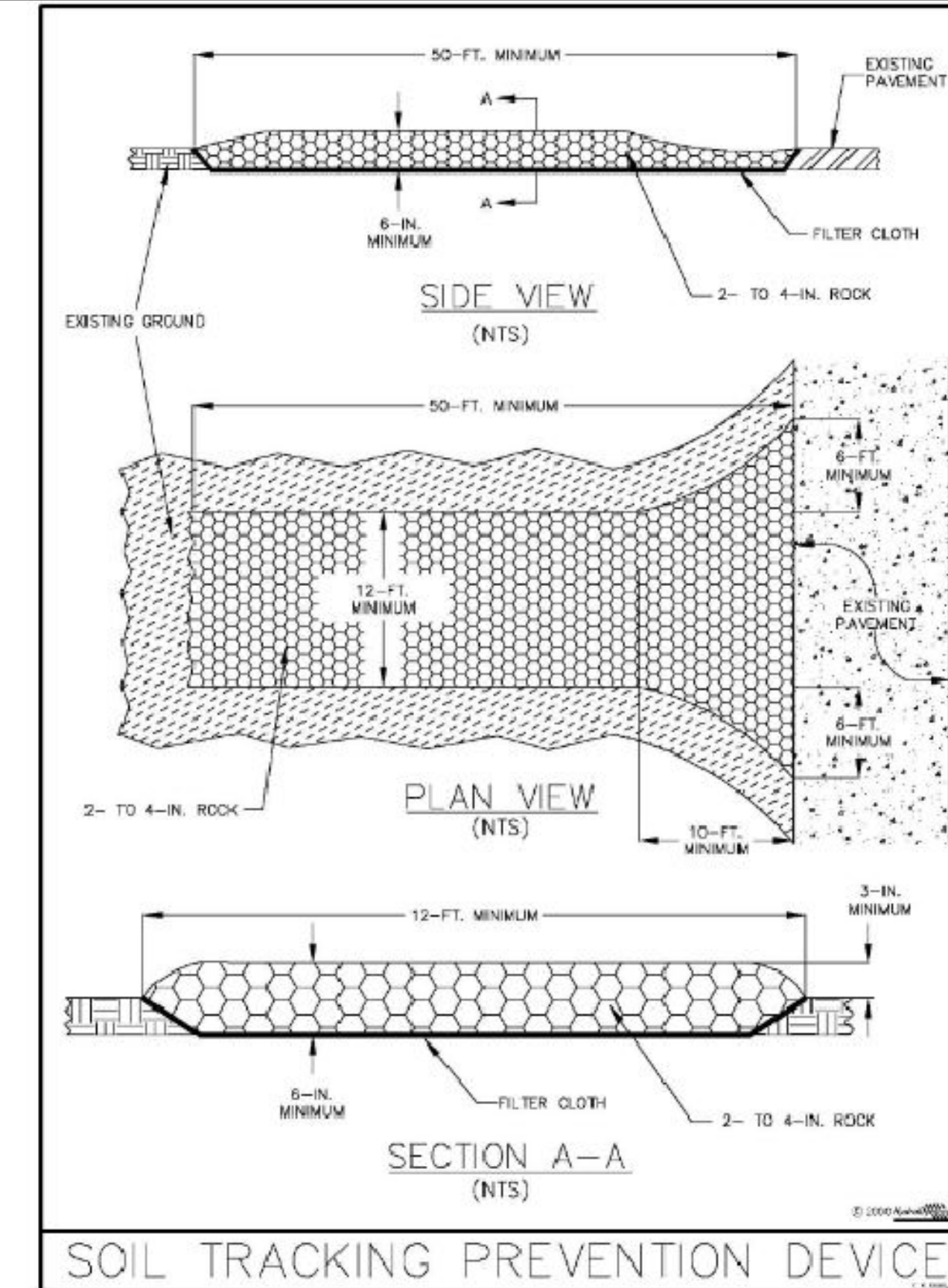


Figure V-52: Illustration of a Soil Tracking Prevention Device

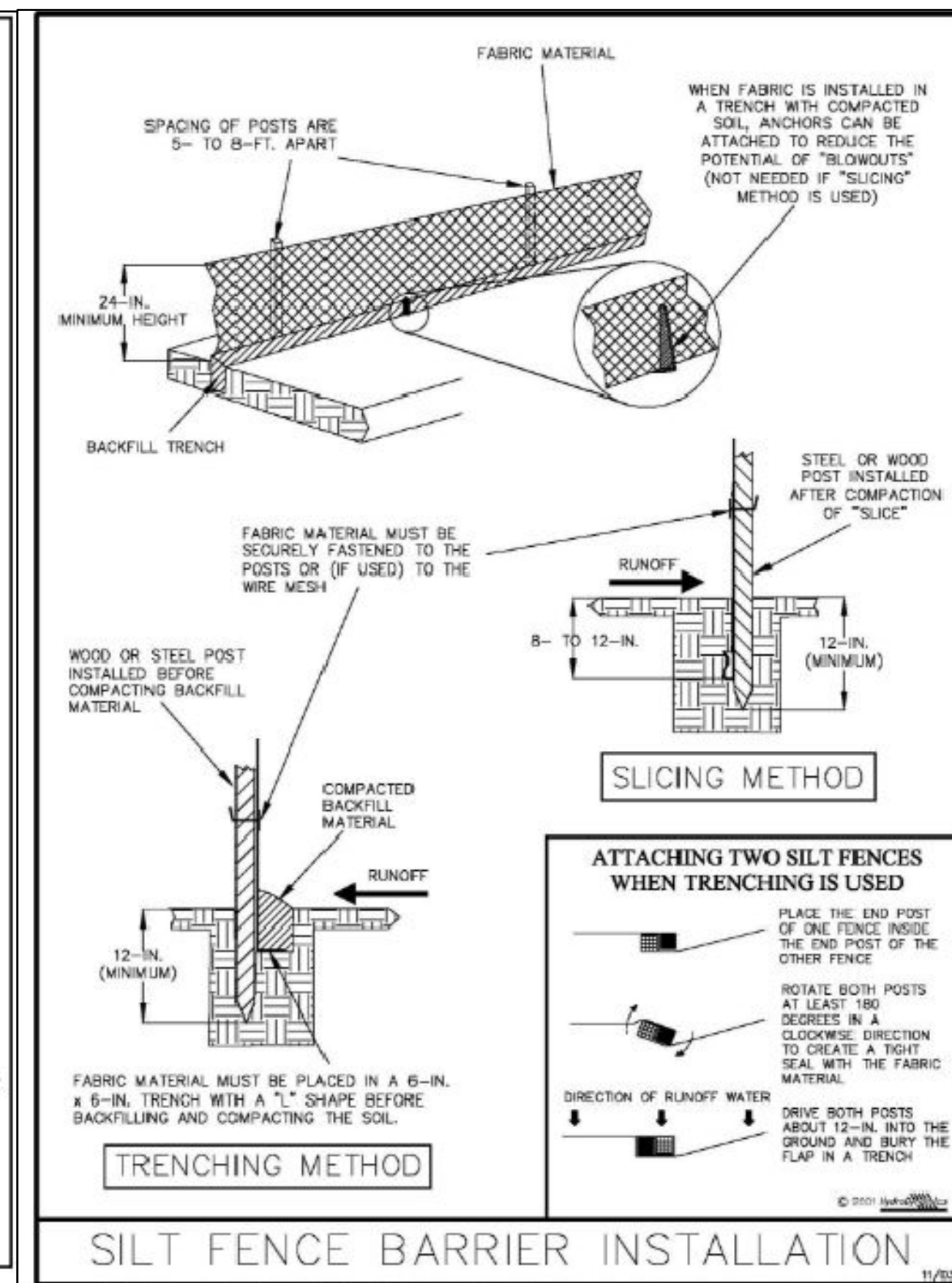


Figure V-40: Illustration of a Silt Fence Barrier

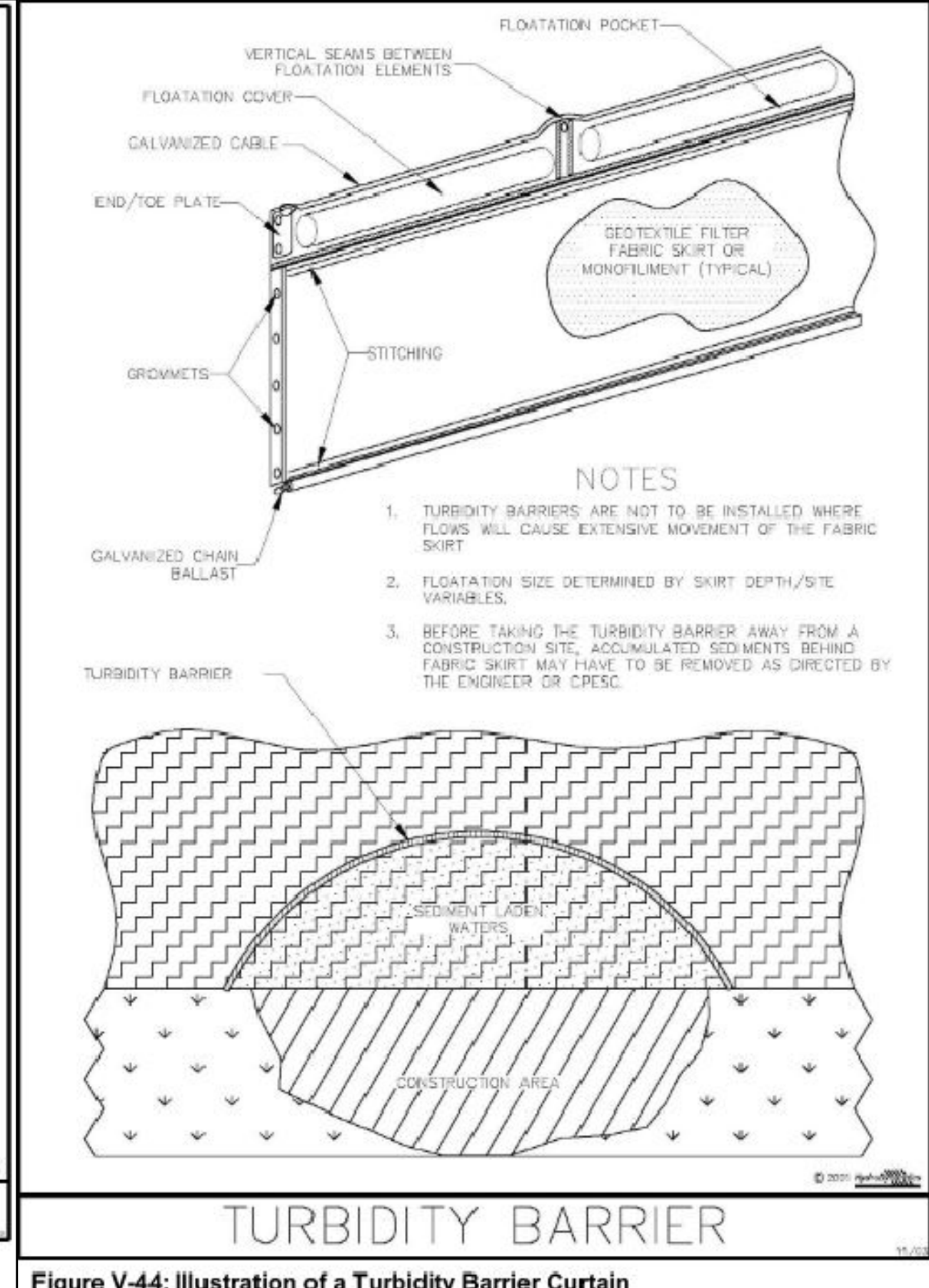


Figure V-44: Illustration of a Turbidity Barrier Curtain

REVISIONS

Jeff H. Iravani, Inc.  
Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458

TEL: (561) 575-6030  
FAX: (561) 575-6088  
www.jhinc.com

Okeechobee Road Station  
6900 Okeechobee Rd  
Fort Pierce, Florida

SWPPP  
Details

DESIGNED BY: JBI  
DRAWN BY: JBI  
SCALE: NA  
JOB NO.: 2311-1455  
DATE: 11/11/2024

SEAL

FR # 6986  
SHEET NO.  
C-11

## Environmental Impact Report

An Environmental Impact Statement (EIS) is not required for the proposed redevelopment of the subject property. The site is currently developed with a predominantly hardscape design, including a gas station, convenience store, retention areas, and a detached carwash tunnel.

The proposed redevelopment aligns with the existing use of the property as a gas station and convenience store and aims to reduce the overall hardscape coverage. The project will introduce additional landscaping elements, enhancing the site's aesthetic and ecological value.

Furthermore, the proposed changes will not interfere with any sensitive habitats, including upland areas, tortoise burrows, or wetlands. There will be no adverse impacts on local wildlife or natural resources as a result of this redevelopment.

### GARDCO EcoForm

ECP-5 small area light

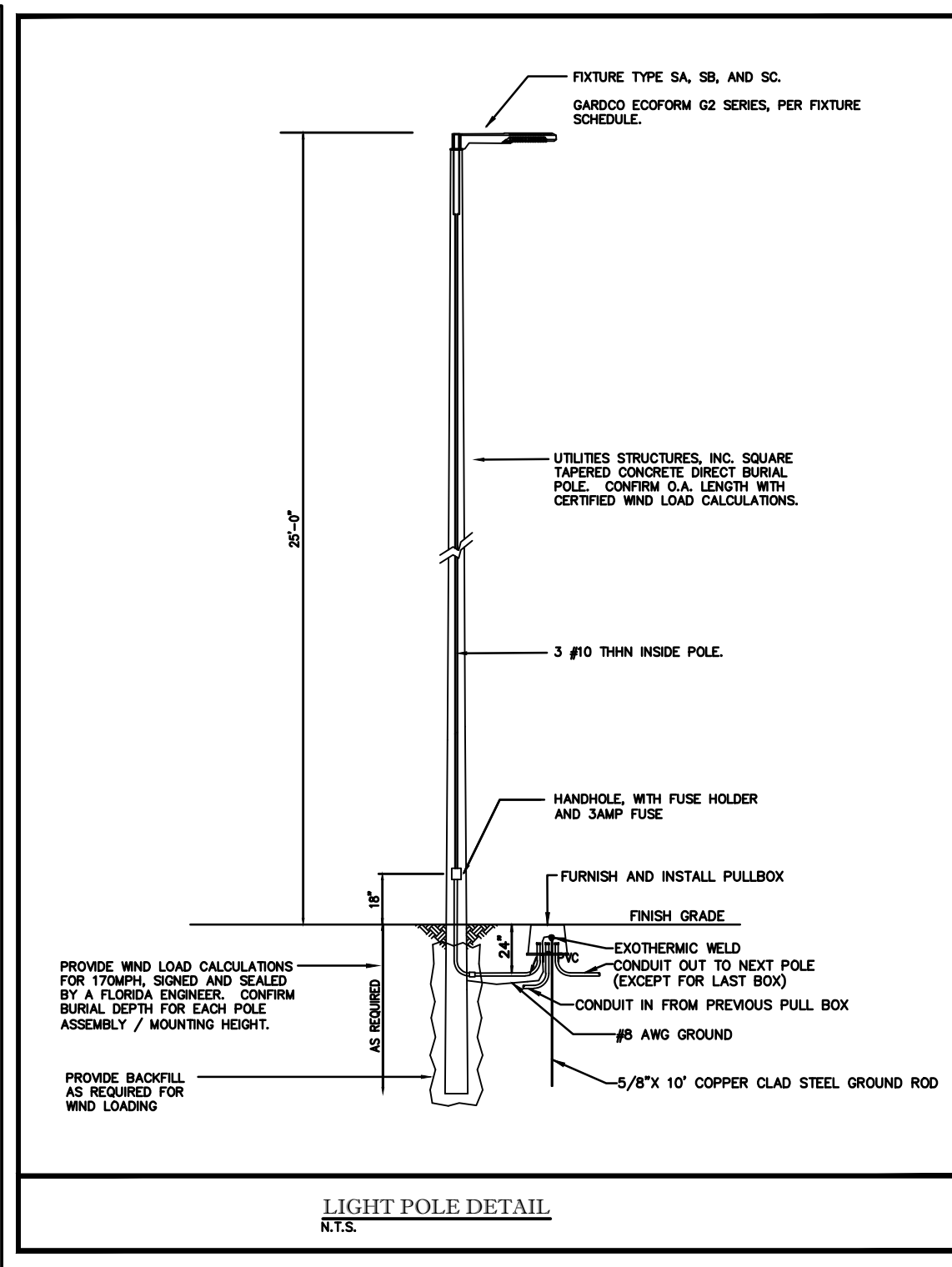
Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Ordering guide Example: ECP-5-64L-900-NW-02-AR-5-120-M0Y

Part	Number of Leds	LED Color	Generation	Mounting	Finish
ECP-5	120	5000K	Gen 2	SM	White

Accessories (order separately)

Stonco Garage and Canopy DualSelect



### Stonco by @lignity

Wall mount LytePro LPW16 medium wall luminaire

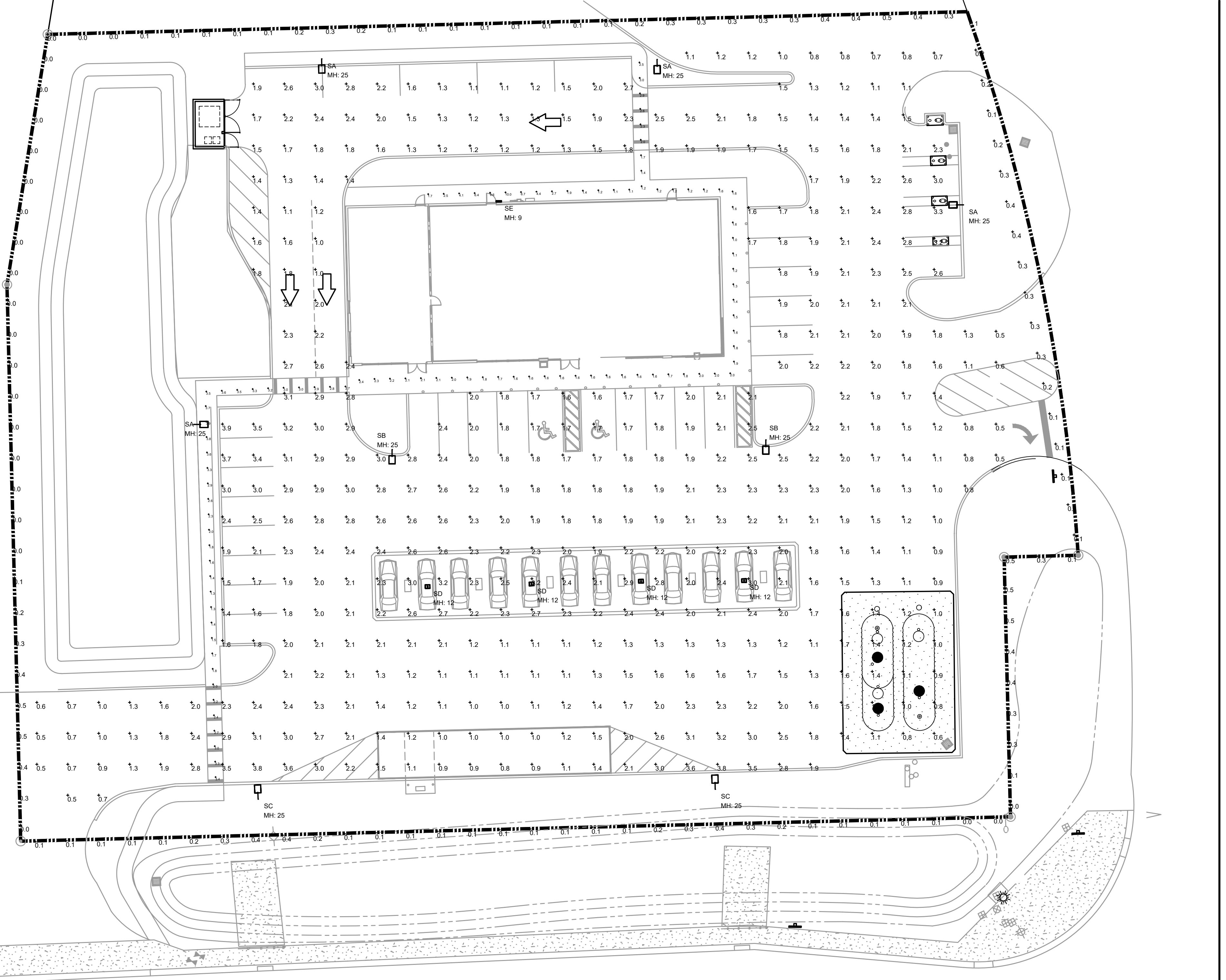
Stonco LytePro LED medium wall luminaire LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Ordering guide Example: LPW16-20-NW-03-9-120-PCB-BZ

Part	Wattage	LED Color	Generation	Mounting	Finish
LPW16	20	5000K	Gen 2	SM	White

Stocked luminaires - Ordering guide

Stocked accessories - Ordering guide (Must be ordered separately)



### Stonco by @lignity

Garage and Canopy DualSelect

Stonco Garage and Canopy DualSelect LED luminaire is exactly what you need when searching for durable, cost-effective lighting for parking garages, covered walkways and outdoor canopies. Compact and efficient, it has durable, weather tight construction and a rugged, UV-stabilized lens.

Ordering guide Example: GC60-SCT-02-SM-5-10-BZ

Luminaire	LED Color	Generation	Mounting	Finish
GC60	5000K	Gen 2	SM	White

LED Wattage and Lumen Values

Part	Wattage	LED Color	Generation	Mounting	Finish
GC60	60	5000K	Gen 2	SM	White

Predicted Lumen Depreciation Data

Operating Conditions	LED Current	Power Output	Lumen Maintenance
25°C	104	3000	85.8%

Accessories (order separately)

Stonco Garage and Canopy DualSelect Controller

Luminaire Schedule

Symbol	Label	MANUFACT	Description	Alt Lum. Lumens	LLF	Lum. Wpts	Total Wpts	Label
SA	Garbo	ECP-5-64L-900-NW-02-AR-5-120-M0Y	POLE MOUNT 25' HGT	27800	0.80	121.6	984.8	GENERIC
SB	Garbo	ECP-5-64L-900-NW-02-AR-5-120-M0Y	POLE MOUNT 25' HGT	27800	0.80	121.6	984.8	PROPERTY LINE
SC	Garbo	ECP-5-64L-900-NW-02-AR-5-120-M0Y	POLE MOUNT 25' HGT	10900	0.80	108.7	317.4	DRIVE
SD	Recess	GC60-SCT-02-SM-5-10-BZ	DOWN TO 28"	4444	0.25	27.853	111.814	PARKING
SE	Recess	LPW16-20-NW-03-9-120-PCB-BZ	WALL MOUNT 9' HGT	9755	0.80	23.3	23.3	

Calculation Summary

Label	Calc Type	Obs	Avg	Max	Min	Avg/Min	Max/Min
SA	Generic	P1	2.07	50.0	1.0	2.37	100.0
SB	Generic	P1	0.18	0.5	0.5	N/A	N/A
SC	Generic	P1	1.76	3.0	0.5	3.02	7.60
SD	Recess	P1	2.20	3.0	1.1	2.00	3.55

# SITE PHOTOMETRIC PLAN

1"=20'-0" NORTH

PERMIT ISSUED  
CONSTRUCTION ISSUED

Project file: \_\_\_\_\_

Project no.: 2024-0519

Project manager: JM

Checked by: BB

Scale: AS NOTED

Date: 11/12/2024

405 Angle Road, Suite 3047  
Pompano Beach, FL 33069  
Phone: 954.484.0792  
www.kammconsulting.com  
Certification of Authorization #8189

**KAMM CONSULTING**

Florida License #FEE22

Project title: **SITE PHOTOMETRIC PLAN**

7-ELEVEN FT. PIERCE  
FORT PIERCE, FLORIDA

Project title: **SITE PHOTOMETRIC PLAN**

Project no.: 2024-0519

Project manager: JM

Checked by: BB

Scale: AS NOTED

Date: 11/12/2024

Sheet **E1.1**

Project

## **Ft. Pierce Shell**

Minor Site Plan

Statement of Use

November 14, 2024

### **Introduction/Request**

On behalf of MacMillan Real Estate LLC, the property owner, we are submitting a request for Minor Site Plan approval for the redevelopment of the property located at 6900 Okeechobee Road, Fort Pierce. The property, situated within the C-3 zoning district, has operated as a gas station and convenience store since 1991.

The proposed redevelopment aims to continue the property's historical use with enhancements that include the construction of a new gas station, convenience store with drive thru quick serve coffee. The new development will feature a total building area of 12,755 square feet, divided as follows:

- Convenience Store w/ drive thru: 6,256 square feet
- Gas Station: 4,840 square feet, accommodating 12 fuel pumps

The site has been designed to ensure commuter safety for the proposed automobile centric use. Proper turning radiuses for all vehicles have been incorporated into the design. A tractor trailer fueling station is also being proposed on the site. The fuel storage tank refilling point has been appropriately located to ensure accessibility for the refueling trucks and will prevent congestion within the site. Another modern and sustainable element of the site design is the inclusion of electric vehicle charging stations. The subject property is located on a main thoroughfare roadway directly in between two major highways, the Florida Turnpike and Interstate 95. With more and more commuters electing to utilize electric vehicles, charging stations are needed to ensure commuters are able to charge their vehicles. Supporting automobiles in this particular property location is an essential service for the area.

### **Applicant**

Macmillan Oil Company, LLC

David Kingsley

7950 NW 58<sup>TH</sup> ST

Doral, FL 33166

[DBKINGSLEY@AOL.COM](mailto:DBKINGSLEY@AOL.COM)

### **Agent**

Cotleur & Hearing

George Missimer

1934 Commerce Lane, Suite 1

Jupiter, FL 33458

[Gmissimer@cotleur-hearing.com](mailto:Gmissimer@cotleur-hearing.com)

## **Project Location**

PCN: 232470500050000

The subject property's address is 6900 Okeechobee Road, Fort Pierce, Florida 33166. It is located on the northwestern side of the intersection of Okeechobee Rd and Crossroads Park. This parcel is within the C-3 General Commercial Zoning District and has a FLU designation of GC. In addition to the use of the property being consistent with the land use and zoning designation, the property is situated between a major interchange of Florida's Turnpike and I-95.

<b>TABLE 1 SURROUNDING LAND USES</b>			
	<b>FUTURE LAND USE</b>	<b>ZONING</b>	<b>LAND USE</b>
<b>NORTH</b>	GC	C-3	HOTEL
<b>SOUTH</b>	OKEECHOBEE RD	OKEECHOBEE RD	OKEECHOBEE RD
<b>EAST</b>	CROSSROADS PKWY	CROSSROADS PKWY	CROSSROADS PKWY
<b>WEST</b>	GC	C-3	RESTAURANT

## **Parking**

The existing parking conditions on the site currently include only three striped spaces, all located in the northeastern corner, with one ADA space situated approximately 30 feet from the building's entrance. Much of the existing parking area is underutilized, offering an opportunity for aesthetic improvements and more efficient use of space.

The proposed parking design seeks to address these issues by increasing the number of striped spaces, adding ADA-compliant stalls near the building entrance, and creating a more accessible and user-friendly parking layout.

The total number of parking spaces proposed on the site complies with the City of Fort Pierce Land Development Code, Section 125-315 (Off-Street Parking and Loading). According to this code, the retail (convenience store) with drive thru (quick-serve/coffee shop) require a minimum of 43 parking spaces. The site plan proposes a total of 45 spaces, 33 of which will be striped, with an additional 12 spaces provided under the canopy at the fuel pump stations. Two of the proposed spaces will be ADA-compliant, strategically located near the building's entrance to ensure easier access for disabled customers and employees. This location is a significant improvement over the existing design, where ADA spaces are positioned far from the entrance in the northeastern corner of the lot.

## **Traffic**

A traffic analysis prepared by Mackenzie Engineering and Planning Inc has been attached to this application. It has been determined that the proposed development will develop 367 daily trips and 3,713 daily driveway trips. The difference in trip generation is minimal and meets traffic concurrency, therefore no improvements are needed. It should be noted that a 228-foot right turn

deceleration lane exists into driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn length. Additionally, The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

### **Architecture**

The building design of the proposed development is consistent with the City Design Review code outlined under sec. 125-314. The proposed design features, including landscape features, are architecturally compatible with the surrounding structures. The building and canopy are intended to continue the existing contemporary design theme with horizontal lines and tower elements to promote the sense of entry into the building. Colors and material finishes are used to enhance these horizontal lines and features which also include tenant branding. In general, exterior building components and all proposed elements & colors are compatible with the architectural style of the proposed development and neighboring buildings.

### **Landscaping**

As previously noted, the subject property, in its current state, is predominantly composed of impervious surfaces, with minimal landscaping or vegetation. The southern boundary facing Okeechobee Road is insufficiently screened, featuring only a sparse arrangement of shrubs, and there is a general lack of vegetation across the site's interior. The applicant has taken this opportunity to redesign the site with a focus on enhancing both its functionality and aesthetics.

In this proposed design, the applicant seeks to significantly improve the property by introducing a more comprehensive landscaping plan, which includes enhanced buffering and the addition of abundant vegetation throughout the site. A primary goal of the redesign is to provide a more effective visual screen along the southern boundary facing Okeechobee Road. This will be achieved through the strategic planting of multiple canopy trees and shrubs, creating a more cohesive and visually appealing buffer.

The proposed plantings consist largely of native species, including Live Oaks, Red Cedar, Slash Pines, and Bald Cypress, all of which are well-suited to the local climate and contribute to the overall sustainability of the landscape. Additionally, landscape islands will be incorporated at the end of every parking row within the site, further enhancing the aesthetic appeal and providing green spaces that break up the expanse of impervious surfaces.

These proposed changes are designed to not only improve the overall appearance of the site but also to provide environmental benefits, such as improved stormwater management, increased biodiversity, and enhanced visual screening for the neighboring community and passersby along Okeechobee Road.

## **Conclusion**

In conclusion, the proposed redevelopment at 6900 Okeechobee Road represents a thoughtful enhancement of an established property within the C-3 zoning district. By maintaining the core use as a gas station and convenience store while introducing modern features such as a new car wash and updated facilities, the project aims to revitalize the site and better serve the community's needs. MacMillan Real Estate LLC is committed to following all relevant guidelines and contributing positively to the area's development. We respectfully request the Minor Site Plan approval to proceed with this redevelopment and look forward to contributing to the ongoing growth and improvement of Fort Pierce.



**DESIGN REVIEW**

**Property Information**

Property address or Location 6900 Okeechobee Road, Fort Pierce, FL 34945  
 Parcel ID #(s) 232470500050000  
 Project description Redevelopment to construct new gas station

Macmillian Real Estate, LLC

Property Owner(s)

7950 NW 58Th St

Street Address

Doral FL 33166

City State Zip

561-254-8040

Phone Number

BDKINGSLEY@AOL.COM

Email Address

George Missimer (Cotleur & Hearing)

Applicant/Representative, Title, Company

1934 Commerce Lane, Suite 1

Street Address

Jupiter FL 33458

City State Zip

561-406-1008

Phone Number

GMISSIMER@COTLEUR-HEARING.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](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)**

**For more information, please refer to the website:**

**<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>**

## **Design Review Application Checklist** **(City Code of Ordinances 125-314)**

### **Submittal for Administrative Approval**

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

### **Submittal for Board Approval**

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

## Subject Property (Main Structure)

**ID:** 232470500050000

**Year Built:** 1991

**Story Height:** One Story

**Use:** Gas Station



## Subject Property (Ancillary Structure)

**ID:** 232470500050000

**Year Built:** 1991

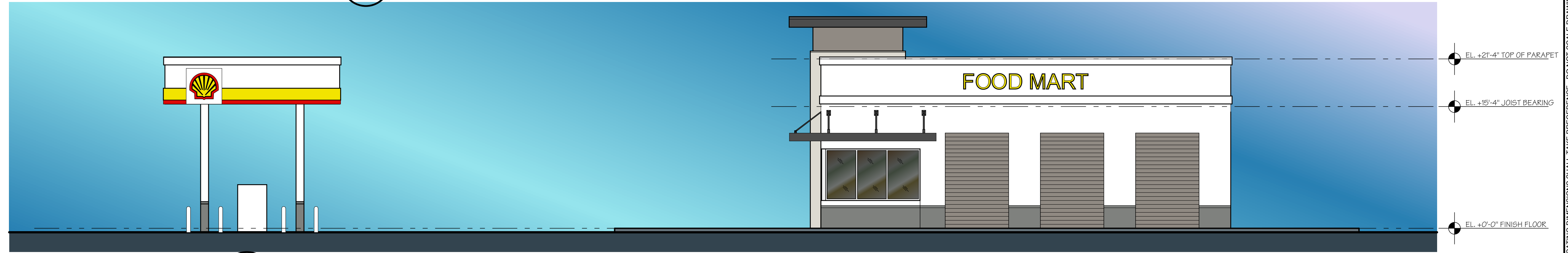
**Story Height:** One Story

**Use:** Car Wash

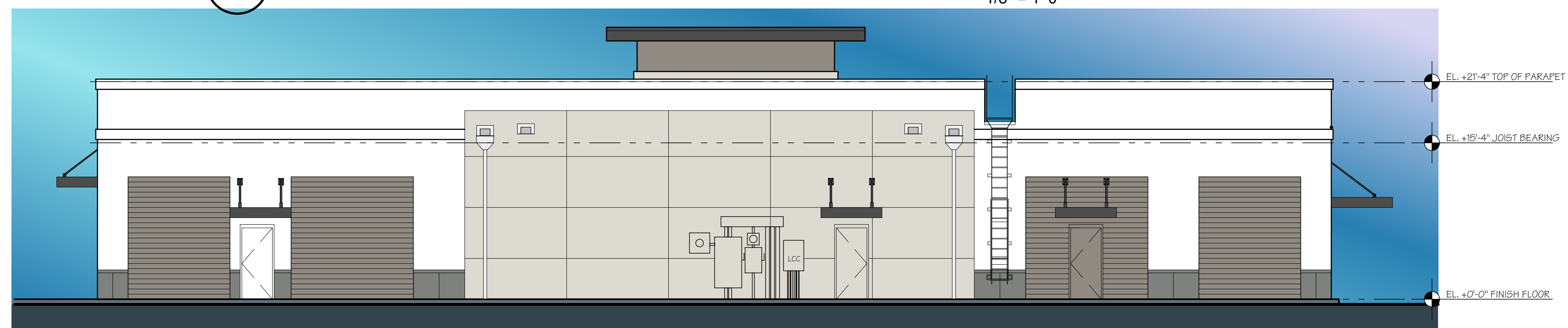




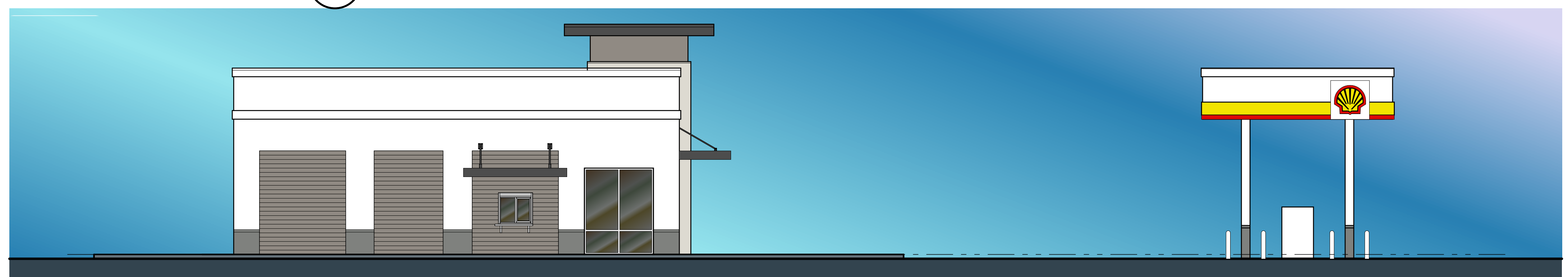
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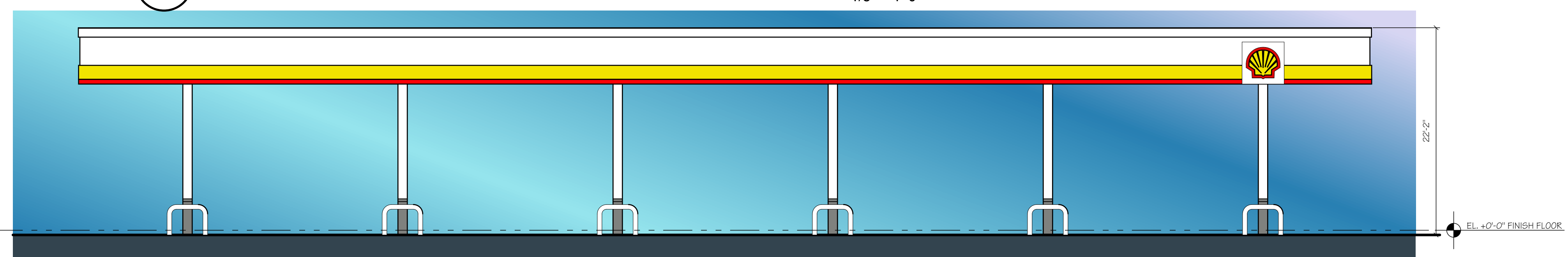
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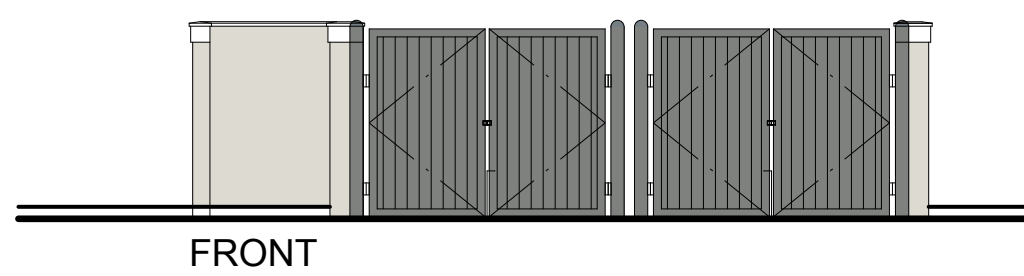
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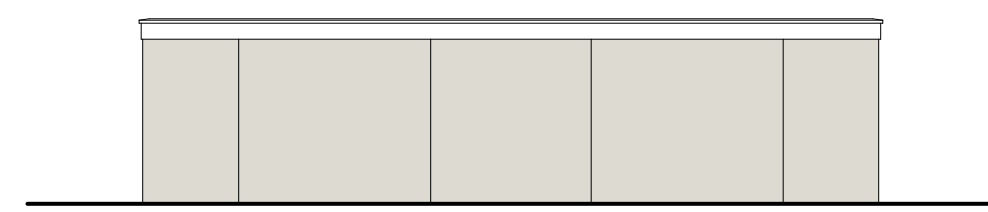
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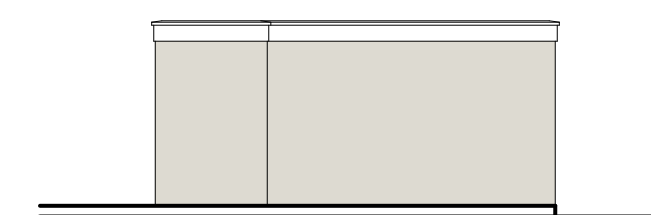
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FRONT



REAR

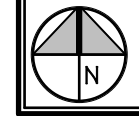


SIDE

6 DUMPSTER ELEVATION

1/8" = 1'-0"

1/8" = 1'-0"



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 ARCHITECTURE / PLANNING  
 Robert Weber  
 Florida Licensed Architect  
 AR-0011313  
 1701 West Hillsboro Blvd, Suite 308  
 Deerfield Beach, Florida 33442  
 O: 561-750-4411  
 F: 361-750-9298

Ft. Pierce cGas Station  
 Okeechobee Road  
 Preliminary Architectural Elevations  
 St Lucie County, Florida

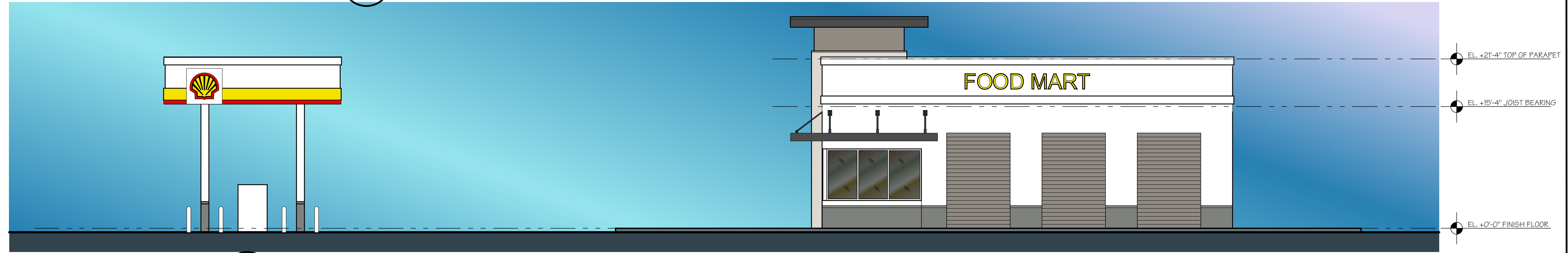
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SCALE	AS NOTED
ISSUE DATE	11/14/24
PERMIT DATE	
BID DATE	

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	A-4

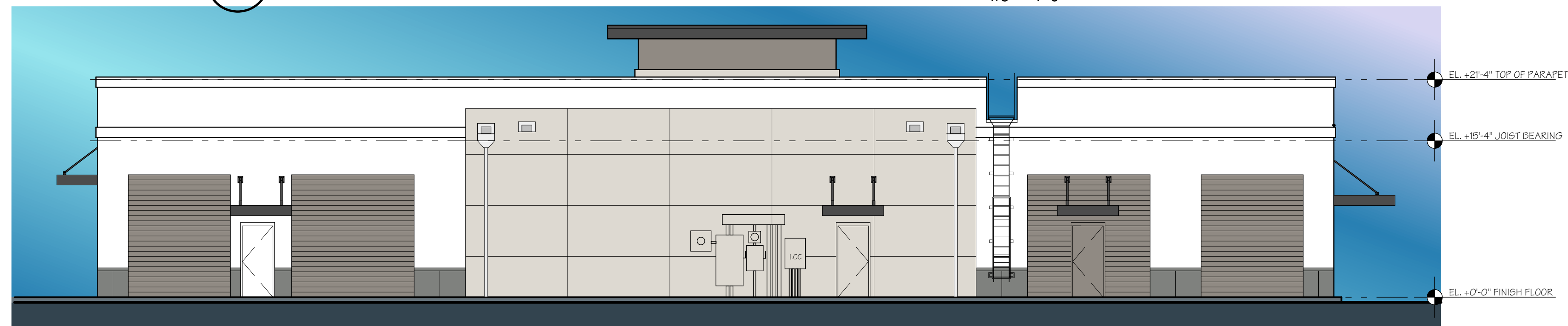
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REVISION BLOCK  
ARCHITECT  
CONSULTANT  
OWNER IDENTIFICATION  
BUILDING  
PROJECT  
SHEET



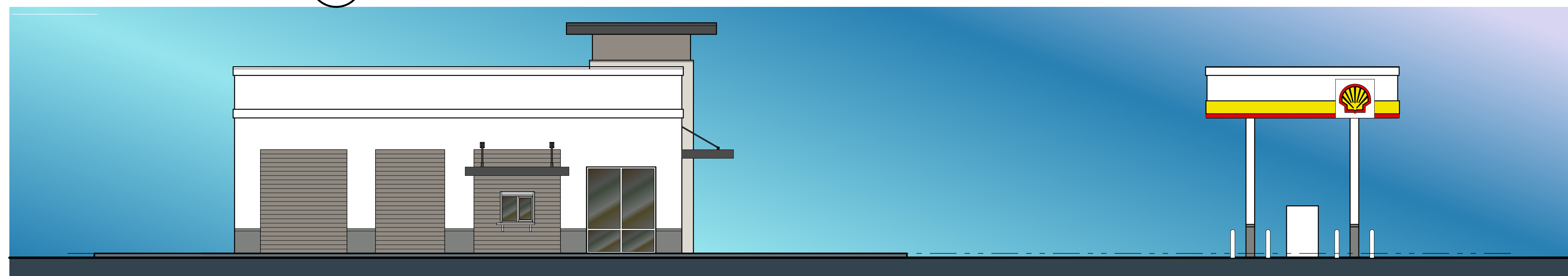
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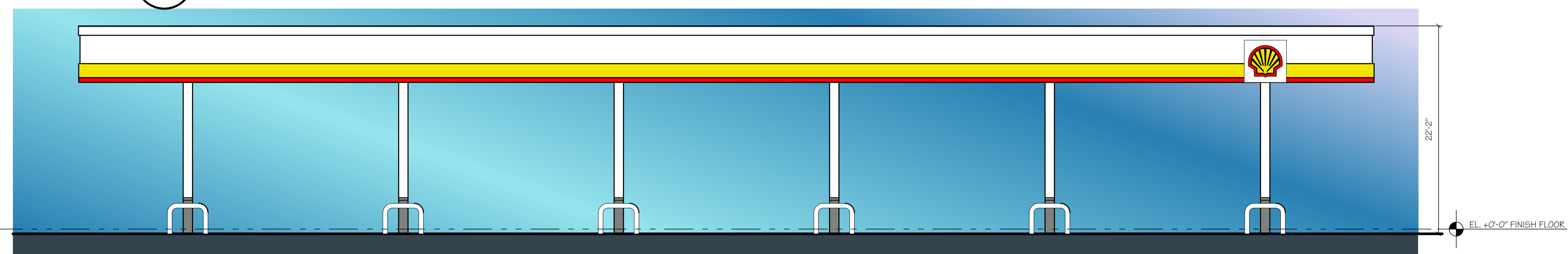
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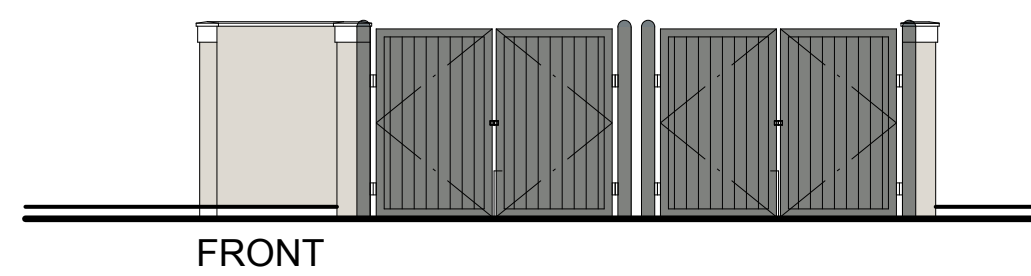
3 BLDG REAR (NORTH) ELEVATION



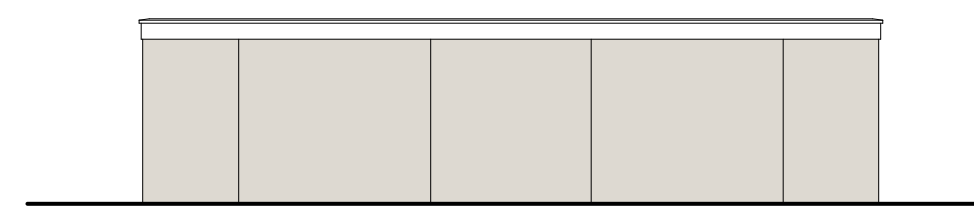
4 BLDG SIDE (WEST) ELEVATION



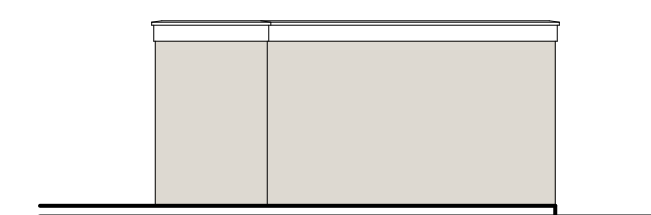
5 FUELING CANOPY FRONT (SOUTH) ELEVATION



FRONT



REAR

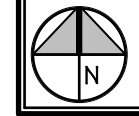


SIDE

6 DUMPSTER ELEVATION

1/8" = 1'-0"

1/8" = 1'-0"



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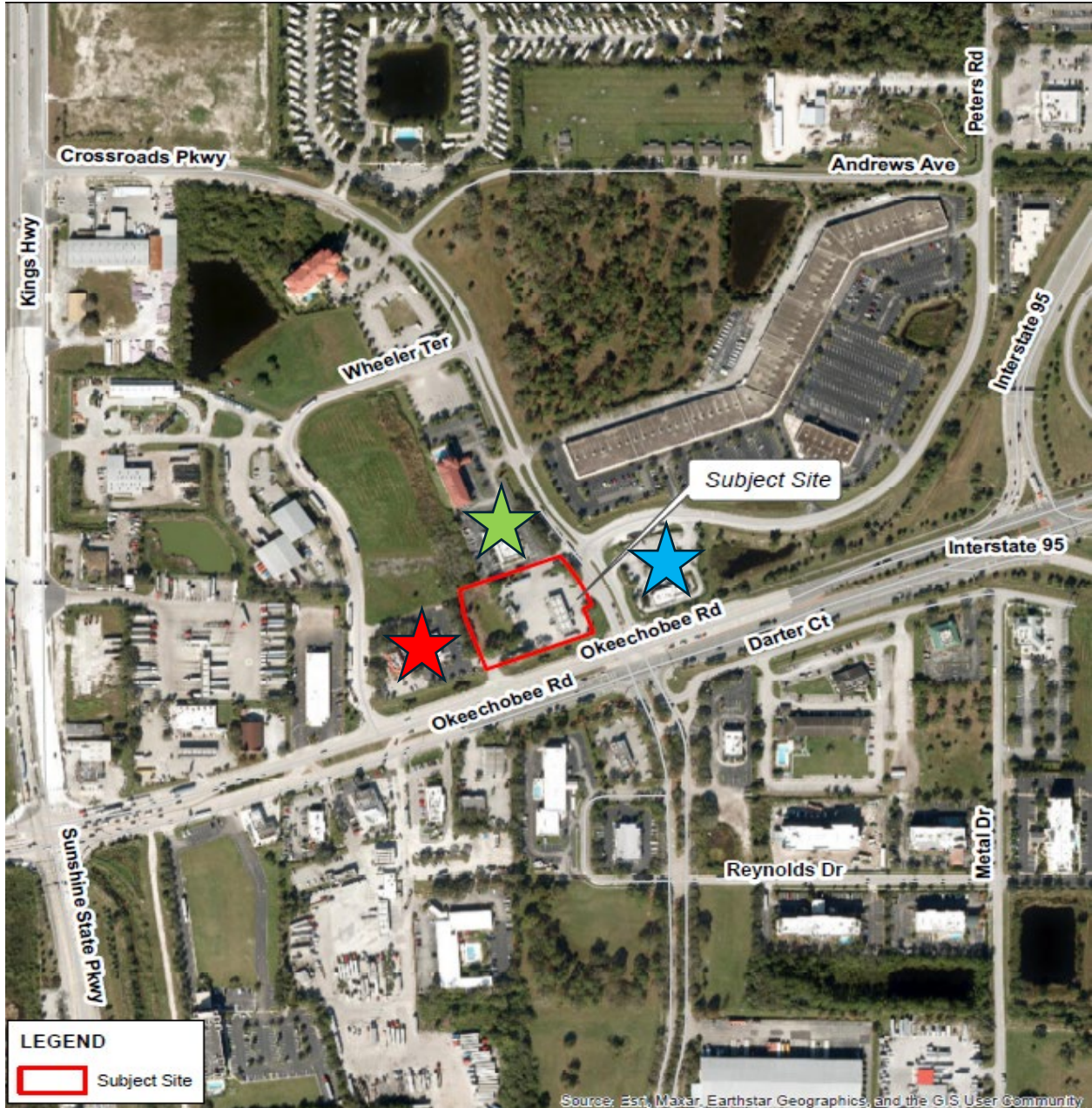
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Ft. Pierce cGas Station  
 Okeechobee Road  
 Preliminary Architectural Elevations  
 St Lucie County, Florida

PROJECT		SHEET	
JOB NUMBER	24030	DRAWN BY	
SCALE	AS NOTED	CHECKED BY	RW
ISSUE DATE	11/14/24	DISCIPLINE	ARCHITECTURE
PERMIT DATE		PLAN TYPE	ELEVATIONS
BID DATE		SHEET NUMBER	A-4

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.  
 KEY PLAN  
 REVISION BLOCK  
 ARCHITECT  
 CONSULTANT  
 OWNER IDENTIFICATION  
 BUILDING

**DESIGN REVIEW COMPARISON**



-  Structure 1
-  Structure 2
-  Structure 3

## Subject Property (Main Structure)

**ID:** 232470500050000

**Year Built:** 1991

**Story Height:** One Story

**Use:** Gas Station



## Subject Property (Ancillary Structure)

**ID:** 232470500050000

**Year Built:** 1991

**Story Height:** One Story

**Use:** Car Wash



## Comparable Structure 1 (North)

**ID:** 232470500070004

**Year Built:** 1992

**Story Height:** 1 Story

**Use:** Office



# Comparable Structure 2 (West)

ID: 232470500040003

Year Built: 1991

Story Height: 1 Story

Use: Restaurant



## Comparable Structure 3 (East)

**ID:** 232431300060004

**Year Built:** 1989

**Story Height:** 1 Story

**Use:** Restaurant



*TRAFFIC IMPACT ANALYSIS*

Okeechobee Shell  
Fort Pierce, FL

*Prepared for:*  
MacMilan Real Estate, LLC  
Doral, FL

*Prepared by:*



Engineering & Planning, Inc.

1172 SW 30<sup>th</sup> Street, Suite 500  
Palm City, FL 34990  
(772) 286-8030

## **EXECUTIVE SUMMARY**

MacKenzie Engineering and Planning, Inc. (MEP) was retained by MacMillan Real Estate, LLC to perform a traffic analysis. The proposed development is located at 6900 Okeechobee Road Fort Pierce, FL. The development is situated at the northwest corner of Crossroads Parkway and Okeechobee Road (SR 70) in Fort Pierce (Parcel ID: 2324-705-0005-000-0). The site is currently an existing 12 fueling position gasoline service station with a convenience store. The applicant proposes demolishing the existing service station and constructing a new service station with 12 auto fueling positions, 1 truck fueling positions, 4 EV Charging Stations, a 4,874 square foot (SF) convenience store and a 1-lane (1,382 SF) quick serve coffee shop. A buildout year of 2026 was analyzed for the proposed project.

The proposed development will generate the following net change in trips:

- 367 daily, 47 AM peak hour (23 in/24 out), and 6 PM peak hour (3 in/3 out) trips.

The proposed development will generate the following driveway trips:

- 3,713 daily, 408 AM peak hour (204 in/204 out), and 328 PM peak hour (165 in/163 out) trips.

The project traffic impacts are de minimis. Therefore the project meets traffic concurrency. No improvements are needed.

A 228-foot right-turn deceleration lane exists into Driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn lane length. The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

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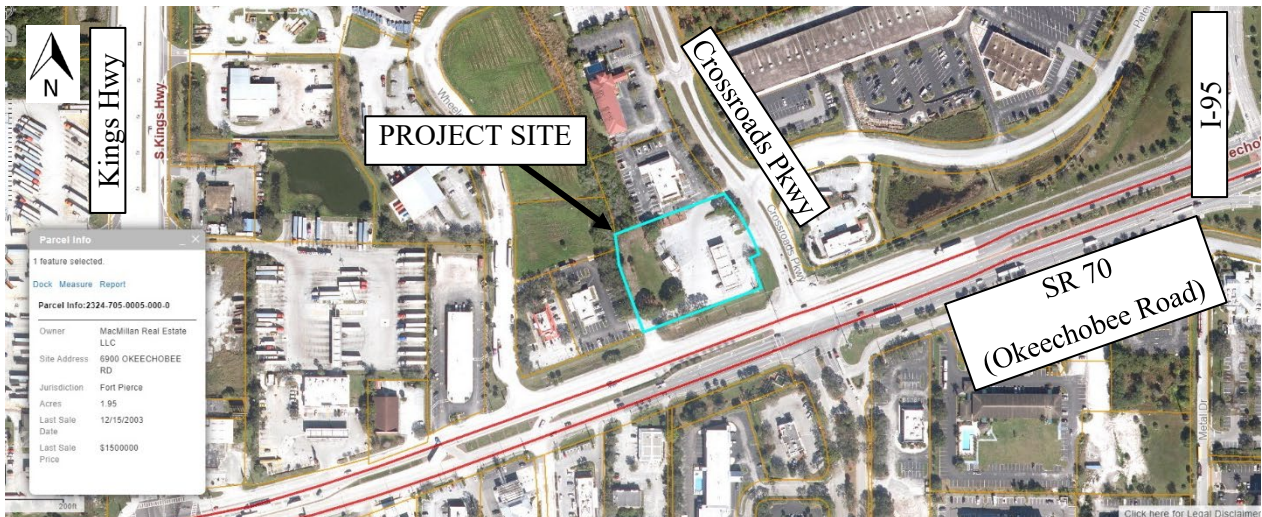
## **APPENDICES**

- Appendix A. ITE Report, *Trip Generation (11th Edition)*
- Appendix B. St. Lucie TPO Traffic Counts and Level of Service Report (2024)
- Appendix C. FDOT Standardized Service Volume Table
- Appendix D. Site Plan
- Appendix E. Property Card

## **INTRODUCTION**

MacKenzie Engineering and Planning, Inc. (MEP) was retained by MacMillan Real Estate, LLC to perform a traffic analysis. The proposed redevelopment is located at 6900 Okeechobee Road Fort Pierce, FL. The development is situated at the northwest corner of Crossroads Parkway and Okeechobee Road (SR 70) in Fort Pierce (Parcel ID: 2324-705-0005-000-0). The site is currently an existing 12 fueling position gasoline service station with a convenience store. The applicant proposes demolishing the existing service station and constructing a new service station with 12 auto fueling positions, 1 truck fueling positions, 4 EV Charging Stations, a 4,874 square foot (SF) convenience store and a 1,382 SF quick serve coffee shop. A buildout year of 2026 was analyzed for the proposed project.

**Figure 1: Proposed Site Location**



## **INVENTORY AND PLANNING DATA**

The traffic data used in this analysis were obtained from Polk County and FDOT. The data included:

- St. Lucie TPO Data
- Historic traffic count data
- Roadway geometrics

Cotleur & Hearing provided project development information.

## **PROJECT TRAFFIC**

### **Traffic Generation**

The study used trip generation rates for the following uses from the Institute of Transportation Engineers (ITE) report, *Trip Generation (11<sup>th</sup> Edition)* to estimate trips from the project:

- Gasoline/Service Station (ITE Land Use 944)
- Coffee Shop with Drive Through and No Indoor Seating (ITE Land Use 938)
- Convenience Store with Gas Station (4,000-5,500 SF) (ITE Land Use 945)
- MEP developed an EV charging Station trip rate based average vehicle charge time

### ***Existing Site***

- Gasoline/Service Station (ITE Land Use 944) with 12 Fueling Positions and a 1,736 SF convenience store

The existing development generates the following driveway trips:

- 2,064 daily, 123 AM peak hour (62 in/61 out), and 167 PM peak hour (84 in/83 out) trips.

### ***Proposed Site***

- 1-Lane (1,382 SF) Coffee Shop with Drive Through and No Indoor Seating (ITE Land Use 938)
- 4,874 SF Convenience Store with Gas Station (4,000-5,500 SF) (ITE Land Use 945) with 13 fueling positions
- 4 EV Charging Stations

The proposed development will generate the following driveway trips:

- 3,265 daily, 360 AM peak hour (180 in/180 out), and 288 PM peak hour (145 in/143 out) trips.

The proposed development will generate the following net change in trips:

- 367 daily, 47 AM peak hour (23 in/24 out), and 6 PM peak hour (3 in/3 out) trips.

### **Internal Capture**

The internal capture is 0.

## Pass-by Trip Capture

Pass-by capture is based on ITE data for AM and PM peak hour rates and St. Lucie County impact fee data for daily pass-by rates.

Table 1. Pass-By Rates

Use	ITE Use	AM	PM	Daily
Gasoline/Service Station	944	63%	57%	77%
Coffee Shop with Drive-Thru and No Indoor stg	938	90%	98%	84%*
Convenience Store/Gas Station/EV Charging Station	945	76%	75%	77%
Source:		ITE	ITE	SLC

\* Rate based on the lowest calculated rate for a weekday time period published by ITE

Table 2. Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour			
				Total	In	Out	Total	In	Out	
<b>Existing FLU Traffic</b>										
Gas/Service Station	12	VFP	2,064	123	62	61	167	84	83	
<b>Pass-By Traffic</b>										
Gas/Service Station	AM 63.0%	PM 57.0%	Daily 77%	1,589	77	39	38	95	48	47
<b>NET EXISTING TRIPS</b>			<b>475</b>	<b>46</b>	<b>23</b>	<b>23</b>	<b>72</b>	<b>36</b>	<b>36</b>	
<b>Total Existing Driveway Volumes</b>			<b>2,064</b>	<b>123</b>	<b>62</b>	<b>61</b>	<b>167</b>	<b>84</b>	<b>83</b>	
<b>Proposed Traffic Use</b>										
Coffee Shop with Drive-Thru and No Indoor stg	1	DT Lanes	179	36	18	18	15	8	7	
Convenience Store/Gas Station	13	VFP	3,343	352	176	176	296	148	148	
EV charging Station	4	VCP	191	20	10	10	17	9	8	
Subtotal			3,713	408	204	204	328	165	163	
<b>Pass-By Traffic</b>										
Coffee Shop with Drive-Thru and No Indoor stg	AM 90.0%	PM 98.0%	Daily 84%	150	32	16	16	15	8	7
Convenience Store/Gas Station	76.0%	75.0%	77.0%	2,574	268	134	134	222	111	111
EV charging Station	76.0%	75.0%	77.0%	147	15	8	7	13	7	6
Subtotal			2,871	315	158	157	250	126	124	
<b>NET PROPOSED TRIPS</b>			<b>842</b>	<b>93</b>	<b>46</b>	<b>47</b>	<b>78</b>	<b>39</b>	<b>39</b>	
<b>Total Proposed Driveway Volumes</b>			<b>3,713</b>	<b>408</b>	<b>204</b>	<b>204</b>	<b>328</b>	<b>165</b>	<b>163</b>	
<b>NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)</b>			<b>367</b>	<b>47</b>	<b>23</b>	<b>24</b>	<b>6</b>	<b>3</b>	<b>3</b>	
<b>NET CHANGE IN DRIVEWAY VOLUMES</b>			<b>1,649</b>	<b>285</b>	<b>142</b>	<b>143</b>	<b>161</b>	<b>81</b>	<b>80</b>	

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Coffee Shop with Drive-Thru and No Indoor stg	938	DT Lanes	179.00	(1)	51/49	T=53.21(X) - 17.43	50/50	15.08
Convenience Store/Gas Station	945	VFP	257.13	(1)	50/50	27.04	50/50	22.76
EV charging Station	MEP	VCP	47.83	(1)	50/50	5.03	50/50	4.23
Gas/Service Station	944	VFP	172.01	(1)	50/50	10.28	50/50	13.91

(1) See Table Above

(2) See Appendix Calculations regarding EV station trip generation estimates

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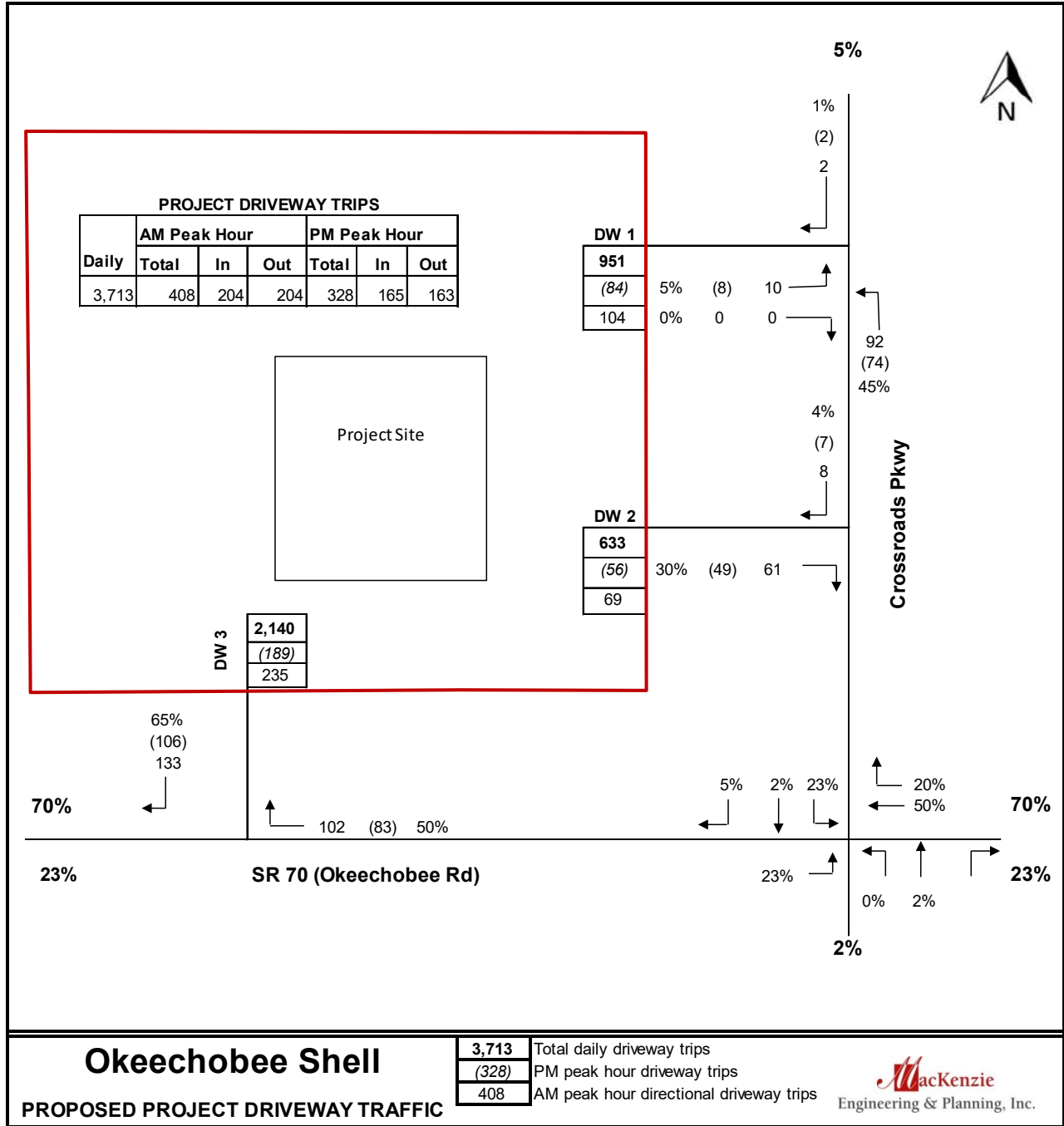
## ***TRAFFIC DISTRIBUTION AND ASSIGNMENT***

Traffic distribution and assignment was determined using engineering judgment, trip lengths, surrounding uses and review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

WESTBOUND	-	70 Percent
EASTBOUND	-	23 Percent
NORTH	-	5 Percent
SOUTH	-	2 Percent

The distributed external trips for the project were assigned to the roadway network within the radius of influence. The project assignment is shown in Figure 2.

**Figure 2. Traffic Assignment**



## **COMMITTED ROADWAY IMPROVEMENTS**

A review was conducted of the Five-Year Plans of FDOT and St. Lucie County, as well as those improvements committed by the developers of projects in the area. There are no roadway improvements adding capacity within the study area.

## **ROADWAY ANALYSIS**

### Study Area

The study area for the project is a radius of 1.0 mile based on the St. Lucie Standardized TIS Methodology (SLSTISM).

### Significant Impact

The project is required to study roadways within the study area that are impacted. A project impact is de minimis for transportation concurrency purposes if it would not affect more than 1 percent of the maximum volume at the adopted level of service of the affected transportation facility. (Section 1.0, SLSTISM)

St. Lucie TPO Traffic Counts and Level of Service Report (2024) does not publish roadway volumes or capacities on SR 70. The study uses FDOT’s 2023 Multimodal Quality/LOS Handbook for roadway service volumes. Area types were applied based on FDOT preliminary Context Classification. In order to determine the project significance, the project’s trips were divided by the roadway segment capacity. Table 3 displays the significant roadway analysis. Significance was based on the highest number of new trips (AM peak hour) in order to provide a conservative analysis.

Table 3. Peak Hour Significant Roadway Analysis

Roadway	Segments	Context Class	E + C Lanes	Serv. Vol.	EB	WB	Project Traffic		Project Impact	De Minimis Impact? (Y/N)	
							NB/EB	SB/WB		NB/EB	SB/WB
Okeechobee Rd	Kings Hwy to Crossroads Pkwy	C3C	6	2,680	23%	70%	5	17	0.63%	YES	YES
	Crossroads Pkwy to I-95	C3C	6	2,680	23%	70%	6	16	0.60%	YES	YES

The project's impacts are De Minimis pursuant to Section 1.0, SLSTISM. Therefore, no further roadway analysis is necessary and the project meets Fort Pierce concurrency requirements.

## ***DRIVEWAYS***

### *Driveway Access*

The project site has three (3) points of access. The access is as follows:

- Crossroads Parkway North (DW 1) – Full Opening (to remain)
- Crossroads Parkway South (DW 2) – Right-in/Right-Out Opening (to remain)
- SR 70 (DW 3) – Right-in/Right-Out Opening (to remain)

The proposed project driveway volumes are shown in Figure 2. The project shares a driveway with the property to the west.

### *Deceleration Lanes*

A 228-foot right-turn deceleration lane exists into Driveway 3 (SR 70).

#### SR 70 Details

- Speed Limit – 45 MPH
- Minimum Required Deceleration Lane Length – 185 Feet
- Access Class – 5
- Minimum Driveway Spacing – 245 Feet

#### Existing Driveway Spacing (based on Google Earth)

- East (Crossroads Parkway) – 337 feet
- West (Wheeler Terrace) – 340 feet

A right-turn lane at the SR 70 access is warranted and provided into the property. The turn lane meets exceeds the required length and the access meets FDOT's minimum driveway spacing criteria.

## **CONCLUSION**

MacKenzie Engineering and Planning, Inc. (MEP) was retained by MacMillan Real Estate, LLC to perform a traffic analysis. The proposed development is located at 6900 Okeechobee Road Fort Pierce, FL. The development is situated at the northwest corner of Crossroads Parkway and Okeechobee Road (SR 70) in Fort Pierce (Parcel ID: 2324-705-0005-000-0). The site is currently an existing 12 fueling position gasoline service station with a convenience store. The applicant proposes demolishing the existing service station and constructing a new service station with 12 auto fueling positions, 1 truck fueling positions, 4 EV Charging Stations, a 4,874 square foot (SF) convenience store and a 1-lane (1,382 SF) quick serve coffee shop. A buildout year of 2026 was analyzed for the proposed project.

The proposed development will generate the following net change in trips:

- 367 daily, 47 AM peak hour (23 in/24 out), and 6 PM peak hour (3 in/3 out) trips.

The proposed development will generate the following driveway trips:

- 3,713 daily, 408 AM peak hour (204 in/204 out), and 328 PM peak hour (165 in/163 out) trips.

The project traffic impacts are de minimis. Therefore the project meets traffic concurrency. No improvements are needed.

A 228-foot right-turn deceleration lane exists into Driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn lane length. The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

## ***APPENDICES***

- Appendix A. ITE Report, *Trip Generation (11th Edition)*
- Appendix B. St. Lucie TPO Traffic Counts and Level of Service Report (2024)
- Appendix C. FDOT Standardized Service Volume Table
- Appendix D. Site Plan
- Appendix E. Property Card

# Land Use: 938

## Coffee/Donut Shop with Drive-Through Window and No Indoor Seating

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### Description

This land use includes any coffee and donut restaurant that has only drive-through window service. A patron cannot walk into the shop and purchase items. The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa).

The coffee/donut shops contained in this land use typically hold long store hours (more than 15 hours) with an early morning opening.

Coffee/donut shop without drive-through window (Land Use 936) and coffee/donut shop with drive-through window (Land Use 937) are related uses.

### Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Arizona, New Hampshire, Oregon, and Washington.

### Source Numbers

514, 644, 755, 981, 1028

# Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

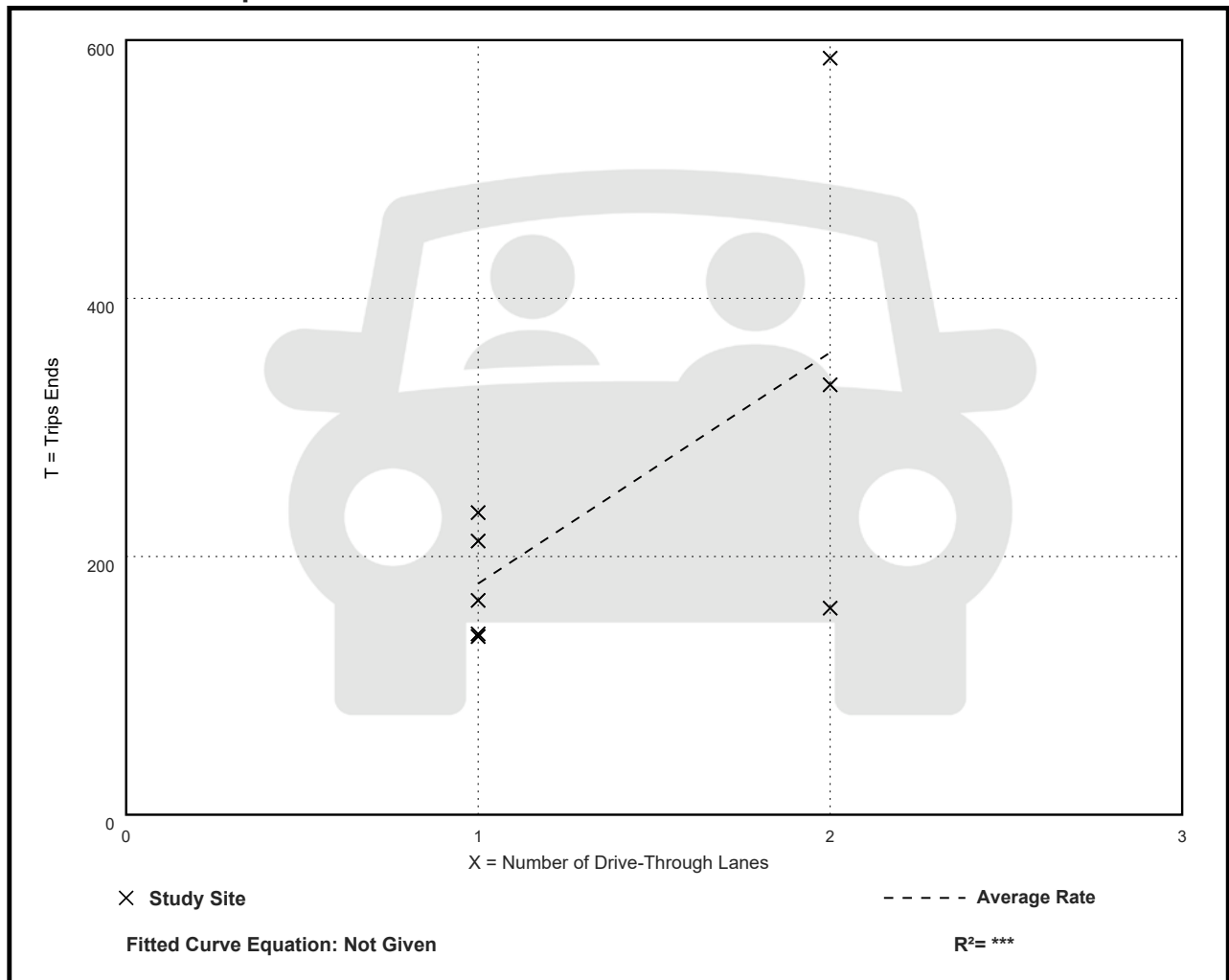
## Vehicle Trip Ends vs: Drive-Through Lanes On a: Weekday

**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

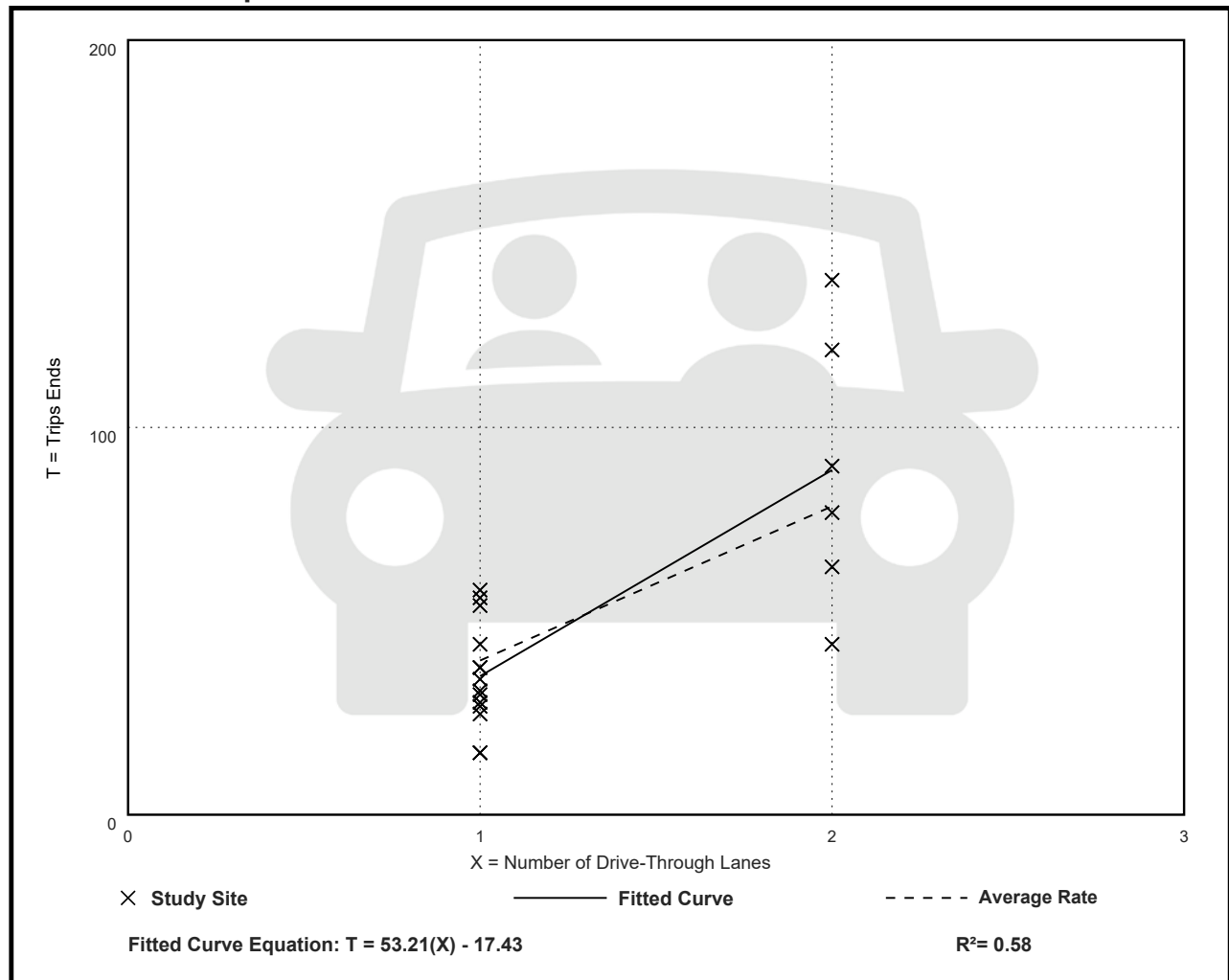
Avg. Num. of Drive-Through Lanes: 1

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

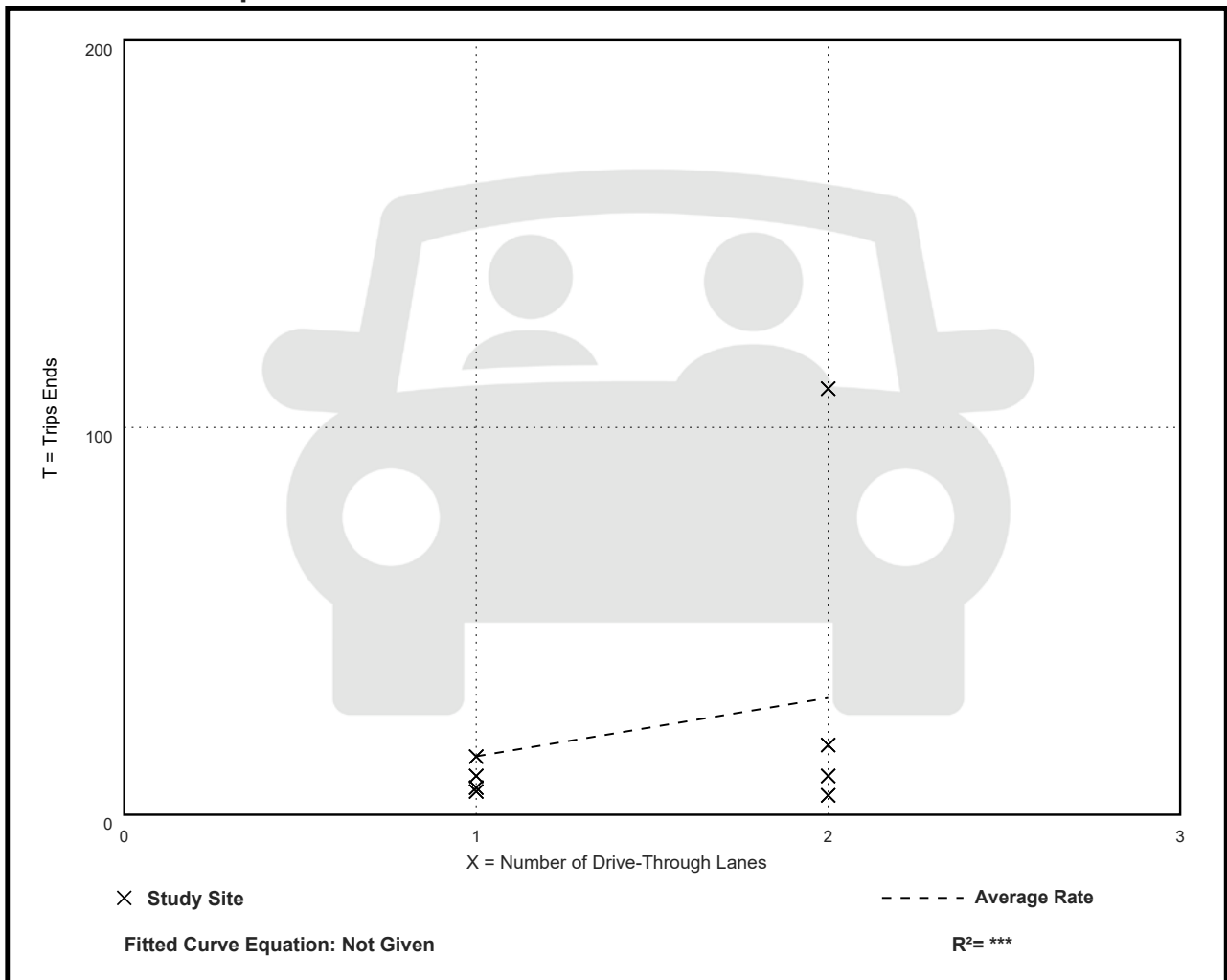
Avg. Num. of Drive-Through Lanes: 2

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



# Land Use: 944

## Gasoline/Service Station

---

### Description

This land use includes gasoline/service stations where the primary business is the fueling of motor vehicles. The sites included generally have a small building (less than 2,000 gross square feet) that houses a cashier and limited space for motor vehicle maintenance supplies and general convenience products. A gasoline/service station may also have facilities for servicing and repairing motor vehicles. The gasoline/service station may also have a car wash. Convenience store/gas station (Land Use 945) and truck stop (Land Use 950) are related uses.

### Additional Data

The independent variable—vehicle fueling positions—is defined as the maximum number of vehicles that can be fueled simultaneously. The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Florida, Kentucky, Maryland, Massachusetts, Minnesota, New Hampshire, New Jersey, Ontario (CAN), Oregon, South Dakota, Texas, and Washington.

### Specialized Land Use Data

A 2006 study provided data on four private fuel facilities in Florida (source 721). These facilities provide self-fuel service for any motorist with a pre-established membership account. The site is not open to the general public. The trip generation characteristics of these sites differ from sites included in this land use; therefore, trip generation information for these sites is excluded from the data plots. The four sites have an average of nine vehicle fueling positions, with an average of 12 vehicle trips during the weekday, AM peak hour of adjacent traffic and 7 vehicle trips during the weekday, PM peak hour of adjacent street traffic.

### Source Numbers

221, 274, 278, 288, 340, 350, 351, 355, 359, 366, 440, 583, 617, 618, 631, 721, 867, 882, 883, 888, 954, 977

# Gasoline/Service Station (944)

**Vehicle Trip Ends vs: Vehicle Fueling Positions**  
On a: Weekday

**Setting/Location: General Urban/Suburban**

Number of Studies: 18

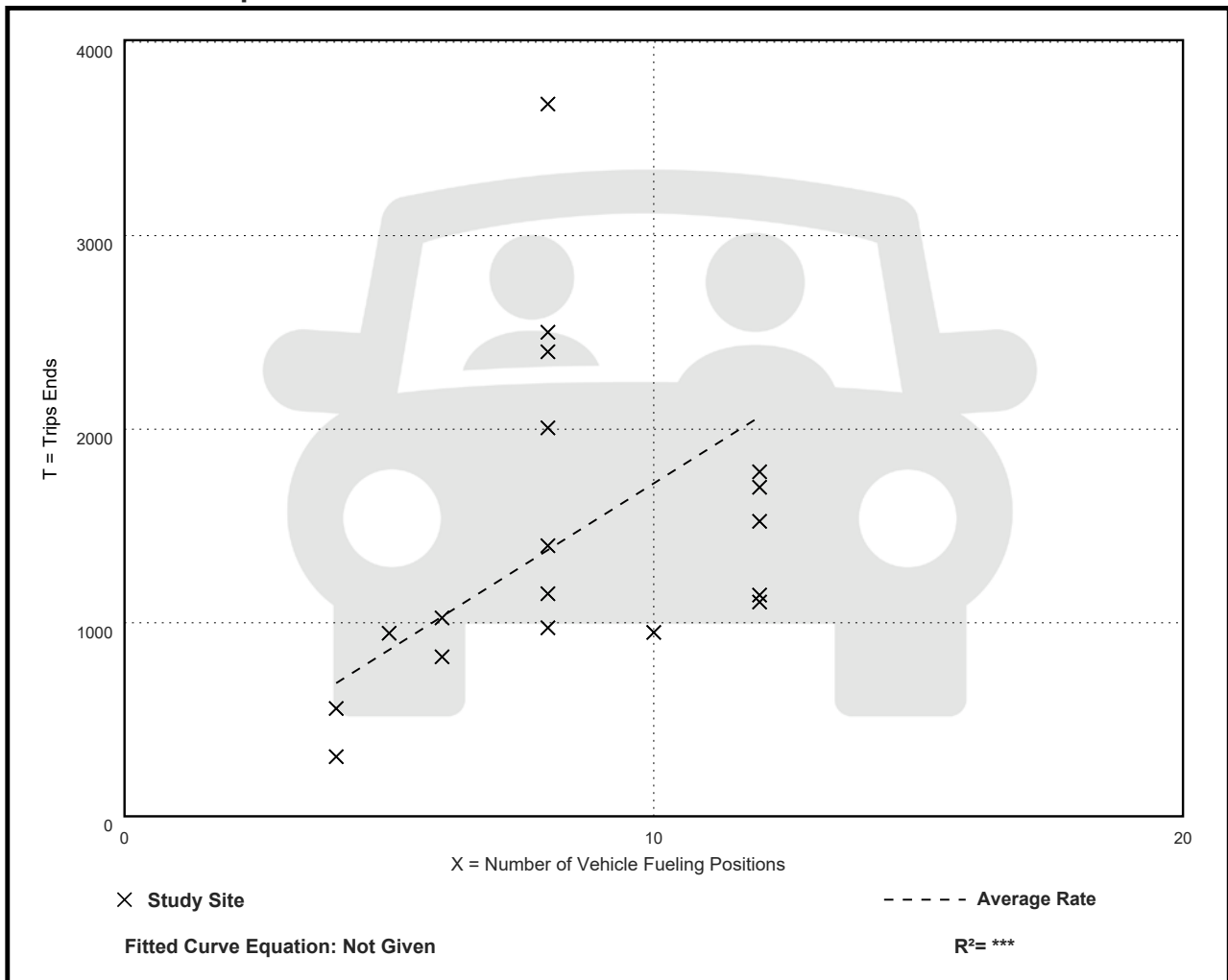
Avg. Num. of Vehicle Fueling Positions: 8

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
172.01	77.00 - 460.00	96.45

## Data Plot and Equation



# Gasoline/Service Station (944)

## Vehicle Trip Ends vs: Vehicle Fueling Positions

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: 53

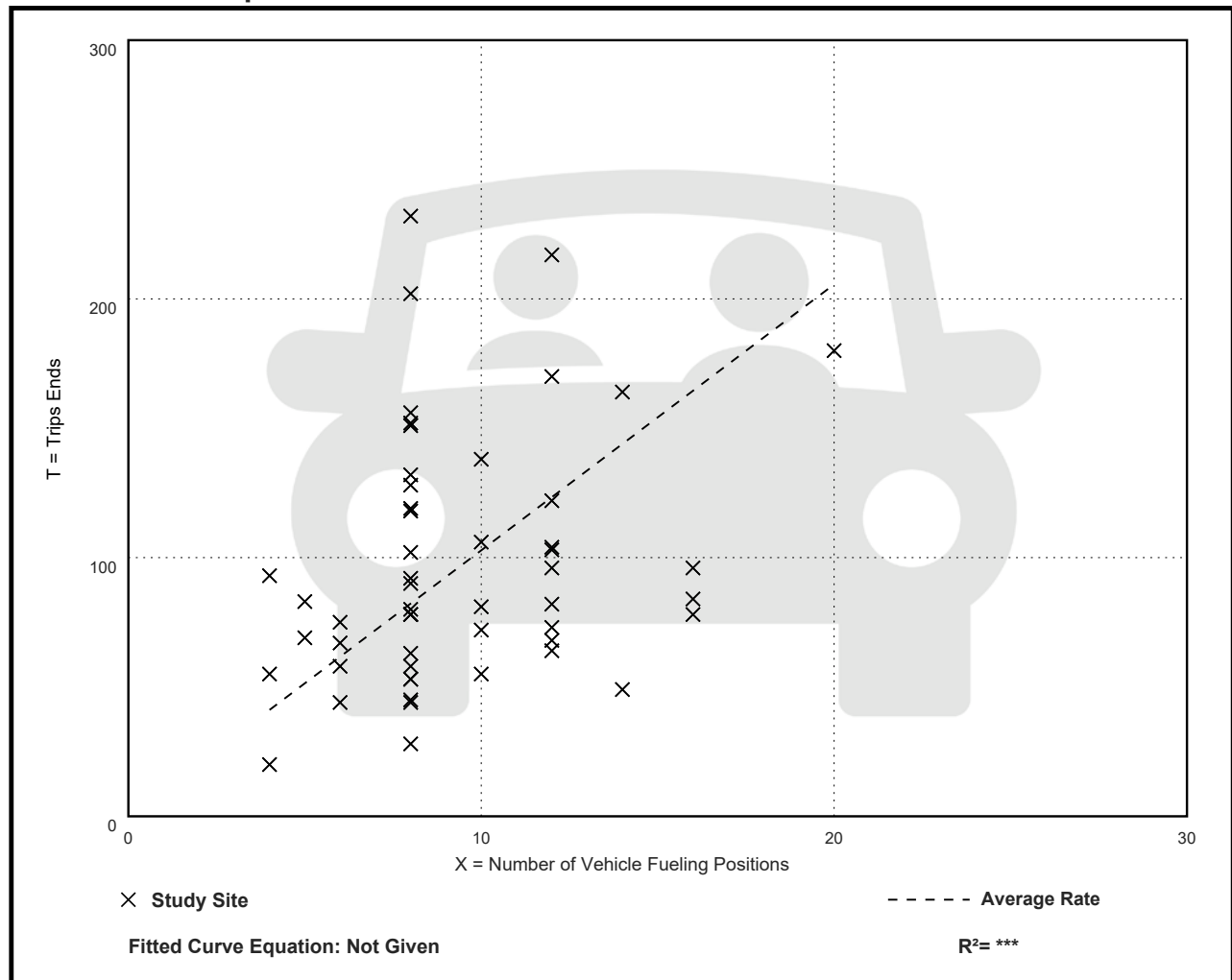
Avg. Num. of Vehicle Fueling Positions: 9

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
10.28	3.50 - 29.00	5.36

## Data Plot and Equation



# Gasoline/Service Station (944)

## Vehicle Trip Ends vs: Vehicle Fueling Positions

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: 65

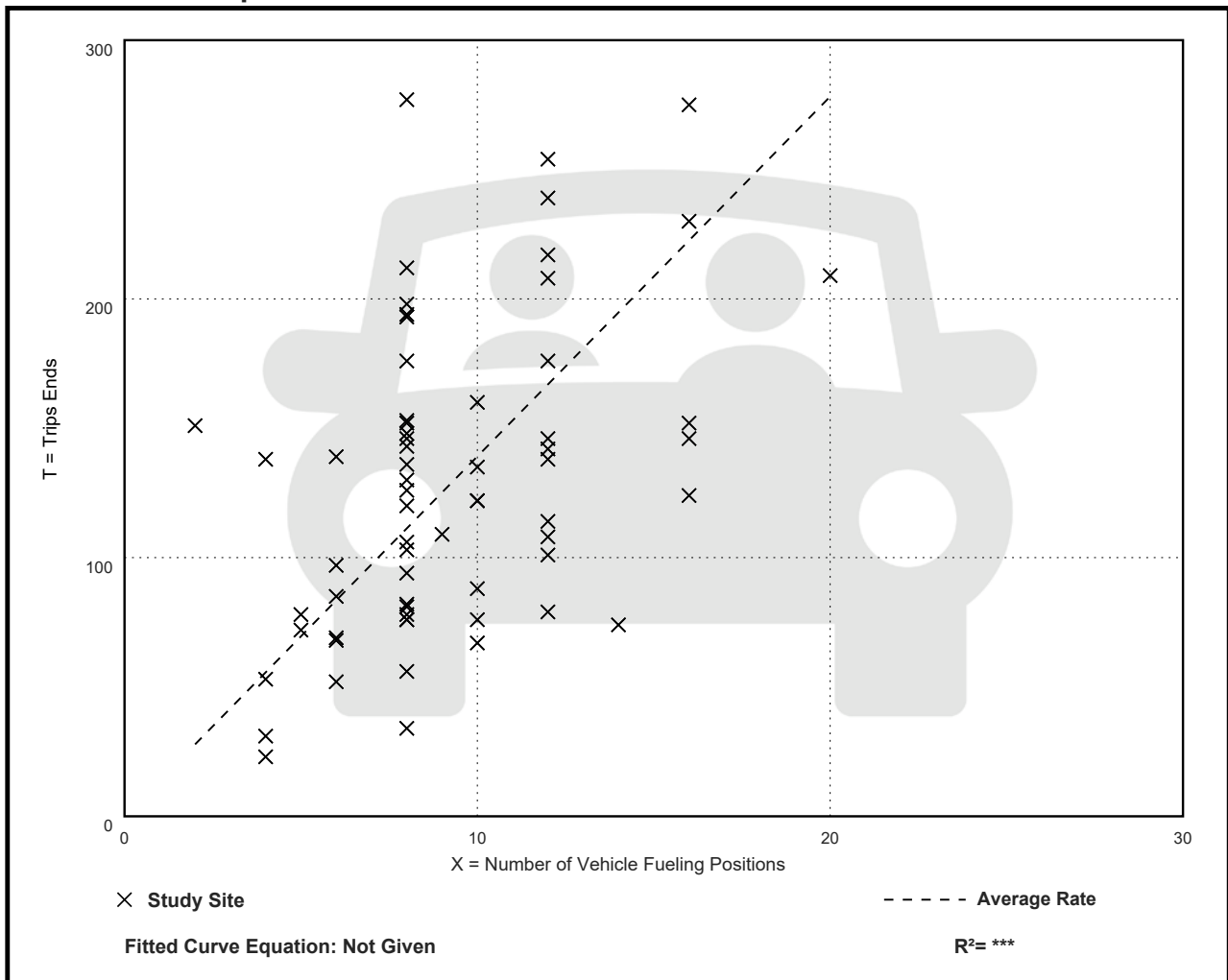
Avg. Num. of Vehicle Fueling Positions: 9

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
13.91	4.25 - 75.50	6.93

## Data Plot and Equation



# Land Use: 945

## Convenience Store/Gas Station

---

### Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells grocery and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and pre-made sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

Convenience store (Land Use 851), gasoline/service station (Land Use 944), and truck stop (Land Use 950) are related uses.

### Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of three subcategories, based on the number of vehicle fueling positions (VFP) at the site: between 2 and 8 VFP, between 9 and 15 VFP, and between 16 and 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of three other subcategories, based on the gross floor area (GFA) of the convenience store at the site: between 2,000 and 4,000 square feet, between 4,000 and 5,500 square feet, and between 5,500 and 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site-generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have sub-categories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory “none.”

### **Additional Data**

***ITE recognizes there are existing convenience store/gas station sites throughout North America that are larger than the sites presented in the data plots. However, the ITE database does not include any site with more than 24 VFP or any site with gross floor area greater than 10,000 square feet. Submission of trip generation data for larger sites is encouraged.***

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arkansas, California, Connecticut, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Pennsylvania, Rhode Island, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

### **Source Numbers**

221, 245, 274, 288, 300, 340, 350, 351, 352, 355, 359, 385, 440, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 977, 1004, 1024, 1025, 1027, 1052



# Convenience Store/Gas Station - GFA (4-5.5k) (945)

## Vehicle Trip Ends vs: Vehicle Fueling Positions

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: 18

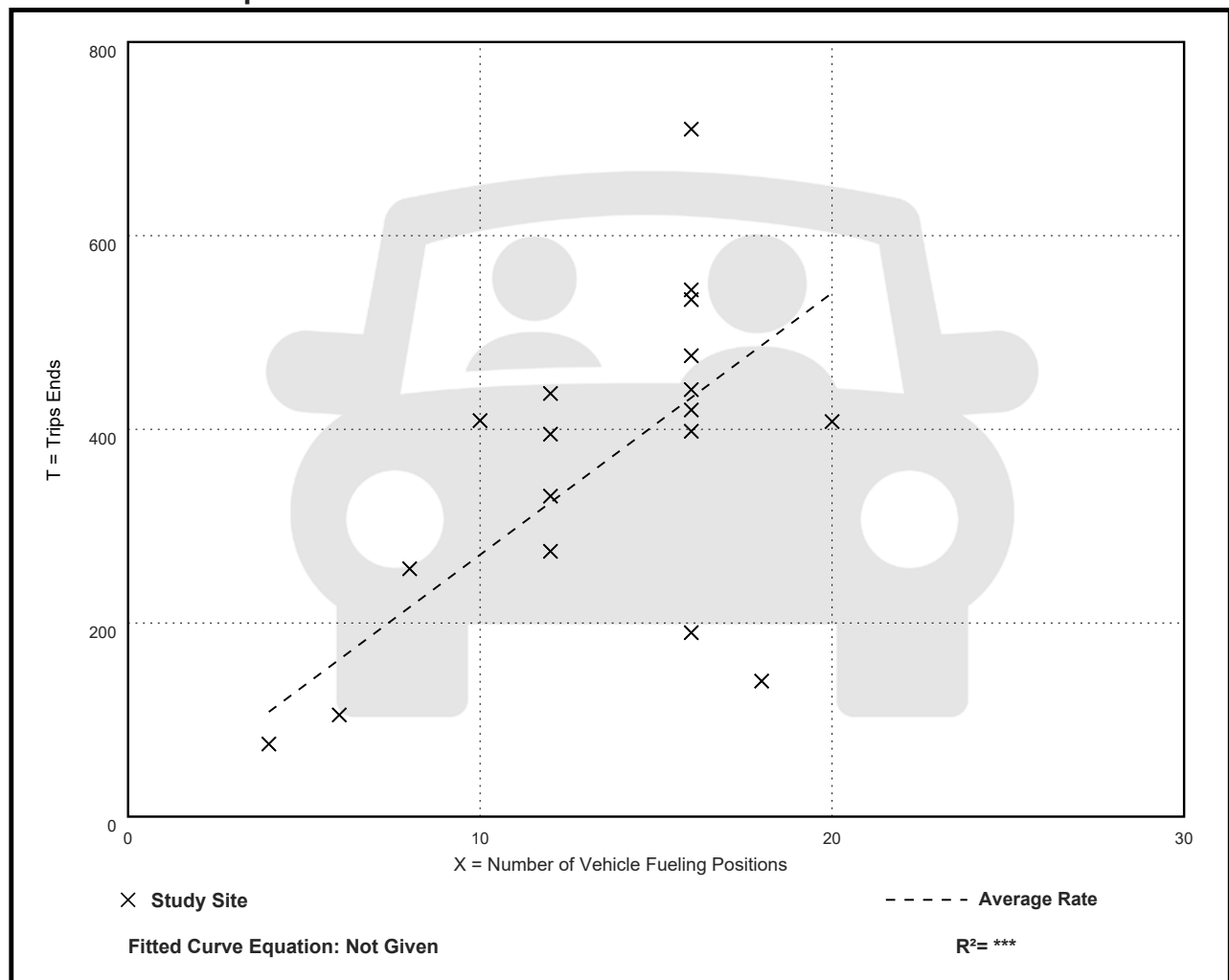
Avg. Num. of Vehicle Fueling Positions: 13

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
27.04	7.78 - 44.38	9.88

## Data Plot and Equation



# Convenience Store/Gas Station - GFA (4-5.5k) (945)

## Vehicle Trip Ends vs: Vehicle Fueling Positions

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: 23

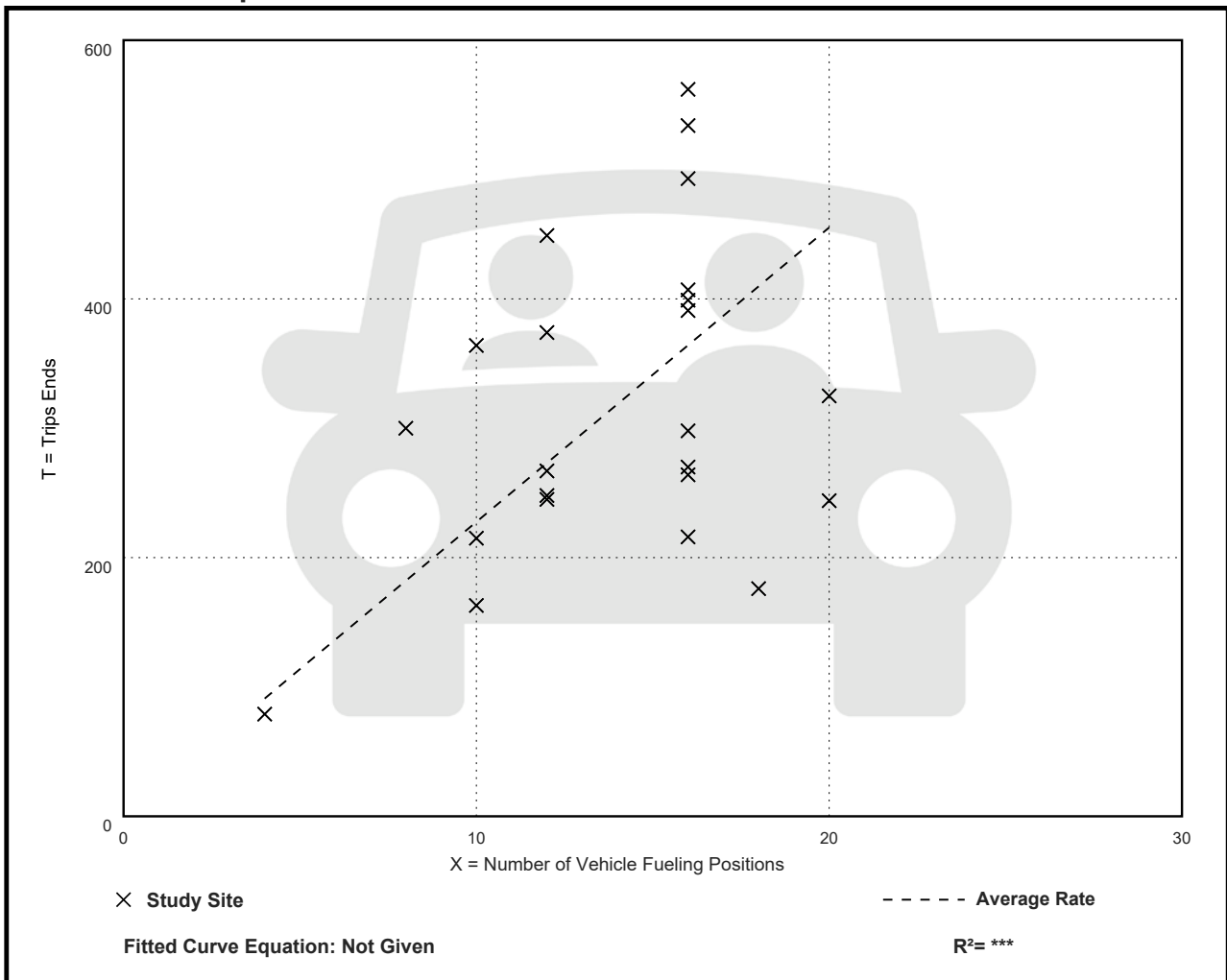
Avg. Num. of Vehicle Fueling Positions: 14

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
22.76	9.78 - 37.50	8.49

## Data Plot and Equation



### Recommended EV Charger Trip Generation Rates

Daily	47.83
AM Peak	5.03
PM Peak	4.23

Based on 100% EV charging usage

maximum charges per EV charger	2.52
Peak Hour Trips per charging station	5.03

Using ratios from ITE 945 to equate the peak potential charging to trips Daily, AM and PM peak hour trips  
ITE 945 ratios for a fueling station with a C-store 4,000 to 5,500 SF in size

Daily	257.13
AM	27.04
PM	22.76

Average EV Charging Time 23.83 minutes

#### EV charging times

<a href="#">2023 Nissan Ariya</a>	10% to 80% in 35 to 90 minutes	35
<a href="#">2023 Tesla Model S</a>	200 miles of range in 15 minutes	15
<a href="#">2023 Rivian R1T</a>	149 miles of range in 25 minutes	25
<a href="#">2023 Volkswagen ID.4</a>	10% to 80% in 30 minutes	30
<a href="#">2024 Kia EV9</a>	10% to 80% in 20 minutes	20
<a href="#">2023 Genesis GV60</a>	10% to 80% in about 18 minutes	18

<https://cars.usnews.com/cars-trucks/advice/ev-charging-time>







**Table D-5 (continued)**

**St. Lucie County – Fully Calculated Road Impact Fee Schedule: Fort Pierce (County and State Portion)**

ITE LUC	Land Use	Unit	Trip Rate	Trip Rate Source	Network Trip Length	Total Trip Length	Trip Length Source	Percent New Trips	% New Trips Source	Net VMT <sup>(1)</sup>	Net VMT (Adjusted) <sup>(2)</sup>	Total Impact Cost	Annual Cap. Imp. Credit	Cap. Imp. Credit	Net Impact Fee
<b>INSTITUTIONS:</b>															
520	Elementary School (Private)	1,000 sf	19.52	ITE 10th Edition <sup>(5)</sup>	3.31	3.81	50% of LUC 210: Travel Demand Model	80%	Based on LUC 710 (adjusted) <sup>(6)</sup>	19.33	18.75	\$10,542	\$97	\$1,737	\$8,805
522/525	Middle/High School (Private)	1,000 sf	16.21	ITE 10th Edition (Adjusted) <sup>(7)</sup>	3.31	3.81	50% of LUC 210: Travel Demand Model	90%	Based on LUC 710	18.06	17.52	\$9,849	\$90	\$1,612	\$8,237
565	Day Care Center	1,000 sf	49.63	Blend of ITE 11th & FL Studies	2.03	2.53	FL Studies	73%	FL Studies	27.51	26.68	\$15,000	\$149	\$2,668	\$12,332
610	Hospital	1,000 sf	10.77	ITE 11th Edition	6.62	7.12	Same as LUC 210	78%	Midpoint of LUC 310 & LUC 720	20.80	20.18	\$11,342	\$97	\$1,737	\$9,605
620	Nursing Home	1,000 sf	6.75	ITE 11th Edition	2.59	3.09	FL Studies	89%	FL Studies	5.82	5.65	\$3,173	\$30	\$537	\$2,636
n/a	Lodge/Fraternal Organization	1,000 sf	7.60	ITE 11th Edition (LUC 560)	6.62	7.12	Same as LUC 210	50%	2009 Impact Fee Study (Mainland)	9.41	9.13	\$5,131	\$44	\$788	\$4,343
<b>OFFICE:</b>															
710	General Office	1,000 sf	10.84	ITE 11th Edition	5.15	5.65	FL Studies	92%	FL Studies	19.21	18.63	\$10,475	\$91	\$1,630	\$8,845
<b>RETAIL:</b>															
822	Retail/Shopping Center less than 40,000 sf/fgla	1,000 sf/fgla	54.45	ITE 11th Edition	1.48	1.98	Appendix A: Fig. A-1 (19k sf/fgla)	48%	Appendix A: Fig. A-2 (19k sf/fgla)	14.47	14.04	\$7,889	\$84	\$1,504	\$6,385
821	Retail/Shopping Center 40,000 to 150,000 sf/fgla	1,000 sf/fgla	67.52	ITE 11th Edition	1.94	2.44	Appendix A: Fig. A-1 (59k sf/fgla)	57%	Appendix A: Fig. A-2 (59k sf/fgla)	27.92	27.08	\$15,228	\$152	\$2,722	\$12,506
<del>820</del>	<del>Retail/Shopping Center greater than 150,000 sf/fgla</del>	<del>1,000 sf/fgla</del>	<del>37.01</del>	<del>ITE 11th Edition</del>	<del>2.80</del>	<del>3.30</del>	<del>Appendix A: Fig. A-1 (538k sf/fgla)</del>	<del>75%</del>	<del>Appendix A: Fig. A-2 (538k sf/fgla)</del>	<del>29.07</del>	<del>28.20</del>	<del>\$15,851</del>	<del>\$140</del>	<del>\$2,668</del>	<del>\$13,183</del>
944	Gas Station w/Convenience Store <2,000 sq ft	fuel pos.	172.01	ITE 11th Edition	1.90	2.40	FL Studies (LUC 944/945)	23%	FL Studies (LUC 944/945)	28.11	27.27	\$15,331	\$154	\$2,758	\$12,573
945	Gas Station w/Convenience Store 2,000 to 5,499 sq ft	fuel pos.	264.38	ITE 11th Edition (Adjusted) <sup>(8)</sup>	1.90	2.40	FL Studies (LUC 944/945)	23%	FL Studies (LUC 944/945)	43.21	41.91	\$23,563	\$237	\$4,244	\$19,319
	Gas Station w/Convenience Store 5,500+ sq ft	fuel pos.	345.75	ITE 11th Edition	1.90	2.40	FL Studies (LUC 944/945)	23%	FL Studies (LUC 944/945)	56.51	54.81	\$30,815	\$310	\$5,552	\$25,263
<b>INDUSTRIAL:</b>															
30/154	Intermodal Distribution Center/ High-Cube Warehouse	1,000 sf	1.40	ITE 11th Edition (LUC 154)	5.15	5.65	Same as LUC 710	92%	Same as LUC 710	2.48	2.41	\$1,353	\$12	\$215	\$1,138
110	General Industrial	1,000 sf	4.87	ITE 11th Edition	5.15	5.65	Same as LUC 710	92%	Same as LUC 710	8.63	8.37	\$4,706	\$41	\$734	\$3,972
150	Warehouse	1,000 sf	1.71	ITE 11th Edition	5.15	5.65	Same as LUC 710	92%	Same as LUC 710	3.03	2.94	\$1,652	\$14	\$251	\$1,401

- 1) Net VMT calculated as ((Trip Generation Rate\* Trip Length\* % New Trips)\* (1-Interstate/Toll Facility Adjustment Factor)/2). This reflects the unit of vehicle-miles of capacity consumed per unit of development and is multiplied by the cost per vehicle
- 2) Net VMT (Item 1) multiplied by the VMT adjustment factor (97%)
- 3) Bed & breakfast rate does not include primary residence. Single family unit must be assessed for the residential portion of the use.
- 4) Updated trip generation rate data for this land use was not available in ITE 10<sup>th</sup> Edition or ITE 11<sup>th</sup> Edition.
- 5) Updated trip generation rate data (per 1,000 sf) was not available for this land use in ITE 11<sup>th</sup> Edition.
- 6) The percent new trips for schools was estimated at 90% based on LUC 710, but was then adjusted to 80% to provide a conservative fee rate. This adjustment reflects the nature of elementary and middle school uses where attendees are unable to drive and are typically dropped off by parents on their way to another destination.
- 7) Updated trip generation rate data (per 1,000 sf) was not available for this land use in ITE 11<sup>th</sup> Edition. The trip generation rate is a blend of Middle and High School land uses
- 8) The trip generation rate represents a blend of the 2,000 sf to 3,999 sf and 4,000 sf to 5,499 sf tiers presented in the Trip Generation Rate Manual.





**Vehicle Pass-By Rates by Land Use**

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
Pass-By Characteristics for Individual Sites										
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
						Primary (%)	Diverted (%)	Total (%)		
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30
5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	---	84	---	---	16	1953	30

**Vehicle Pass-By Rates by Land Use**

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
Pass-By Characteristics for Individual Sites										
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
						Primary (%)	Diverted (%)	Total (%)		
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30
4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2.954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	---	81	---	---	19	2227	30

### Traffic Counts and Level of Service Report 2024

Roadway Name	Location	STATION ID	2024 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
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	9,900	2024	2,000	536	B	0.27	542	B	0.27
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	9,696	2023							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	9,696	2023							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	9,696	2023							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	9,696	2023							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	9,696	2023							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,267	2023							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,118	2023							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,118	2023							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,489	2023							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,459	2023							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	33,776	2023							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	33,776	2023							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	32,311	2023							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,178	2023	2,100	681	C	0.32	672	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,178	2023	1,630	681	C	0.42	672	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,615	2023	1,630	813	D	0.50	778	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,736	2023	1,630	680	C	0.42	603	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,736	2023	1,710	680	C	0.40	603	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	436	2022	790	68	C	0.09	64	C	0.08
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,820	2023	750	85	C	0.11	85	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,785	2022	790	145	C	0.18	106	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,495	2023	870	70	C	0.08	70	C	0.08
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,997	2021	540	173	C	0.32	196	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,174	2021	750	359	C	0.48	359	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,049	2023	750	342	C	0.46	345	C	0.46
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,049	2023	540	342	D	0.63	345	D	0.64
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	9,400	2024	540	465	D	0.86	461	D	0.85
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	9,400	2024	750	465	D	0.62	461	D	0.61
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2024	750	590	D	0.79	518	D	0.69
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2024	540	590	F	1.09	518	D	0.96

\* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT. FDOT count stations use standard K and D factors to determine peak hour values. Peak hour data is not available for locations on State roads due to differences in data availability, LOS Methodologies, and service level thresholds. Please refer to FDOT sources for detailed data on FDOT traffic counts.

\* Volumes shown were adjusted using FDOT Seasonal Factors

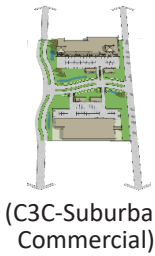
\* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

\* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.

# C3C & C3R

## Motor Vehicle Arterial Generalized Service Volume Tables

### Peak Hour Directional



	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

### Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

### AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**

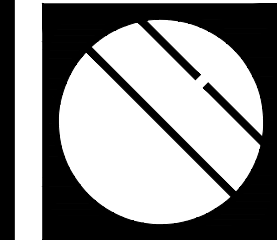


	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.



# Cotleur & Hearing

Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

# 7-Eleven Concept

6900 Okeechobee Rd.  
Ft. Pierce, Florida

## SITE DATA

NAME OF PROJECT	Ft. Pierce Shell		
PROPERTY CONTROL NUMBER	23247050005000		
LAND USE DESIGNATION	GC		
ZONING DISTRICT	C-3 (General Commercial)		
NUMBER OF STORIES	1		
NUMBER OF BUILDINGS	1		
<b>TOTAL OVERALL SITE AREA</b>	<b>1.95 AC</b>	<b>84,945.00 SF</b>	
<b>BUILDING DATA</b>	<b>USE SF</b>		
CONVENIENCE STORE	4,874 SF		
QUICK SERVE / COFFEE SHOP	1,382 SF		
12 FUEL PUMP GAS STATION	4,840 SF		
<b>TOTAL SQUARE FOOTAGE</b>	<b>11,096.00 SF</b>		
<b>TOTAL LOT AREA BREAKDOWN</b>	<b>SF</b>	<b>AC</b>	<b>%</b>
BUILDING LOT COVERAGE	6,256	0.22	7.36%
VIA	48,698	1.12	57.33%
SIDEWALK	4,038	0.09	4.75%
DRY RETENTION	10,697	0.25	12.59%
GREEN SPACE	15,256	0.35	17.96%
<b>TOTAL</b>	<b>84,945</b>	<b>1.95</b>	<b>100.00%</b>
<b>PARKING DATA</b>	<b>REQ</b>	<b>PROV</b>	
CONVENIENCE STORE W/FUEL SALES	24		
QUICK SERVE	19		
<b>TOTAL</b>	<b>43</b>	<b>45</b>	
HANDICAP SPACES (INCLUDED IN TOTAL)			2
<b>SETBACKS</b>	<b>REQ</b>	<b>PROV</b>	
CONVENIENCE STORE			
FRONT	25'	160.6'	
SIDE	15'	91.8'	
REAR	15'	26'	
<b>FUEL PUMPS</b>			
FRONT	25'	71.3'	
SIDE	15'	96.8'	
REAR	15'	167.3'	
<b>PEDESTRIAN AMENITIES</b>	<b>REQ</b>	<b>PROV</b>	
BIKE RACK SPACES	3	3	
COMMERCIAL (1 SPACE/10 CAR SPACES)	3	3	

## PROJECT TEAM

**OWNER/CLIENT:**  
MACMILLIAN OIL COMPANY, LLC  
7950 NW 58TH ST  
DORAL, FL 33166  
CONTACT: DAVID KINGSLEY  
DKKINGSLEY@AOL.COM  
561-254-8040

**CIVIL ENGINEER/TRAFFIC ENGINEER:**  
JEFF H. IRAVANI, INC.  
1934 COMMERCE LANE, SUITE 5  
JUPITER, FL 33458  
CONTACT: JEFF IRAVANI, PE  
JH@JHINC.COM  
561-575-8030

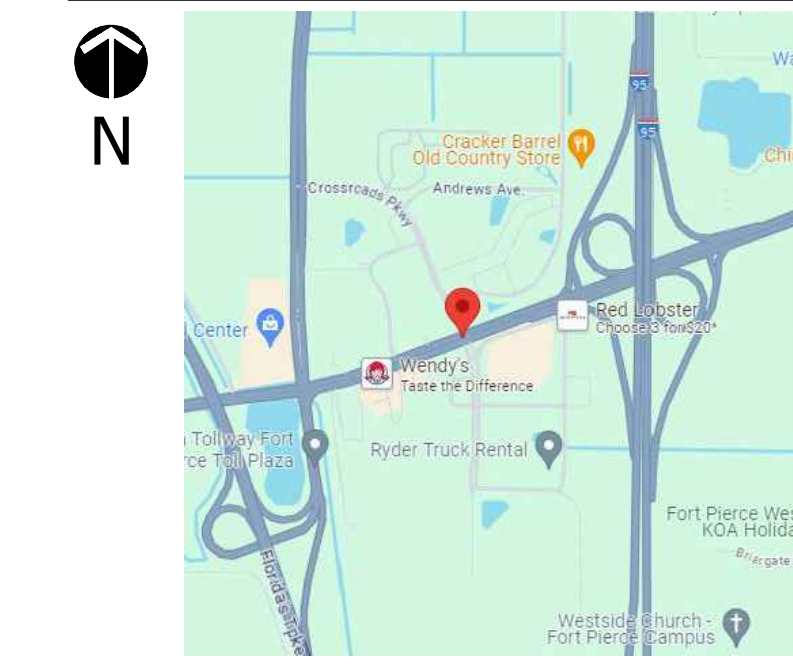
**LANDSCAPE ARCHITECT:**  
COTLEUR & HEARING  
CONTACT: DON HEARING  
DHEARING@COTLEUR-HEARING.COM  
561-747-6336

**SURVEYOR:**  
EXACTA COMMERCIAL LAND SURVEYORS  
3460 FAIRLANE FARMS ROAD, SUITE 7  
WELLINGTON, FL 33414  
CONTACT: JAVIER DE LA ROCHA  
JAVIER@EXACTACOMM.COM  
561-314-0769

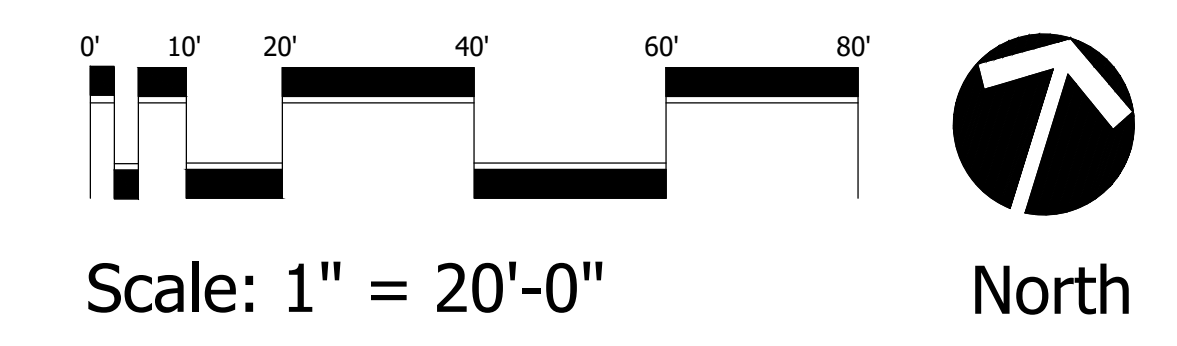
## LEGEND

ADA	DISABLED	HC SIGN
LB	LANDSCAPE BUFFER	STOP SIGN
R	RADIUS	PARKING LIGHT
SB	SETBACK	
SW	SIDEWALK	
TYP	TYPICAL	

## LOCATION MAP



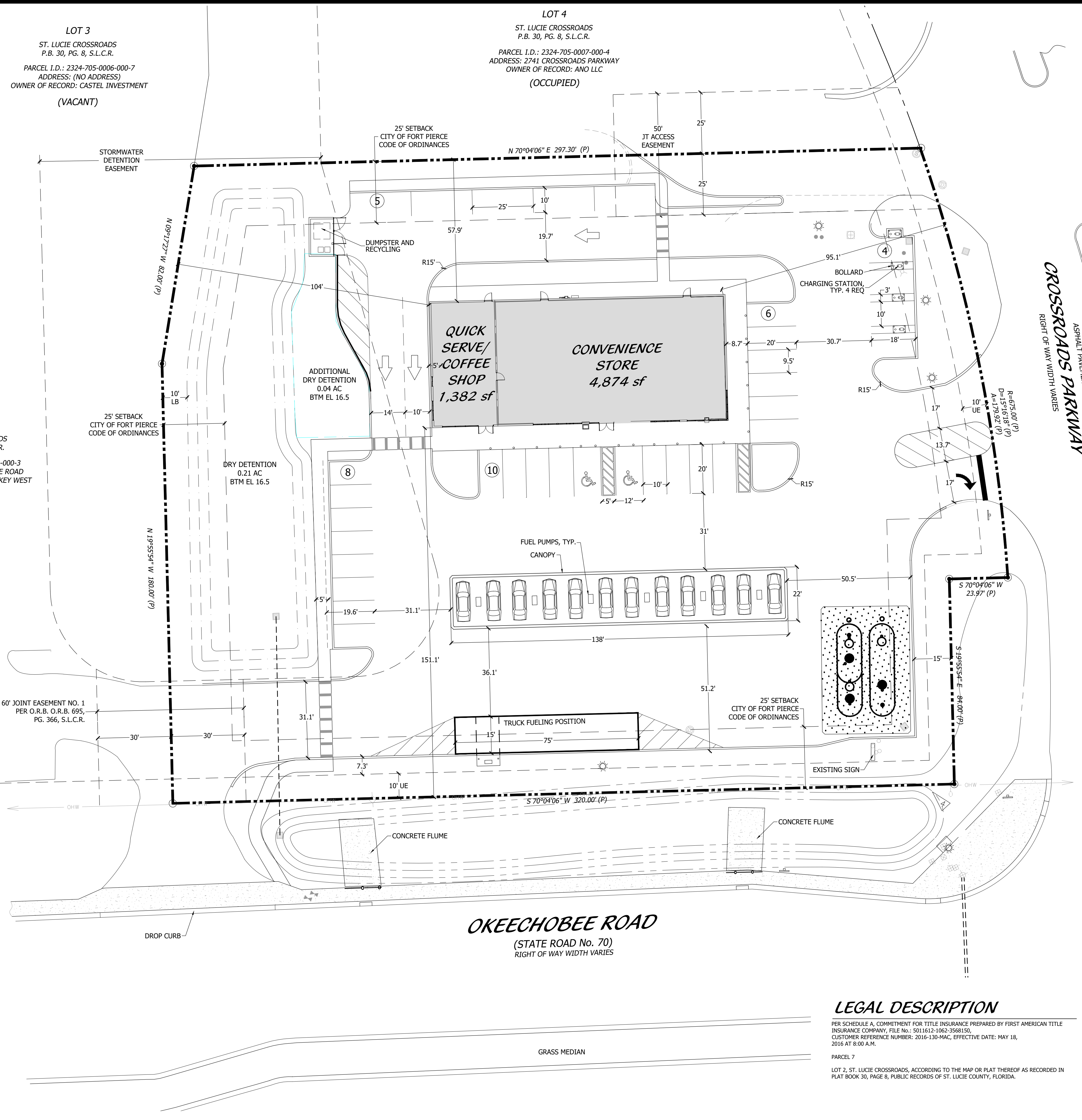
# Site Plan



## LEGAL DESCRIPTION

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

PARCEL 7  
LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	23-1002
DATE	07-15-24
REVISIONS	11-01-24

November 01, 2024 8:07:14 a.m.  
Drawing: 23-1002 CSP.DWG

SHEET 1 OF 1  
© COTLEUR & HEARING, INC.  
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. In no event shall the architect be held liable for any damages or losses, including those caused by a governmental entity's public records requirement under Florida law.

**Property Identification**

Site Address: 6900 OKEECHOBEE RD  
 Sec/Town/Range: 24/35S/39E  
 Parcel ID: 2324-705-0005-000-0  
 Jurisdiction: Fort Pierce

Use Type: 2600  
 Account #: 132693  
 Map ID: 23/24S  
 Zoning: General Co

**Ownership**

MacMillan Real Estate LLC  
 7950 NW 58th ST  
 Doral, FL 33166-3430

**Legal Description**

ST LUCIE CROSSROADS LOT 2 (1.95 AC) (OR1865-1681)

**Current Values**

Just/Market Value: \$1,557,700  
 Assessed Value: \$1,275,582  
 Exemptions: \$0  
 Taxable Value: \$1,275,582

**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): 1,736  
 Gross Sketched Area (SF): 6,338  
 Land Size (acres): 1.95  
 Land Size (SF): 84,942

**Building Design Wind Speed**

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Hotel	GC (General Commercial)	C-3
South	Okeechobee Road	Okeechobee Road	Okeechobee Road
East	Crossroads Pkwy	Crossroads Pkwy	Crossroads Pkwy
West	Restaurant	GC (General Commercial)	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	NA	1.95	N/A
**Proposed	GC	C-3	11,096	1.95	N/A

### II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot 0.125 x 6256 = 782 GPD
Demand Analysis	Maximum 782
Current Zoning/FLU	Total gallons per day 782 Gallons Per Day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot <span style="float: right;">0.1 x 6256 = 625.6</span>
Demand Analysis	Maximum 625.6
Current Zoning/FLU	Total gallons per day 625.6 Gallons Per Day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>C. Parks and Recreation (Residential Classifications Only):</b> (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			

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

<b>E. Solid Waste: Residential</b> (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)

<b>Impact</b>	See storm water report for details.
---------------	-------------------------------------

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

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>	See attached Traffic Study	See attached Traffic Study
<b>**Proposed Zoning/FLU</b>		
<b>*Change in Demand Impact to Capacity</b>	Trips	Trips

**IV. Project Description**

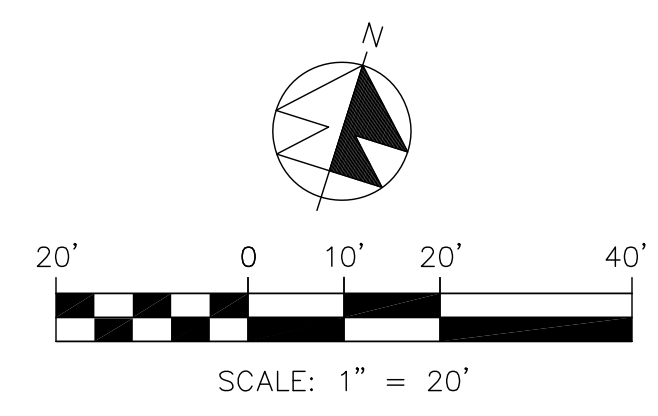
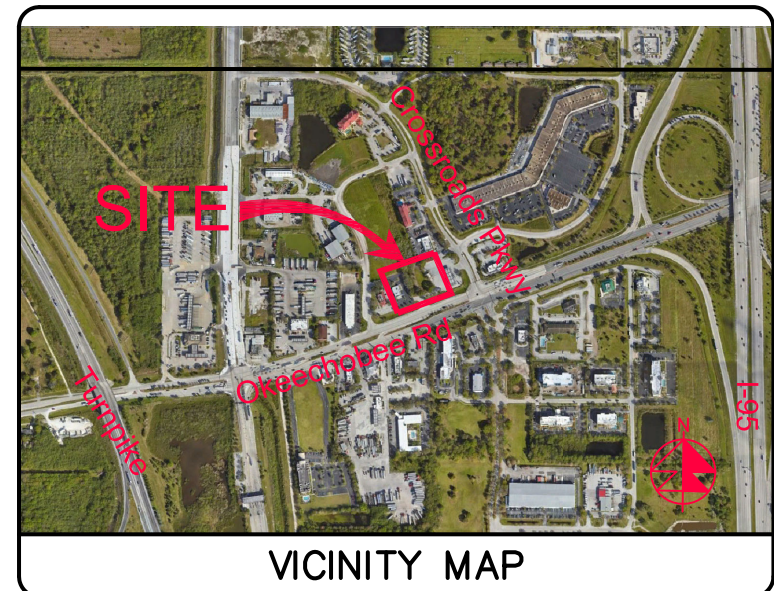
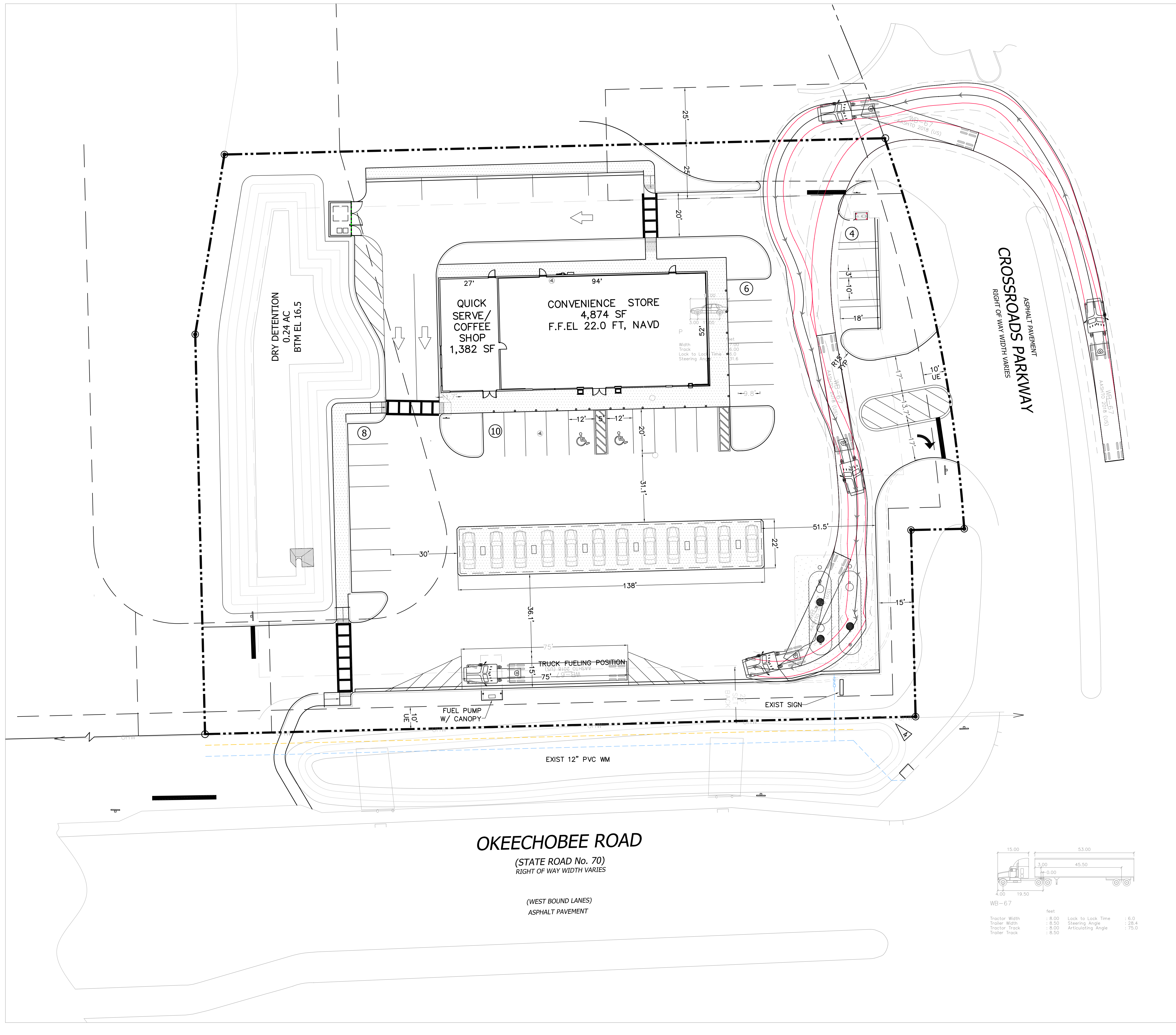
<b>PHASING</b>	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily: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

<b>RESIDENTIAL DATA</b>					
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
Commercial (Gas Station)		6256	1.95		

- 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? 1,736
2. What is the current use of the structure to be demolished or re-used? Commercial (Gas Station)
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: NA

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



JEFF H. LRAVANI, Inc.  
Consulting Engineers

1934 COMMERCE LANE, SUITE 5  
JUPITER, FLORIDA 33458  
TEL: (561) 575-6030  
FAX: (561) 575-6088  
EMAIL: JHI@JHINC.COM

REVISIONS

Okeechobee Road Station  
6900 Okeechobee Rd  
Ft Pierce, Florida

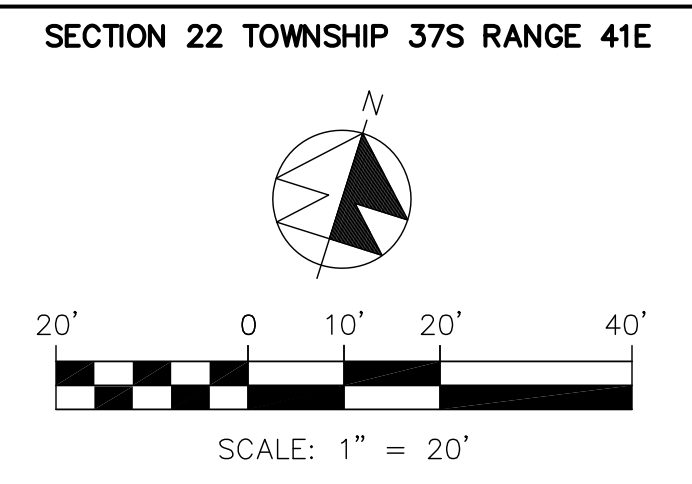
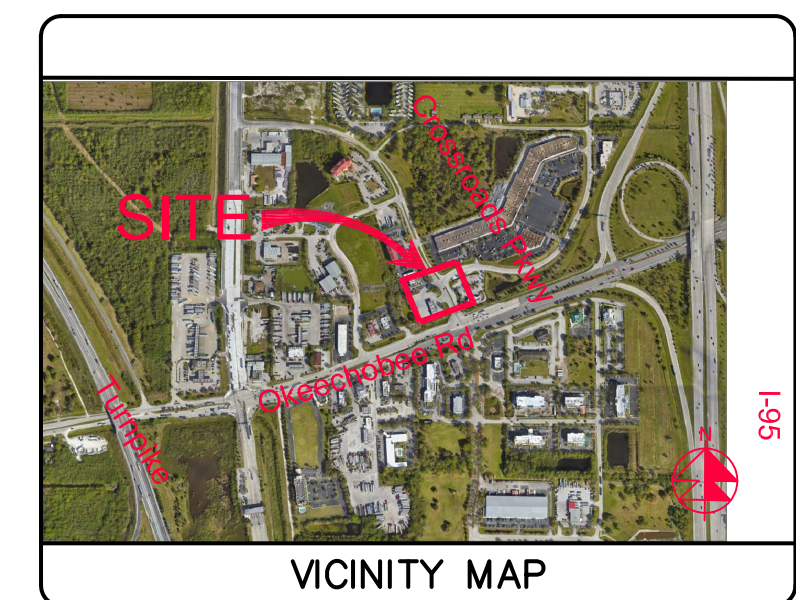
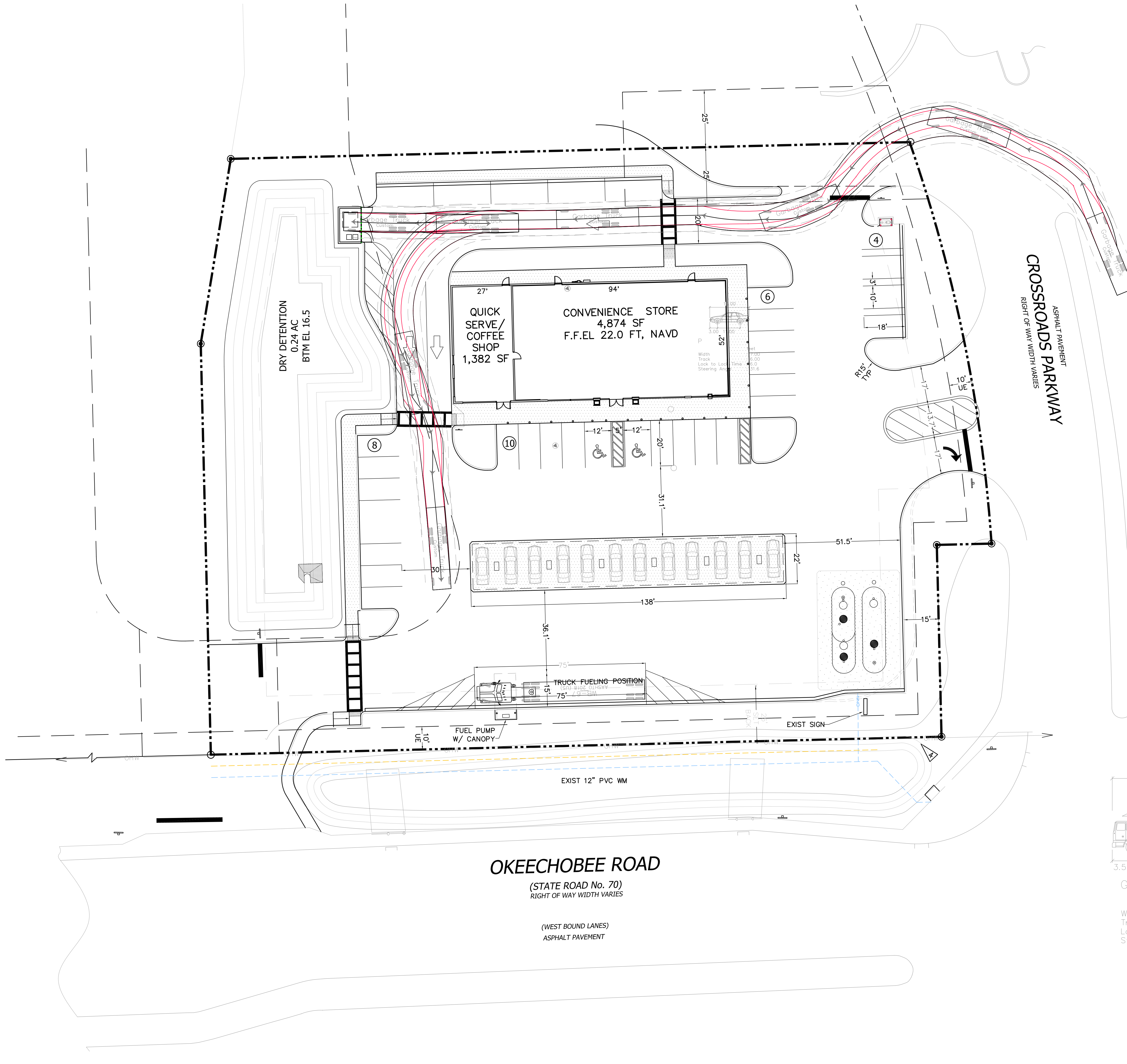
FUEL TRUCK CIRCULATION

DATE 11/29/2023  
SCALE 1"=40'  
DESIGNED BY JHI  
DRAWN BY DDI  
JOB NO. 2311-1455

**LEGEND**

PROF PAVT EL	PROF CONC SW EL
CONTRACTOR TO FIELD VERIFY	INVERT EL
CATCH BASIN	YARD DRAIN
BOTTOM EL	TOP EL
EXFILTRATION TRENCH	WATER MAIN
WATER SERVICE	SANITARY SERVICE
FORCE MAIN	FIRE MAIN
UNDERGROUND WIRE	STORM LINE
WASTEWATER GRAVITY	FIRE HYDRANT
POST INDICATOR VALVE	GATE VALVE
TAPPING VALVE	VALVE
FIRE DEPT CONNECTION	CV CHECK VALVE
WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.	SAMPLE POINT
METERED END SECTION	FIN FLOOR ELEV
FLOW LINE ELEV	TOP OF BANK
TOP OF SLOPE	TOP OF CONCRETE
TOP OF PAVEMENT	UTILITY EASEMENT
DRAINAGE EASEMENT	LANE MAINTENANCE EASMT
LIMITED ACCESS EASMT	CLEARCUT
BORING NO. AND LOCATION	ELLIPICAL ROP
REINFORCED CONC PIPE	CORRUGATED ALUMINUM PIPE
HIGH DENSITY POLYETHYLENE PIPE	POLYVINYL PIPE
CORRUGATED METAL PIPE	PROF CONC EL

48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
811  
CALL SUNSHINE  
NOTIFICATION CENTER



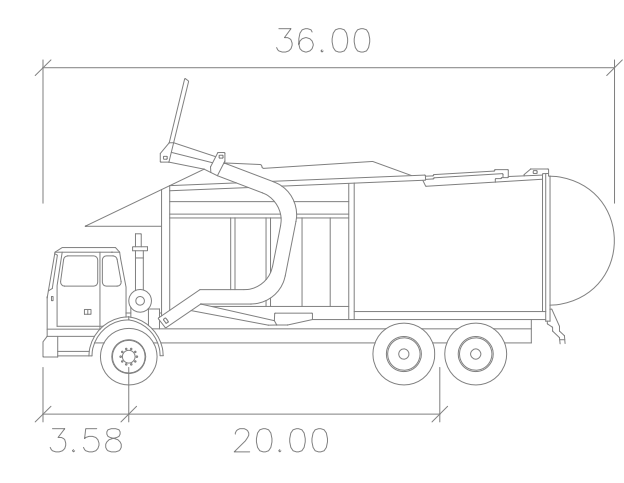
REVISIONS	

**Jeff H. Irvani, Inc.**  
 Consulting Engineers  
 1934 COMMERCE LANE, SUITE 5  
 JUPITER, FLORIDA 33458  
 TEL: (561) 575-6030  
 FAX: (561) 575-6088  
 EMAIL: JHI@JHIINC.COM  
 WEBSITE: WWW.JHIINC.COM

**Okeechobee Road Station**  
 6900 Okeechobee Rd  
 Ft Pierce, Florida

GARBAGE TRUCK CIRCULATION		JOB NO.
DATE	DESIGNED BY	2311-1455
11/29/2023	JHI	
SCALE	DRAWN BY	
1"=40'	DDI	

LEGEND	
PROF PAVT EL	PROPOSED PAVEMENT ELEVATION
PROF CONC SW EL	PROPOSED CONCRETE SIDEWALK ELEVATION
EXIST EL	EXISTING ELEVATION
CONTRACTOR TO FIELD VERIFY	CONTRACTOR TO FIELD VERIFY
INVT EL	INVERT ELEVATION
CB	CATCH BASIN
YD	YARD DRAIN
BE	BOTTOM ELEVATION
TE	TOP ELEVATION
EXP	EXFILTRATION TRENCH
WM	WATER MAIN
WS	WATER SERVICE
SS	SANITARY SERVICE
FM	FIRE MAIN
FM	FIRE MAIN
UGW	UNDERGROUND WIRE
SLM	STORM LINE
W	WASTEWATER GRAVITY
PV	POST INDICATOR VALVE
PH	FIRE HYDRANT
GV	GATE VALVE
TV	TAPPING VALVE
V	VALVE
FC	FIRE DEPT CONNECTION
CV	CHECK VALVE
DDA-DBL	DDA-DBL CHOK DETECTOR ASSEMBLY
RPA	RPA-REDUCED PRESS DET ASSEMBLY
WM	WATER METER W/ BACKFLOW PREV.
RP	REDUCED PRESSURE
SR	SAMPLE POINT
MES	METERED END SECTION
F.F.E.L.	FIN FLOOR ELEVATION
F.L.E.L.	FLOW LINE ELEVATION
TOR	TOP OF BANK
TOS	TOP OF SLOPE
TC	TOP OF CONCRETE
TP	TOP OF PAVER
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
LME	LANE MAINTENANCE EASMT
LAE	LIMITED ACCESS EASMT
CD	CLEARCUT
B	BORING NO. AND LOCATION
EP	ELLIPICAL ROP
RCP	REINFORCED CONC PIPE
CAP	CORRUGATED ALUMINUM PIPE
HDP	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
CM	CORRUGATED METAL PIPE
CC	PROPOSED CONC EL



Garbage Truck  
 Width : 8.00  
 Track : 8.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 27.4

**OKEECHOBEE ROAD**  
 (STATE ROAD No. 70)  
 RIGHT OF WAY WIDTH VARIES  
 (WEST BOUND LANES)  
 ASPHALT PAVEMENT

48 HOURS BEFORE DIGGING  
 CALL TOLL FREE  
 811  
 CALL SUNSHINE  
 NOTIFICATION CENTER

FR # 6986  
 SHEET NO.  
 GT-1



## **Stormwater Management Report**

**For**

# **Okeechobee Road Station**

**6900 Okeechobee Rd**

**Ft. Pierce, Florida**

**11/12/2024**

**Prepared By:**

**Jeff H. Iravani, Inc.**  
Consulting Engineers  
1934 Commerce Lane, Suite 5  
Jupiter, Florida 33458

**Tel: (561) 575-6030**

**Fax: (561) 575-6088**

**[www.JHIinc.com](http://www.JHIinc.com)**

**[JHI@JHIinc.com](mailto:JHI@JHIinc.com)**

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**Jeff H. Iravani, P.E.**  
**Florida Registration # 33155**  
**FR # 6986**



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## I. Introduction

The project is an existing Shell Gas/Convenience store located at the northwest corner of Okeechobee Road ( SR-70) and Crossroads Pkwy between I-95 & FTPK.

The site is 1.95 ac with access to Okeechobee Rd & Crossroads Pkwy.

The existing drainage system consists of a dry detention pond that provides water quality and attenuation with an outfall through a control structure and a 15” RCP into Okeechobee Road drainage system.

The existing development was constructed under SFWMD permit exemption # 56-00878-S. The project is in North St Lucie River Water Control District.

It is proposed to redevelop the site to construct a convenience store with a quick coffee drive thru and 8 gas pumps.

The proposed drainage system consists of a 0.24 ac dry detention and additional 407-lf of exfiltration trenches. The control structure and outfall are to remain the same.

Section 13, Township 35S, Range 39E, City of Fort Pierce, St. Lucie County, Florida

## II. Site Data

Item	PROPOSED (ac)
Project Area	1.95
Bldg	0.14
Pavt/SW	1.21
Impervious Total	1.35
% Impervious	69.2%
Pervious	0.60
Dry Detention	0.24
Pervious w/o dry det	0.36

$$S_{\text{Project}} = 9'' \text{ (flatwood)} \times (1-0.6) \times 0.75 = 2.70 \text{ in}$$

$$CN_{\text{Project}} = 78.7$$

$$CN_{\text{Pre Dev}} = 9'' \times (1-0.62) \times 0.75 = 2.57 \text{ in}$$

$$CN_{\text{Pre Dev}} = 79.5$$



### III. Off-site Discharge

There is off-site discharge.

### IV. Wetlands

There are no wetlands on this property.

### V. Water Table

Per soil report, the water table was more than 6' below the surface ~ below el 15.5 ft, navd.  
Per SFWMD permit exemption, the wet season water table is 15.0 ft, navd.  
HWT of 15.0 ft, navd is assumed for this project.

### VI. Design Criteria

#### Water Quality

Required water quality is the greater of below in wet detention:

- a. 2.5" wet detention over the impervious area.
- b. 1" wet detention over the entire area.

Dry detention shall be 75% of wet detention.

Dry retention shall be 50% of wet detention.

$$V \text{ req wet det} = 2.5''A/12(A\text{-det-Bldg-pervious area})/(A\text{-det-Bldg})$$

$$(2.5'' \times 1.95)(1.95 - 0.24 - 0.14 - 0.36)/(1.95 - 0.24 - 0.14)/12 = 0.31 \text{ A-F}$$

$$1''(1.95)/12 = 0.16 \text{ A-F}$$

$$V \text{ prop dry det} = 0.09 \text{ a-f}$$

$$V \text{ prop dry ret/exfiltration} = 0.36 \text{ a-f}$$

$$V \text{ prop total} = 0.36 + 0.09 = 0.45 \text{ a-f dry ret/det} > 0.31$$

$$V \text{ req pre-treat} = 0.45 \text{ a-f}$$

#### Design Elevations

Min Pavt EL

10yr-24hr storm peak stage 18.59 FT, NAVD

Min Pavt EL 20.00 FT

Perimeter Berm EL

25yr-72 hr storm peak stage 19.21 FT, NAVD (City of Ft. Pierce)

10yr-72hr storm peak stage 19.03 FT (NSLRWCD)

Min perim berm EL 20.00 FT

Min Fin Floor EL

100yr-72hr storm peak stage 20.94 FT, NAVD

Min F.F. EL 22.00 FT



## VII. Allowable Discharge

NSLRWCD allowable discharge is 2" per day for a 10yr-72hr storm. This is a volume-based limitation. There is no limitation on the peak discharge rate.

$V$  allowable (10yr-72hr) = 1.95 ac x 2"/12 = 0.33 A-F /day

$V$  max prop (10yr-72hr) = 0.4 A-F /day

$V$  max pre dev (10yr-72 hr) = 0.6 .

## VIII. Bleeder Design

Bleeder is existing and min size at 3" diameter.

## IX. Utilities

Fort Pierce Utility Authority would be providing water & wastewater services to the proposed development.

## X. Maintenance Entity

The applicant shall be the maintenance entity.



# Exhibit A



==== Basins =====

```

Name: A-Project           Node: A-Project           Status: Onsite
Group: BASE               Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256           Peaking Factor: 256.0
Rainfall File:                Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000      Time of Conc(min): 10.00
Area(ac): 1.580               Time Shift(hrs): 0.00
Curve Number: 78.70           Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

```

```

Name: B-Det               Node: B-Det               Status: Onsite
Group: BASE               Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256           Peaking Factor: 256.0
Rainfall File: Flmod           Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000      Time of Conc(min): 5.00
Area(ac): 0.370               Time Shift(hrs): 0.00
Curve Number: 78.80           Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

```

```

Name: C-PreDev           Node: D-PreDev           Status: Onsite
Group: BASE               Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256           Peaking Factor: 256.0
Rainfall File: Flmod           Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000      Time of Conc(min): 10.00
Area(ac): 1.950               Time Shift(hrs): 0.00
Curve Number: 79.50           Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

```

==== Nodes =====

```

Name: A-project           Base Flow(cfs): 0.000     Init Stage(ft): 15.000
Group: BASE               Warn Stage(ft): 22.000
Type: Stage/Area

```

Stage (ft)	Area (ac)
14.990	0.0000
15.000	0.1200
18.000	0.1200
18.010	0.0000
20.000	0.0000
22.000	1.4400

```

Name: B-Det               Base Flow(cfs): 0.000     Init Stage(ft): 16.000
Group: BASE               Warn Stage(ft): 22.000
Type: Stage/Area

```

Stage (ft)	Area (ac)
15.990	0.0000
16.000	0.0600
20.000	0.2000
20.500	0.3700

```
-----
Name: C Outfall          Base Flow(cfs): 0.000          Init Stage(ft): 15.000
Group: BASE              Warn Stage(ft): 20.000
Type: Time/Stage
```

Time (hrs)	Stage (ft)
0.00	15.000
61.22	18.000
180.00	15.000

```
-----
Name: D-PreDev          Base Flow(cfs): 0.000          Init Stage(ft): 0.000
Group: BASE              Warn Stage(ft): 23.000
Type: Stage/Area
```

Stage (ft)	Area (ac)
16.490	0.0000
16.500	0.0900
20.500	0.3400
22.800	1.8300

```
-----
Name: E Outfall pre    Base Flow(cfs): 0.000          Init Stage(ft): 15.000
Group: BASE              Warn Stage(ft): 20.000
Type: Time/Stage
```

Time (hrs)	Stage (ft)
0.00	15.000
61.22	18.000
180.00	15.000

==== Pipes =====

```

Name:                               From Node:          Length(ft): 0.00
Group: BASE                           To Node:           Count: 1
                                         Friction Equation: Automatic
                                         Solution Algorithm: Most Restrictive
                                         Flow: Both
UPSTREAM                               DOWNSTREAM
Geometry: Circular                    Circular
Span(in): 0.00                        0.00
Rise(in): 0.00                        0.00
Invert(ft): 0.000                    0.000
Manning's N: 0.000000                 0.000000
Top Clip(in): 0.000                   0.000
Bot Clip(in): 0.000                   0.000
                                         Entrance Loss Coef: 0.00
                                         Exit Loss Coef: 1.00
                                         Bend Loss Coef: 0.00
                                         Outlet Ctrl Spec: Use dc or tw
                                         Inlet Ctrl Spec: Use dc
                                         Stabilizer Option: None
```

Upstream FHWA Inlet Edge Description:  
 Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:  
 Circular Concrete: Square edge w/ headwall

==== Drop Structures =====

```

Name: CS-1                          From Node: A-project      Length(ft): 30.00
Group: BASE                           To Node: B-Det           Count: 2
                                         Friction Equation: Average Conveyance
UPSTREAM                               DOWNSTREAM
```

---

Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 18.00	18.00	Flow: Both
Rise(in): 18.00	18.00	Entrance Loss Coef: 0.000
Invert(ft): 16.500	16.500	Exit Loss Coef: 0.000
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dn
Bot Clip(in): 0.000	0.000	Solution Incs: 0

Upstream FHWA Inlet Edge Description:  
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:  
Circular Concrete: Square edge w/ headwall

\*\*\* Weir 1 of 1 for Drop Structure CS-1 \*\*\*

Count: 2	Bottom Clip(in): 0.000	TABLE
Type: Vertical: Mavis	Top Clip(in): 0.000	
Flow: Both	Weir Disc Coef: 3.130	
Geometry: Rectangular	Orifice Disc Coef: 0.600	
Span(in): 24.00	Invert(ft): 18.500	
Rise(in): 30.00	Control Elev(ft): 18.500	

---

Name: CS-2	From Node: B-Det	Length(ft): 85.00
Group: BASE	To Node: C Outfall	Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Average Conveyance
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive
Span(in): 15.00	15.00	Flow: None
Rise(in): 15.00	15.00	Entrance Loss Coef: 0.000
Invert(ft): 15.000	15.000	Exit Loss Coef: 0.000
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dn
Bot Clip(in): 0.000	0.000	Solution Incs: 0

Upstream FHWA Inlet Edge Description:  
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:  
Circular Concrete: Square edge w/ headwall

\*\*\* Weir 1 of 2 for Drop Structure CS-2 \*\*\*

Count: 1	Bottom Clip(in): 0.000	TABLE
Type: Vertical: Mavis	Top Clip(in): 0.000	
Flow: Both	Weir Disc Coef: 3.130	
Geometry: Rectangular	Orifice Disc Coef: 0.600	
Span(in): 8.00	Invert(ft): 17.560	
Rise(in): 16.00	Control Elev(ft): 17.560	

\*\*\* Weir 2 of 2 for Drop Structure CS-2 \*\*\*

Count: 1	Bottom Clip(in): 0.000	TABLE
Type: Vertical: Mavis	Top Clip(in): 0.000	
Flow: Both	Weir Disc Coef: 3.130	
Geometry: Circular	Orifice Disc Coef: 0.600	
Span(in): 3.00	Invert(ft): 15.700	
Rise(in): 3.00	Control Elev(ft): 15.700	

---

Name: CS-3	From Node: D-PreDev	Length(ft): 85.00
Group: BASE	To Node: E Outfall pre	Count: 1

UPSTREAM	DOWNSTREAM	Friction Equation: Average Conveyance
Geometry: Circular	Circular	Solution Algorithm: Most Restrictive

Shell Gas  
11/12/24  
input

---

Span(in): 15.00	15.00	Flow: None
Rise(in): 15.00	15.00	Entrance Loss Coef: 0.000
Invert(ft): 15.000	15.000	Exit Loss Coef: 0.000
Manning's N: 0.013000	0.013000	Outlet Ctrl Spec: Use dc or tw
Top Clip(in): 0.000	0.000	Inlet Ctrl Spec: Use dn
Bot Clip(in): 0.000	0.000	Solution Incs: 0

Upstream FHWA Inlet Edge Description:  
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:  
Circular Concrete: Square edge w/ headwall

\*\*\* Weir 1 of 2 for Drop Structure CS-3 \*\*\*

Count: 1	Bottom Clip(in): 0.000	TABLE
Type: Vertical: Mavis	Top Clip(in): 0.000	
Flow: Both	Weir Disc Coef: 3.130	
Geometry: Rectangular	Orifice Disc Coef: 0.600	
Span(in): 8.00	Invert(ft): 17.560	
Rise(in): 16.00	Control Elev(ft): 17.560	

\*\*\* Weir 2 of 2 for Drop Structure CS-3 \*\*\*

Count: 1	Bottom Clip(in): 0.000	TABLE
Type: Vertical: Mavis	Top Clip(in): 0.000	
Flow: Both	Weir Disc Coef: 3.130	
Geometry: Circular	Orifice Disc Coef: 0.600	
Span(in): 3.00	Invert(ft): 15.700	
Rise(in): 3.00	Control Elev(ft): 15.700	

==== Weirs =====

Name:	From Node:
Group: BASE	To Node:
Flow: Both	Count: 1
Type: Horizontal	Geometry: Circular
Span(in): 0.00	
Rise(in): 0.00	
Invert(ft): 0.000	
Control Elevation(ft): 0.000	
	TABLE
Bottom Clip(in): 0.000	
Top Clip(in): 0.000	
Weir Discharge Coef: 3.200	
Orifice Discharge Coef: 0.600	

==== Hydrology Simulations =====

Name: 100YR-72HR
Filename: C:\ICPRUSER1\100YR-72HR.R32
Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: SFWMD72
Rainfall Amount(in): 12.23

Time(hrs)	Print Inc(min)
48.000	60.00
72.000	15.00

Shell Gas  
11/12/24  
input

---

Name: 10YR-24HR  
Filename: C:\ICPRUSER1\10YR-24HR.R32

Override Defaults: Yes  
Storm Duration(hrs): 24.00  
Rainfall File: Flmod  
Rainfall Amount(in): 6.00

Time(hrs)	Print Inc(min)
8.000	60.00
16.000	30.00
24.000	60.00

---

Name: 10YR-72HR  
Filename: C:\ICPRUSER1\10 yr 72 hr.R32

Override Defaults: Yes  
Storm Duration(hrs): 72.00  
Rainfall File: SFWMD72  
Rainfall Amount(in): 8.10

Time(hrs)	Print Inc(min)
48.000	60.00
72.000	15.00

---

Name: 25yr-72hr  
Filename: C:\ICPRUSER1\25 year 72 hr.R32

Override Defaults: Yes  
Storm Duration(hrs): 72.00  
Rainfall File: SFWMD72  
Rainfall Amount(in): 9.50

Time(hrs)	Print Inc(min)
48.000	60.00
72.000	15.00

---

Name: 5YR-24HR  
Filename: C:\ICPRUSER1\5YR-24HR.R32

Override Defaults: Yes  
Storm Duration(hrs): 24.00  
Rainfall File: Flmod  
Rainfall Amount(in): 15.00

Time(hrs)	Print Inc(min)
8.000	60.00
16.000	30.00
24.000	60.00

==== Routing Simulations =====

Name: 100YR-72HR                      Hydrology Sim: 100YR-72HR  
Filename: C:\ICPRUSER1\100YR-72HR.I32

Execute: Yes                      Restart: No                      Patch: No  
Alternative: No

Max Delta Z(ft): 1.00                      Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time(hrs): 0.000                      End Time(hrs): 72.00  
Min Calc Time(sec): 0.5000                      Max Calc Time(sec): 60.0000  
Boundary Stages:                      Boundary Flows:

IBP

Time (hrs)	Print Inc (min)
36.000	720.000
48.000	240.000
60.000	60.000
72.000	60.000

Group	Run
BASE	Yes

---

Name: 10YR-24HR                      Hydrology Sim: 10YR-24HR  
Filename: C:\ICPRUSER1\10YR-24HR.I32

Execute: No                      Restart: No                      Patch: No  
Alternative: No

Max Delta Z (ft): 1.00                      Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time (hrs): 0.000                      End Time (hrs): 24.00  
Min Calc Time (sec): 0.5000                      Max Calc Time (sec): 60.0000  
Boundary Stages:                      Boundary Flows:

Time (hrs)	Print Inc (min)
4.000	240.000
10.000	60.000
12.000	15.000
24.000	120.000

Group	Run
BASE	Yes

---

Name: 10YR-72HR                      Hydrology Sim: 10YR-72HR  
Filename: C:\ICPRUSER1\10YR72HR.I32

Execute: No                      Restart: No                      Patch: No  
Alternative: No

Max Delta Z (ft): 1.00                      Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time (hrs): 0.000                      End Time (hrs): 360.00  
Min Calc Time (sec): 0.5000                      Max Calc Time (sec): 60.0000  
Boundary Stages:                      Boundary Flows:

IBP

Time (hrs)	Print Inc (min)
36.000	120.000
48.000	120.000
60.000	60.000
96.000	60.000
360.000	120.000

Group	Run
BASE	Yes

---

Name: 25yr-72hr                      Hydrology Sim: 25yr-72hr  
Filename: C:\ICPRUSER1\25YR72HR.I32

Shell Gas  
11/12/24  
input

---

Execute: No                    Restart: No                    Patch: No  
Alternative: No

Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time(hrs): 0.000                    End Time(hrs): 72.00  
Min Calc Time(sec): 0.5000                Max Calc Time(sec): 60.0000  
Boundary Stages:                    Boundary Flows:

IBP

Time(hrs)	Print Inc(min)
36.000	120.000
48.000	120.000
60.000	60.000
72.000	60.000
360.000	360.000

Group	Run
BASE	Yes

---

Name: 5YR-24HR                    Hydrology Sim: 5YR-24HR  
Filename: C:\ICPRUSER1\5YR-24HR.I32

Execute: No                    Restart: No                    Patch: No  
Alternative: No

Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500  
Time Step Optimizer: 10.000  
Start Time(hrs): 0.000                    End Time(hrs): 24.00  
Min Calc Time(sec): 0.5000                Max Calc Time(sec): 60.0000  
Boundary Stages:                    Boundary Flows:

Time(hrs)	Print Inc(min)
4.000	240.000
10.000	60.000
12.000	15.000
24.000	120.000

Group	Run
BASE	Yes

Shell Gas  
 11/12/24  
 Max node

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
A-project	BASE	100YR-72HR	71.99	20.938	22.000	0.0050	29420	60.00	7.924	59.99	7.689
B-Det	BASE	100YR-72HR	71.99	20.938	22.000	0.0050	22599	59.99	9.797	0.00	0.000
C Outfall	BASE	100YR-72HR	61.23	18.000	20.000	0.0008	0	0.00	0.000	0.00	0.000
D-PreDev	BASE	100YR-72HR	71.99	21.532	23.000	-16.4900	43931	60.00	9.837	0.00	0.000
E Outfall pre	BASE	100YR-72HR	61.23	18.000	20.000	0.0008	0	0.00	0.000	0.00	0.000
A-project	BASE	10YR-24HR	14.35	18.589	22.000	-0.0049	113	12.00	3.896	14.35	0.333
B-Det	BASE	10YR-24HR	17.22	16.722	22.000	0.0021	3715	12.00	1.162	16.83	0.222
C Outfall	BASE	10YR-24HR	24.00	16.176	20.000	0.0008	0	16.83	0.222	0.00	0.000
D-PreDev	BASE	10YR-24HR	12.79	18.234	23.000	-16.4900	8640	12.00	4.917	12.79	1.516
E Outfall pre	BASE	10YR-24HR	24.00	16.176	20.000	0.0008	0	12.79	1.516	0.00	0.000
A-project	BASE	10YR-72HR	60.00	19.034	22.000	0.0209	113	60.00	4.896	60.00	4.888
B-Det	BASE	10YR-72HR	60.46	18.695	22.000	-0.0036	6722	60.00	6.204	60.45	2.286
C Outfall	BASE	10YR-72HR	61.22	18.000	20.000	0.0008	0	60.45	2.286	0.00	0.000
D-PreDev	BASE	10YR-72HR	60.41	18.847	23.000	-16.4900	10311	60.00	6.106	60.39	2.746
E Outfall pre	BASE	10YR-72HR	61.22	18.000	20.000	0.0008	0	60.39	2.746	0.00	0.000
A-project	BASE	25yr-72hr	60.17	19.209	22.000	0.0176	113	60.00	5.926	60.00	5.891
B-Det	BASE	25yr-72hr	60.30	19.091	22.000	0.0031	7326	60.00	7.480	60.29	3.662
C Outfall	BASE	25yr-72hr	61.22	18.000	20.000	0.0008	0	60.29	3.662	0.00	0.000
D-PreDev	BASE	25yr-72hr	60.39	19.023	23.000	-16.4900	10789	60.00	7.375	60.38	3.416
E Outfall pre	BASE	25yr-72hr	61.22	18.000	20.000	0.0008	0	60.38	3.416	0.00	0.000

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-project	BASE	0.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	0.00	16.000	22.000	2614	0.000	0.099	0.0	0.0
10YR-72HR	C Outfall	BASE	0.00	15.000	20.000	0	0.099	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	0.00	0.000	23.000	113	0.000	0.000	0.0	0.0
10YR-72HR	E Outfall pre	BASE	0.00	15.000	20.000	0	0.000	0.000	0.0	0.0
10YR-72HR	A-project	BASE	2.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	2.00	15.990	22.000	113	0.000	0.094	0.0	0.0
10YR-72HR	C Outfall	BASE	2.00	15.098	20.000	0	0.094	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	2.00	16.490	23.000	113	0.000	0.193	0.0	0.0
10YR-72HR	E Outfall pre	BASE	2.00	15.098	20.000	0	0.193	0.000	0.0	0.0
10YR-72HR	A-project	BASE	4.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	4.00	15.990	22.000	113	0.000	0.094	0.0	0.0
10YR-72HR	C Outfall	BASE	4.00	15.196	20.000	0	0.094	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	4.00	16.490	23.000	113	0.000	0.193	0.0	0.0
10YR-72HR	E Outfall pre	BASE	4.00	15.196	20.000	0	0.193	0.000	0.0	0.0
10YR-72HR	A-project	BASE	6.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	6.00	15.990	22.000	113	0.000	0.094	0.0	0.0
10YR-72HR	C Outfall	BASE	6.00	15.294	20.000	0	0.094	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	6.00	16.490	23.000	113	0.000	0.193	0.0	0.1
10YR-72HR	E Outfall pre	BASE	6.00	15.294	20.000	0	0.193	0.000	0.1	0.0
10YR-72HR	A-project	BASE	8.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	8.00	15.990	22.000	113	0.000	0.094	0.0	0.1
10YR-72HR	C Outfall	BASE	8.00	15.392	20.000	0	0.094	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	8.00	16.490	23.000	113	0.000	0.193	0.0	0.1
10YR-72HR	E Outfall pre	BASE	8.00	15.392	20.000	0	0.193	0.000	0.1	0.0
10YR-72HR	A-project	BASE	10.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	10.00	15.990	22.000	113	0.000	0.094	0.0	0.1
10YR-72HR	C Outfall	BASE	10.00	15.490	20.000	0	0.094	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	10.00	16.490	23.000	113	0.000	0.193	0.0	0.1
10YR-72HR	E Outfall pre	BASE	10.00	15.490	20.000	0	0.193	0.000	0.1	0.0
10YR-72HR	A-project	BASE	12.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	12.00	15.990	22.000	113	0.000	0.094	0.0	0.1
10YR-72HR	C Outfall	BASE	12.00	15.588	20.000	0	0.094	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	12.00	16.490	23.000	113	0.000	0.193	0.0	0.2
10YR-72HR	E Outfall pre	BASE	12.00	15.588	20.000	0	0.193	0.000	0.2	0.0
10YR-72HR	A-project	BASE	14.00	15.000	22.000	5227	0.000	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	14.00	15.990	22.000	113	0.000	0.094	0.0	0.1
10YR-72HR	C Outfall	BASE	14.00	15.686	20.000	0	0.094	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	14.00	16.490	23.000	113	0.000	0.193	0.0	0.2
10YR-72HR	E Outfall pre	BASE	14.00	15.686	20.000	0	0.193	0.000	0.2	0.0
10YR-72HR	A-project	BASE	16.00	15.000	22.000	5227	0.001	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	16.00	15.990	22.000	113	0.000	0.092	0.0	0.1
10YR-72HR	C Outfall	BASE	16.00	15.784	20.000	0	0.092	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	16.00	16.490	23.000	113	0.003	0.192	0.0	0.2
10YR-72HR	E Outfall pre	BASE	16.00	15.784	20.000	0	0.192	0.000	0.2	0.0
10YR-72HR	A-project	BASE	18.00	15.004	22.000	5227	0.004	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	18.00	15.990	22.000	113	0.001	0.074	0.0	0.1
10YR-72HR	C Outfall	BASE	18.00	15.882	20.000	0	0.074	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	18.00	16.490	23.000	113	0.007	0.183	0.0	0.3
10YR-72HR	E Outfall pre	BASE	18.00	15.882	20.000	0	0.183	0.000	0.3	0.0
10YR-72HR	A-project	BASE	20.00	15.012	22.000	5227	0.007	0.000	0.0	0.0

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-Det	BASE	20.00	15.990	22.000	113	0.002	0.023	0.0	0.1
10YR-72HR	C Outfall	BASE	20.00	15.980	20.000	0	0.023	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	20.00	16.490	23.000	113	0.010	0.168	0.0	0.3
10YR-72HR	E Outfall pre	BASE	20.00	15.980	20.000	0	0.168	0.000	0.3	0.0
10YR-72HR	A-project	BASE	22.00	15.023	22.000	5227	0.009	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	22.00	16.059	22.000	2704	0.002	-0.032	0.0	0.1
10YR-72HR	C Outfall	BASE	22.00	16.078	20.000	0	-0.032	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	22.00	16.490	23.000	113	0.013	0.151	0.0	0.3
10YR-72HR	E Outfall pre	BASE	22.00	16.078	20.000	0	0.151	0.000	0.3	0.0
10YR-72HR	A-project	BASE	24.00	15.037	22.000	5227	0.012	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	24.00	16.154	22.000	2848	0.003	-0.035	0.0	0.1
10YR-72HR	C Outfall	BASE	24.00	16.176	20.000	0	-0.035	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	24.00	16.490	23.000	113	0.016	0.132	0.0	0.3
10YR-72HR	E Outfall pre	BASE	24.00	16.176	20.000	0	0.132	0.000	0.3	0.0
10YR-72HR	A-project	BASE	26.00	15.061	22.000	5227	0.021	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	26.00	16.251	22.000	2997	0.005	-0.035	0.0	0.1
10YR-72HR	C Outfall	BASE	26.00	16.274	20.000	0	-0.035	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	26.00	16.490	23.000	113	0.028	0.109	0.0	0.4
10YR-72HR	E Outfall pre	BASE	26.00	16.274	20.000	0	0.109	0.000	0.4	0.0
10YR-72HR	A-project	BASE	28.00	15.093	22.000	5227	0.025	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	28.00	16.348	22.000	3145	0.006	-0.036	0.0	0.1
10YR-72HR	C Outfall	BASE	28.00	16.372	20.000	0	-0.036	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	28.00	16.490	23.000	113	0.033	0.081	0.0	0.4
10YR-72HR	E Outfall pre	BASE	28.00	16.372	20.000	0	0.081	0.000	0.4	0.0
10YR-72HR	A-project	BASE	30.00	15.130	22.000	5227	0.029	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	30.00	16.445	22.000	3292	0.007	-0.037	0.0	0.1
10YR-72HR	C Outfall	BASE	30.00	16.470	20.000	0	-0.037	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	30.00	16.492	23.000	716	0.038	0.035	0.0	0.4
10YR-72HR	E Outfall pre	BASE	30.00	16.470	20.000	0	0.035	0.000	0.4	0.0
10YR-72HR	A-project	BASE	32.02	15.172	22.000	5227	0.032	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	32.02	16.542	22.000	3440	0.008	-0.038	0.0	0.1
10YR-72HR	C Outfall	BASE	32.02	16.569	20.000	0	-0.038	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	32.02	16.566	23.000	4099	0.042	-0.013	0.0	0.4
10YR-72HR	E Outfall pre	BASE	32.02	16.569	20.000	0	-0.013	0.000	0.4	0.0
10YR-72HR	A-project	BASE	34.02	15.218	22.000	5227	0.035	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	34.02	16.638	22.000	3587	0.008	-0.040	0.0	0.1
10YR-72HR	C Outfall	BASE	34.02	16.667	20.000	0	-0.040	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	34.02	16.663	23.000	4365	0.046	-0.014	0.0	0.4
10YR-72HR	E Outfall pre	BASE	34.02	16.667	20.000	0	-0.014	0.000	0.4	0.0
10YR-72HR	A-project	BASE	36.02	15.269	22.000	5227	0.038	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	36.02	16.735	22.000	3733	0.009	-0.041	0.0	0.1
10YR-72HR	C Outfall	BASE	36.02	16.765	20.000	0	-0.041	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	36.02	16.761	23.000	4632	0.049	-0.014	0.0	0.4
10YR-72HR	E Outfall pre	BASE	36.02	16.765	20.000	0	-0.014	0.000	0.4	0.0
10YR-72HR	A-project	BASE	38.02	15.323	22.000	5227	0.041	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	38.02	16.831	22.000	3880	0.010	-0.042	0.0	0.1
10YR-72HR	C Outfall	BASE	38.02	16.863	20.000	0	-0.042	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	38.02	16.859	23.000	4899	0.053	-0.014	0.1	0.4
10YR-72HR	E Outfall pre	BASE	38.02	16.863	20.000	0	-0.014	0.000	0.4	0.0
10YR-72HR	A-project	BASE	40.02	15.381	22.000	5227	0.043	0.000	0.0	0.0
10YR-72HR	B-Det	BASE	40.02	16.927	22.000	4026	0.010	-0.043	0.0	0.1

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	C Outfall	BASE	40.02	16.961	20.000	0	-0.043	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	40.02	16.957	23.000	5165	0.055	-0.015	0.1	0.4
10YR-72HR	E Outfall pre	BASE	40.02	16.961	20.000	0	-0.015	0.000	0.4	0.0
10YR-72HR	A-project	BASE	42.02	15.442	22.000	5227	0.045	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	42.02	17.022	22.000	4172	0.011	-0.045	0.0	0.1
10YR-72HR	C Outfall	BASE	42.02	17.059	20.000	0	-0.045	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	42.02	17.055	23.000	5430	0.058	-0.015	0.1	0.4
10YR-72HR	E Outfall pre	BASE	42.02	17.059	20.000	0	-0.015	0.000	0.4	0.0
10YR-72HR	A-project	BASE	44.02	15.506	22.000	5227	0.047	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	44.02	17.118	22.000	4318	0.011	-0.046	0.0	0.1
10YR-72HR	C Outfall	BASE	44.02	17.157	20.000	0	-0.046	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	44.02	17.152	23.000	5696	0.061	-0.016	0.1	0.4
10YR-72HR	E Outfall pre	BASE	44.02	17.157	20.000	0	-0.016	0.000	0.4	0.0
10YR-72HR	A-project	BASE	46.02	15.572	22.000	5227	0.049	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	46.02	17.214	22.000	4464	0.012	-0.048	0.0	0.1
10YR-72HR	C Outfall	BASE	46.02	17.255	20.000	0	-0.048	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	46.02	17.249	23.000	5960	0.063	-0.018	0.1	0.4
10YR-72HR	E Outfall pre	BASE	46.02	17.255	20.000	0	-0.018	0.000	0.4	0.0
10YR-72HR	A-project	BASE	48.02	15.642	22.000	5227	0.051	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	48.02	17.309	22.000	4610	0.012	-0.049	0.0	0.1
10YR-72HR	C Outfall	BASE	48.02	17.353	20.000	0	-0.049	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	48.02	17.346	23.000	6225	0.065	-0.019	0.1	0.4
10YR-72HR	E Outfall pre	BASE	48.02	17.353	20.000	0	-0.019	0.000	0.4	0.0
10YR-72HR	A-project	BASE	50.02	15.721	22.000	5227	0.060	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	50.02	17.406	22.000	4757	0.014	-0.050	0.0	0.0
10YR-72HR	C Outfall	BASE	50.02	17.451	20.000	0	-0.050	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	50.02	17.448	23.000	6500	0.077	-0.014	0.1	0.4
10YR-72HR	E Outfall pre	BASE	50.02	17.451	20.000	0	-0.014	0.000	0.4	0.0
10YR-72HR	A-project	BASE	51.02	15.768	22.000	5227	0.072	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	51.02	17.456	22.000	4833	0.017	-0.049	0.0	0.0
10YR-72HR	C Outfall	BASE	51.02	17.500	20.000	0	-0.049	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	51.02	17.500	23.000	6643	0.092	0.000	0.1	0.4
10YR-72HR	E Outfall pre	BASE	51.02	17.500	20.000	0	0.000	0.000	0.4	0.0
10YR-72HR	A-project	BASE	52.02	15.821	22.000	5227	0.081	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	52.02	17.506	22.000	4909	0.019	-0.049	0.0	0.0
10YR-72HR	C Outfall	BASE	52.02	17.549	20.000	0	-0.049	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	52.02	17.550	23.000	6779	0.103	0.008	0.1	0.4
10YR-72HR	E Outfall pre	BASE	52.02	17.549	20.000	0	0.008	0.000	0.4	0.0
10YR-72HR	A-project	BASE	53.02	15.890	22.000	5227	0.107	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	53.02	17.561	22.000	4993	0.025	-0.060	0.0	0.0
10YR-72HR	C Outfall	BASE	53.02	17.598	20.000	0	-0.060	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	53.02	17.606	23.000	6931	0.136	0.032	0.1	0.4
10YR-72HR	E Outfall pre	BASE	53.02	17.598	20.000	0	0.032	0.000	0.4	0.0
10YR-72HR	A-project	BASE	54.02	15.977	22.000	5227	0.136	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	54.02	17.628	22.000	5096	0.032	-0.064	0.0	0.0
10YR-72HR	C Outfall	BASE	54.02	17.647	20.000	0	-0.064	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	54.02	17.663	23.000	7087	0.171	0.066	0.1	0.4
10YR-72HR	E Outfall pre	BASE	54.02	17.647	20.000	0	0.066	0.000	0.4	0.0
10YR-72HR	A-project	BASE	55.02	16.085	22.000	5227	0.166	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	55.02	17.691	22.000	5191	0.039	-0.038	0.0	0.0
10YR-72HR	C Outfall	BASE	55.02	17.696	20.000	0	-0.038	0.000	0.0	0.0

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	D-PreDev	BASE	55.02	17.720	23.000	7241	0.210	0.104	0.2	0.4
10YR-72HR	E Outfall pre	BASE	55.02	17.696	20.000	0	0.104	0.000	0.4	0.0
10YR-72HR	A-project	BASE	56.02	16.214	22.000	5227	0.199	0.000	0.1	0.0
10YR-72HR	B-Det	BASE	56.02	17.742	22.000	5270	0.047	-0.026	0.0	0.0
10YR-72HR	C Outfall	BASE	56.02	17.745	20.000	0	-0.026	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	56.02	17.775	23.000	7392	0.251	0.143	0.2	0.4
10YR-72HR	E Outfall pre	BASE	56.02	17.745	20.000	0	0.143	0.000	0.4	0.0
10YR-72HR	A-project	BASE	57.02	16.370	22.000	5227	0.239	0.000	0.2	0.0
10YR-72HR	B-Det	BASE	57.02	17.793	22.000	5347	0.056	-0.017	0.0	0.0
10YR-72HR	C Outfall	BASE	57.02	17.794	20.000	0	-0.017	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	57.02	17.832	23.000	7547	0.301	0.190	0.2	0.4
10YR-72HR	E Outfall pre	BASE	57.02	17.794	20.000	0	0.190	0.000	0.4	0.0
10YR-72HR	A-project	BASE	58.02	16.563	22.000	5227	0.313	0.000	0.2	0.0
10YR-72HR	B-Det	BASE	58.02	17.843	22.000	5423	0.075	0.000	0.0	0.0
10YR-72HR	C Outfall	BASE	58.02	17.843	20.000	0	0.000	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	58.02	17.894	23.000	7716	0.393	0.258	0.2	0.4
10YR-72HR	E Outfall pre	BASE	58.02	17.843	20.000	0	0.258	0.000	0.4	0.0
10YR-72HR	A-project	BASE	59.00	16.818	22.000	5227	0.464	0.000	0.2	0.0
10YR-72HR	B-Det	BASE	59.00	17.894	22.000	5502	0.113	0.033	0.1	0.0
10YR-72HR	C Outfall	BASE	59.00	17.891	20.000	0	0.033	0.000	0.0	0.0
10YR-72HR	D-PreDev	BASE	59.00	17.970	23.000	7922	0.582	0.375	0.3	0.5
10YR-72HR	E Outfall pre	BASE	59.00	17.891	20.000	0	0.375	0.000	0.5	0.0
10YR-72HR	A-project	BASE	60.00	19.034	22.000	113	4.896	4.886	0.4	0.2
10YR-72HR	B-Det	BASE	60.00	18.185	22.000	5944	6.204	0.879	0.3	0.1
10YR-72HR	C Outfall	BASE	60.00	17.940	20.000	0	0.879	0.000	0.1	0.0
10YR-72HR	D-PreDev	BASE	60.00	18.612	23.000	9669	6.106	2.067	0.6	0.6
10YR-72HR	E Outfall pre	BASE	60.00	17.940	20.000	0	2.067	0.000	0.6	0.0
10YR-72HR	A-project	BASE	61.00	18.653	22.000	113	0.737	0.741	0.7	0.4
10YR-72HR	B-Det	BASE	61.00	18.506	22.000	6434	0.895	1.703	0.6	0.2
10YR-72HR	C Outfall	BASE	61.00	17.989	20.000	0	1.703	0.000	0.2	0.0
10YR-72HR	D-PreDev	BASE	61.00	18.653	23.000	9783	0.916	2.134	0.8	0.7
10YR-72HR	E Outfall pre	BASE	61.00	17.989	20.000	0	2.134	0.000	0.7	0.0
10YR-72HR	A-project	BASE	62.00	18.602	22.000	113	0.410	0.411	0.7	0.5
10YR-72HR	B-Det	BASE	62.00	18.184	22.000	5943	0.504	0.820	0.7	0.3
10YR-72HR	C Outfall	BASE	62.00	17.980	20.000	0	0.820	0.000	0.3	0.0
10YR-72HR	D-PreDev	BASE	62.00	18.296	23.000	8810	0.510	1.126	0.9	0.9
10YR-72HR	E Outfall pre	BASE	62.00	17.980	20.000	0	1.126	0.000	0.9	0.0
10YR-72HR	A-project	BASE	63.00	18.577	22.000	113	0.266	0.266	0.7	0.5
10YR-72HR	B-Det	BASE	63.00	18.043	22.000	5729	0.327	0.455	0.7	0.3
10YR-72HR	C Outfall	BASE	63.00	17.955	20.000	0	0.455	0.000	0.3	0.0
10YR-72HR	D-PreDev	BASE	63.00	18.101	23.000	8280	0.330	0.631	0.9	0.9
10YR-72HR	E Outfall pre	BASE	63.00	17.955	20.000	0	0.631	0.000	0.9	0.0
10YR-72HR	A-project	BASE	64.00	18.576	22.000	113	0.261	0.260	0.8	0.5
10YR-72HR	B-Det	BASE	64.00	17.997	22.000	5658	0.321	0.366	0.7	0.4
10YR-72HR	C Outfall	BASE	64.00	17.930	20.000	0	0.366	0.000	0.4	0.0
10YR-72HR	D-PreDev	BASE	64.00	18.018	23.000	8053	0.324	0.436	1.0	1.0
10YR-72HR	E Outfall pre	BASE	64.00	17.930	20.000	0	0.436	0.000	1.0	0.0
10YR-72HR	A-project	BASE	65.00	18.554	22.000	113	0.157	0.157	0.8	0.5
10YR-72HR	B-Det	BASE	65.00	17.945	22.000	5579	0.194	0.251	0.7	0.4
10YR-72HR	C Outfall	BASE	65.00	17.904	20.000	0	0.251	0.000	0.4	0.0
10YR-72HR	D-PreDev	BASE	65.00	17.957	23.000	7887	0.195	0.297	1.0	1.0

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E Outfall pre	BASE	65.00	17.904	20.000	0	0.297	0.000	1.0	0.0
10YR-72HR	A-project	BASE	66.00	18.554	22.000	113	0.158	0.158	0.8	0.6
10YR-72HR	B-Det	BASE	66.00	17.918	22.000	5537	0.195	0.231	0.8	0.4
10YR-72HR	C Outfall	BASE	66.00	17.879	20.000	0	0.231	0.000	0.4	0.0
10YR-72HR	D-PreDev	BASE	66.00	17.923	23.000	7795	0.196	0.253	1.0	1.0
10YR-72HR	E Outfall pre	BASE	66.00	17.879	20.000	0	0.253	0.000	1.0	0.0
10YR-72HR	A-project	BASE	67.00	18.554	22.000	113	0.158	0.158	0.8	0.6
10YR-72HR	B-Det	BASE	67.00	17.895	22.000	5503	0.196	0.230	0.8	0.4
10YR-72HR	C Outfall	BASE	67.00	17.854	20.000	0	0.230	0.000	0.4	0.0
10YR-72HR	D-PreDev	BASE	67.00	17.899	23.000	7730	0.197	0.245	1.0	1.1
10YR-72HR	E Outfall pre	BASE	67.00	17.854	20.000	0	0.245	0.000	1.1	0.0
10YR-72HR	A-project	BASE	68.00	18.554	22.000	113	0.158	0.158	0.8	0.6
10YR-72HR	B-Det	BASE	68.00	17.873	22.000	5469	0.195	0.229	0.8	0.4
10YR-72HR	C Outfall	BASE	68.00	17.829	20.000	0	0.229	0.000	0.4	0.0
10YR-72HR	D-PreDev	BASE	68.00	17.877	23.000	7671	0.196	0.242	1.0	1.1
10YR-72HR	E Outfall pre	BASE	68.00	17.829	20.000	0	0.242	0.000	1.1	0.0
10YR-72HR	A-project	BASE	69.00	18.541	22.000	113	0.105	0.105	0.8	0.6
10YR-72HR	B-Det	BASE	69.00	17.836	22.000	5413	0.130	0.176	0.8	0.5
10YR-72HR	C Outfall	BASE	69.00	17.803	20.000	0	0.176	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	69.00	17.843	23.000	7576	0.131	0.198	1.0	1.1
10YR-72HR	E Outfall pre	BASE	69.00	17.803	20.000	0	0.198	0.000	1.1	0.0
10YR-72HR	A-project	BASE	70.00	18.541	22.000	113	0.105	0.105	0.8	0.6
10YR-72HR	B-Det	BASE	70.00	17.810	22.000	5374	0.130	0.164	0.8	0.5
10YR-72HR	C Outfall	BASE	70.00	17.778	20.000	0	0.164	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	70.00	17.816	23.000	7502	0.131	0.180	1.1	1.1
10YR-72HR	E Outfall pre	BASE	70.00	17.778	20.000	0	0.180	0.000	1.1	0.0
10YR-72HR	A-project	BASE	71.00	18.542	22.000	113	0.106	0.106	0.9	0.6
10YR-72HR	B-Det	BASE	71.00	17.789	22.000	5340	0.131	0.162	0.8	0.5
10YR-72HR	C Outfall	BASE	71.00	17.753	20.000	0	0.162	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	71.00	17.793	23.000	7441	0.132	0.176	1.1	1.1
10YR-72HR	E Outfall pre	BASE	71.00	17.753	20.000	0	0.176	0.000	1.1	0.0
10YR-72HR	A-project	BASE	72.00	18.518	22.000	113	0.000	0.031	0.9	0.6
10YR-72HR	B-Det	BASE	72.00	17.767	22.000	5308	0.031	0.159	0.8	0.5
10YR-72HR	C Outfall	BASE	72.00	17.728	20.000	0	0.159	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	72.00	17.772	23.000	7383	0.000	0.171	1.1	1.1
10YR-72HR	E Outfall pre	BASE	72.00	17.728	20.000	0	0.171	0.000	1.1	0.0
10YR-72HR	A-project	BASE	73.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	73.00	17.709	22.000	5219	0.000	0.044	0.8	0.5
10YR-72HR	C Outfall	BASE	73.00	17.702	20.000	0	0.044	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	73.00	17.716	23.000	7230	0.000	0.074	1.1	1.1
10YR-72HR	E Outfall pre	BASE	73.00	17.702	20.000	0	0.074	0.000	1.1	0.0
10YR-72HR	A-project	BASE	74.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	74.00	17.682	22.000	5178	0.000	0.036	0.8	0.5
10YR-72HR	C Outfall	BASE	74.00	17.677	20.000	0	0.036	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	74.00	17.686	23.000	7149	0.000	0.052	1.1	1.2
10YR-72HR	E Outfall pre	BASE	74.00	17.677	20.000	0	0.052	0.000	1.2	0.0
10YR-72HR	A-project	BASE	75.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	75.00	17.658	22.000	5141	0.000	0.035	0.8	0.5
10YR-72HR	C Outfall	BASE	75.00	17.652	20.000	0	0.035	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	75.00	17.661	23.000	7081	0.000	0.048	1.1	1.2
10YR-72HR	E Outfall pre	BASE	75.00	17.652	20.000	0	0.048	0.000	1.2	0.0

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-project	BASE	76.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	76.00	17.633	22.000	5103	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	76.00	17.627	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	76.00	17.637	23.000	7016	0.000	0.046	1.1	1.2
10YR-72HR	E Outfall pre	BASE	76.00	17.627	20.000	0	0.046	0.000	1.2	0.0
10YR-72HR	A-project	BASE	77.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	77.00	17.609	22.000	5067	0.000	0.033	0.8	0.5
10YR-72HR	C Outfall	BASE	77.00	17.601	20.000	0	0.033	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	77.00	17.614	23.000	6954	0.000	0.043	1.1	1.2
10YR-72HR	E Outfall pre	BASE	77.00	17.601	20.000	0	0.043	0.000	1.2	0.0
10YR-72HR	A-project	BASE	78.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	78.00	17.587	22.000	5032	0.000	0.031	0.8	0.5
10YR-72HR	C Outfall	BASE	78.00	17.576	20.000	0	0.031	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	78.00	17.592	23.000	6895	0.000	0.040	1.1	1.2
10YR-72HR	E Outfall pre	BASE	78.00	17.576	20.000	0	0.040	0.000	1.2	0.0
10YR-72HR	A-project	BASE	79.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	79.00	17.565	22.000	5000	0.000	0.029	0.8	0.5
10YR-72HR	C Outfall	BASE	79.00	17.551	20.000	0	0.029	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	79.00	17.572	23.000	6840	0.000	0.037	1.1	1.2
10YR-72HR	E Outfall pre	BASE	79.00	17.551	20.000	0	0.037	0.000	1.2	0.0
10YR-72HR	A-project	BASE	80.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	80.00	17.544	22.000	4967	0.000	0.031	0.8	0.5
10YR-72HR	C Outfall	BASE	80.00	17.526	20.000	0	0.031	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	80.00	17.553	23.000	6786	0.000	0.039	1.1	1.2
10YR-72HR	E Outfall pre	BASE	80.00	17.526	20.000	0	0.039	0.000	1.2	0.0
10YR-72HR	A-project	BASE	81.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	81.00	17.520	22.000	4931	0.000	0.033	0.8	0.5
10YR-72HR	C Outfall	BASE	81.00	17.500	20.000	0	0.033	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	81.00	17.531	23.000	6728	0.000	0.041	1.1	1.2
10YR-72HR	E Outfall pre	BASE	81.00	17.500	20.000	0	0.041	0.000	1.2	0.0
10YR-72HR	A-project	BASE	82.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	82.00	17.496	22.000	4894	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	82.00	17.475	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	82.00	17.509	23.000	6666	0.000	0.043	1.1	1.2
10YR-72HR	E Outfall pre	BASE	82.00	17.475	20.000	0	0.043	0.000	1.2	0.0
10YR-72HR	A-project	BASE	83.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	83.00	17.471	22.000	4856	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	83.00	17.450	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	83.00	17.485	23.000	6602	0.000	0.044	1.1	1.2
10YR-72HR	E Outfall pre	BASE	83.00	17.450	20.000	0	0.044	0.000	1.2	0.0
10YR-72HR	A-project	BASE	84.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	84.00	17.445	22.000	4817	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	84.00	17.425	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	84.00	17.461	23.000	6536	0.000	0.045	1.1	1.2
10YR-72HR	E Outfall pre	BASE	84.00	17.425	20.000	0	0.045	0.000	1.2	0.0
10YR-72HR	A-project	BASE	85.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	85.00	17.420	22.000	4779	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	85.00	17.399	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	85.00	17.436	23.000	6468	0.000	0.045	1.1	1.2
10YR-72HR	E Outfall pre	BASE	85.00	17.399	20.000	0	0.045	0.000	1.2	0.0
10YR-72HR	A-project	BASE	86.00	18.500	22.000	113	0.000	0.000	0.9	0.6

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-Det	BASE	86.00	17.395	22.000	4740	0.000	0.034	0.8	0.5
10YR-72HR	C Outfall	BASE	86.00	17.374	20.000	0	0.034	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	86.00	17.411	23.000	6400	0.000	0.045	1.1	1.2
10YR-72HR	E Outfall pre	BASE	86.00	17.374	20.000	0	0.045	0.000	1.2	0.0
10YR-72HR	A-project	BASE	87.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	87.00	17.369	22.000	4701	0.000	0.033	0.8	0.5
10YR-72HR	C Outfall	BASE	87.00	17.349	20.000	0	0.033	0.000	0.5	0.0
10YR-72HR	D-PreDev	BASE	87.00	17.385	23.000	6331	0.000	0.045	1.1	1.2
10YR-72HR	E Outfall pre	BASE	87.00	17.349	20.000	0	0.045	0.000	1.2	0.0
10YR-72HR	A-project	BASE	88.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	88.00	17.343	22.000	4662	0.000	0.033	0.8	0.6
10YR-72HR	C Outfall	BASE	88.00	17.324	20.000	0	0.033	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	88.00	17.360	23.000	6261	0.000	0.045	1.1	1.2
10YR-72HR	E Outfall pre	BASE	88.00	17.324	20.000	0	0.045	0.000	1.2	0.0
10YR-72HR	A-project	BASE	89.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	89.00	17.318	22.000	4623	0.000	0.033	0.8	0.6
10YR-72HR	C Outfall	BASE	89.00	17.298	20.000	0	0.033	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	89.00	17.334	23.000	6191	0.000	0.044	1.1	1.2
10YR-72HR	E Outfall pre	BASE	89.00	17.298	20.000	0	0.044	0.000	1.2	0.0
10YR-72HR	A-project	BASE	90.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	90.00	17.292	22.000	4584	0.000	0.033	0.8	0.6
10YR-72HR	C Outfall	BASE	90.00	17.273	20.000	0	0.033	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	90.00	17.308	23.000	6121	0.000	0.044	1.1	1.2
10YR-72HR	E Outfall pre	BASE	90.00	17.273	20.000	0	0.044	0.000	1.2	0.0
10YR-72HR	A-project	BASE	91.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	91.00	17.267	22.000	4545	0.000	0.032	0.8	0.6
10YR-72HR	C Outfall	BASE	91.00	17.248	20.000	0	0.032	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	91.00	17.282	23.000	6050	0.000	0.044	1.1	1.2
10YR-72HR	E Outfall pre	BASE	91.00	17.248	20.000	0	0.044	0.000	1.2	0.0
10YR-72HR	A-project	BASE	92.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	92.00	17.241	22.000	4506	0.000	0.032	0.8	0.6
10YR-72HR	C Outfall	BASE	92.00	17.223	20.000	0	0.032	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	92.00	17.256	23.000	5980	0.000	0.043	1.1	1.2
10YR-72HR	E Outfall pre	BASE	92.00	17.223	20.000	0	0.043	0.000	1.2	0.0
10YR-72HR	A-project	BASE	93.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	93.00	17.216	22.000	4467	0.000	0.032	0.8	0.6
10YR-72HR	C Outfall	BASE	93.00	17.197	20.000	0	0.032	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	93.00	17.230	23.000	5909	0.000	0.043	1.1	1.2
10YR-72HR	E Outfall pre	BASE	93.00	17.197	20.000	0	0.043	0.000	1.2	0.0
10YR-72HR	A-project	BASE	94.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	94.00	17.190	22.000	4428	0.000	0.031	0.8	0.6
10YR-72HR	C Outfall	BASE	94.00	17.172	20.000	0	0.031	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	94.00	17.204	23.000	5838	0.000	0.042	1.1	1.2
10YR-72HR	E Outfall pre	BASE	94.00	17.172	20.000	0	0.042	0.000	1.2	0.0
10YR-72HR	A-project	BASE	95.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	95.00	17.164	22.000	4389	0.000	0.031	0.8	0.6
10YR-72HR	C Outfall	BASE	95.00	17.147	20.000	0	0.031	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	95.00	17.178	23.000	5767	0.000	0.042	1.1	1.2
10YR-72HR	E Outfall pre	BASE	95.00	17.147	20.000	0	0.042	0.000	1.2	0.0
10YR-72HR	A-project	BASE	96.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	96.00	17.139	22.000	4350	0.000	0.031	0.8	0.6

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	C Outfall	BASE	96.00	17.122	20.000	0	0.031	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	96.00	17.152	23.000	5696	0.000	0.041	1.1	1.2
10YR-72HR	E Outfall pre	BASE	96.00	17.122	20.000	0	0.041	0.000	1.2	0.0
10YR-72HR	A-project	BASE	97.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	97.00	17.113	22.000	4311	0.000	0.031	0.8	0.6
10YR-72HR	C Outfall	BASE	97.00	17.096	20.000	0	0.031	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	97.00	17.126	23.000	5625	0.000	0.041	1.1	1.2
10YR-72HR	E Outfall pre	BASE	97.00	17.096	20.000	0	0.041	0.000	1.2	0.0
10YR-72HR	A-project	BASE	99.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	99.00	17.062	22.000	4233	0.000	0.030	0.8	0.6
10YR-72HR	C Outfall	BASE	99.00	17.046	20.000	0	0.030	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	99.00	17.074	23.000	5484	0.000	0.040	1.1	1.2
10YR-72HR	E Outfall pre	BASE	99.00	17.046	20.000	0	0.040	0.000	1.2	0.0
10YR-72HR	A-project	BASE	101.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	101.00	17.011	22.000	4155	0.000	0.029	0.8	0.6
10YR-72HR	C Outfall	BASE	101.00	16.995	20.000	0	0.029	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	101.00	17.022	23.000	5342	0.000	0.039	1.1	1.2
10YR-72HR	E Outfall pre	BASE	101.00	16.995	20.000	0	0.039	0.000	1.2	0.0
10YR-72HR	A-project	BASE	103.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	103.00	16.960	22.000	4077	0.000	0.029	0.8	0.6
10YR-72HR	C Outfall	BASE	103.00	16.945	20.000	0	0.029	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	103.00	16.970	23.000	5201	0.000	0.038	1.1	1.3
10YR-72HR	E Outfall pre	BASE	103.00	16.945	20.000	0	0.038	0.000	1.3	0.0
10YR-72HR	A-project	BASE	105.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	105.00	16.909	22.000	3999	0.000	0.028	0.8	0.6
10YR-72HR	C Outfall	BASE	105.00	16.894	20.000	0	0.028	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	105.00	16.918	23.000	5059	0.000	0.036	1.1	1.3
10YR-72HR	E Outfall pre	BASE	105.00	16.894	20.000	0	0.036	0.000	1.3	0.0
10YR-72HR	A-project	BASE	107.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	107.00	16.858	22.000	3921	0.000	0.028	0.8	0.6
10YR-72HR	C Outfall	BASE	107.00	16.844	20.000	0	0.028	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	107.00	16.866	23.000	4918	0.000	0.035	1.1	1.3
10YR-72HR	E Outfall pre	BASE	107.00	16.844	20.000	0	0.035	0.000	1.3	0.0
10YR-72HR	A-project	BASE	109.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	109.00	16.807	22.000	3843	0.000	0.027	0.8	0.6
10YR-72HR	C Outfall	BASE	109.00	16.793	20.000	0	0.027	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	109.00	16.815	23.000	4777	0.000	0.034	1.1	1.3
10YR-72HR	E Outfall pre	BASE	109.00	16.793	20.000	0	0.034	0.000	1.3	0.0
10YR-72HR	A-project	BASE	111.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	111.00	16.756	22.000	3766	0.000	0.027	0.8	0.6
10YR-72HR	C Outfall	BASE	111.00	16.743	20.000	0	0.027	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	111.00	16.763	23.000	4636	0.000	0.033	1.1	1.3
10YR-72HR	E Outfall pre	BASE	111.00	16.743	20.000	0	0.033	0.000	1.3	0.0
10YR-72HR	A-project	BASE	113.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	113.00	16.705	22.000	3688	0.000	0.026	0.8	0.6
10YR-72HR	C Outfall	BASE	113.00	16.692	20.000	0	0.026	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	113.00	16.711	23.000	4495	0.000	0.032	1.1	1.3
10YR-72HR	E Outfall pre	BASE	113.00	16.692	20.000	0	0.032	0.000	1.3	0.0
10YR-72HR	A-project	BASE	115.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	115.00	16.654	22.000	3610	0.000	0.026	0.8	0.6
10YR-72HR	C Outfall	BASE	115.00	16.642	20.000	0	0.026	0.000	0.6	0.0

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	D-PreDev	BASE	115.00	16.659	23.000	4354	0.000	0.031	1.1	1.3
10YR-72HR	E Outfall pre	BASE	115.00	16.642	20.000	0	0.031	0.000	1.3	0.0
10YR-72HR	A-project	BASE	117.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	117.00	16.602	22.000	3532	0.000	0.025	0.8	0.6
10YR-72HR	C Outfall	BASE	117.00	16.591	20.000	0	0.025	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	117.00	16.608	23.000	4214	0.000	0.030	1.1	1.3
10YR-72HR	E Outfall pre	BASE	117.00	16.591	20.000	0	0.030	0.000	1.3	0.0
10YR-72HR	A-project	BASE	119.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	119.00	16.551	22.000	3454	0.000	0.024	0.8	0.6
10YR-72HR	C Outfall	BASE	119.00	16.541	20.000	0	0.024	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	119.00	16.556	23.000	4073	0.000	0.029	1.1	1.3
10YR-72HR	E Outfall pre	BASE	119.00	16.541	20.000	0	0.029	0.000	1.3	0.0
10YR-72HR	A-project	BASE	121.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	121.00	16.500	22.000	3377	0.000	0.024	0.8	0.6
10YR-72HR	C Outfall	BASE	121.00	16.490	20.000	0	0.024	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	121.00	16.505	23.000	3933	0.000	0.028	1.1	1.3
10YR-72HR	E Outfall pre	BASE	121.00	16.490	20.000	0	0.028	0.000	1.3	0.0
10YR-72HR	A-project	BASE	123.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	123.00	16.450	22.000	3299	0.000	0.023	0.8	0.6
10YR-72HR	C Outfall	BASE	123.00	16.440	20.000	0	0.023	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	123.00	16.490	23.000	113	0.000	0.053	1.1	1.3
10YR-72HR	E Outfall pre	BASE	123.00	16.440	20.000	0	0.053	0.000	1.3	0.0
10YR-72HR	A-project	BASE	125.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	125.00	16.399	22.000	3221	0.000	0.023	0.8	0.6
10YR-72HR	C Outfall	BASE	125.00	16.389	20.000	0	0.023	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	125.00	16.490	23.000	113	0.000	0.075	1.1	1.3
10YR-72HR	E Outfall pre	BASE	125.00	16.389	20.000	0	0.075	0.000	1.3	0.0
10YR-72HR	A-project	BASE	127.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	127.00	16.348	22.000	3144	0.000	0.022	0.8	0.6
10YR-72HR	C Outfall	BASE	127.00	16.339	20.000	0	0.022	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	127.00	16.490	23.000	113	0.000	0.091	1.1	1.3
10YR-72HR	E Outfall pre	BASE	127.00	16.339	20.000	0	0.091	0.000	1.3	0.0
10YR-72HR	A-project	BASE	129.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	129.00	16.297	22.000	3066	0.000	0.022	0.8	0.6
10YR-72HR	C Outfall	BASE	129.00	16.288	20.000	0	0.022	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	129.00	16.490	23.000	113	0.000	0.106	1.1	1.3
10YR-72HR	E Outfall pre	BASE	129.00	16.288	20.000	0	0.106	0.000	1.3	0.0
10YR-72HR	A-project	BASE	131.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	131.00	16.246	22.000	2988	0.000	0.021	0.8	0.6
10YR-72HR	C Outfall	BASE	131.00	16.238	20.000	0	0.021	0.000	0.6	0.0
10YR-72HR	D-PreDev	BASE	131.00	16.490	23.000	113	0.000	0.118	1.1	1.4
10YR-72HR	E Outfall pre	BASE	131.00	16.238	20.000	0	0.118	0.000	1.4	0.0
10YR-72HR	A-project	BASE	133.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	133.00	16.195	22.000	2910	0.000	0.021	0.8	0.7
10YR-72HR	C Outfall	BASE	133.00	16.187	20.000	0	0.021	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	133.00	16.490	23.000	113	0.000	0.129	1.1	1.4
10YR-72HR	E Outfall pre	BASE	133.00	16.187	20.000	0	0.129	0.000	1.4	0.0
10YR-72HR	A-project	BASE	135.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	135.00	16.144	22.000	2833	0.000	0.020	0.8	0.7
10YR-72HR	C Outfall	BASE	135.00	16.137	20.000	0	0.020	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	135.00	16.490	23.000	113	0.000	0.140	1.1	1.4

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E Outfall pre	BASE	135.00	16.137	20.000	0	0.140	0.000	1.4	0.0
10YR-72HR	A-project	BASE	137.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	137.00	16.093	22.000	2755	0.000	0.019	0.8	0.7
10YR-72HR	C Outfall	BASE	137.00	16.086	20.000	0	0.019	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	137.00	16.490	23.000	113	0.000	0.149	1.1	1.4
10YR-72HR	E Outfall pre	BASE	137.00	16.086	20.000	0	0.149	0.000	1.4	0.0
10YR-72HR	A-project	BASE	139.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	139.00	16.042	22.000	2678	0.000	0.019	0.8	0.7
10YR-72HR	C Outfall	BASE	139.00	16.036	20.000	0	0.019	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	139.00	16.490	23.000	113	0.000	0.158	1.1	1.5
10YR-72HR	E Outfall pre	BASE	139.00	16.036	20.000	0	0.158	0.000	1.5	0.0
10YR-72HR	A-project	BASE	141.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	141.00	15.990	22.000	113	0.000	0.017	0.8	0.7
10YR-72HR	C Outfall	BASE	141.00	15.985	20.000	0	0.017	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	141.00	16.490	23.000	113	0.000	0.167	1.1	1.5
10YR-72HR	E Outfall pre	BASE	141.00	15.985	20.000	0	0.167	0.000	1.5	0.0
10YR-72HR	A-project	BASE	143.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	143.00	15.990	22.000	113	0.000	0.050	0.8	0.7
10YR-72HR	C Outfall	BASE	143.00	15.934	20.000	0	0.050	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	143.00	16.490	23.000	113	0.000	0.175	1.1	1.5
10YR-72HR	E Outfall pre	BASE	143.00	15.934	20.000	0	0.175	0.000	1.5	0.0
10YR-72HR	A-project	BASE	145.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	145.00	15.990	22.000	113	0.000	0.073	0.8	0.7
10YR-72HR	C Outfall	BASE	145.00	15.884	20.000	0	0.073	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	145.00	16.490	23.000	113	0.000	0.183	1.1	1.5
10YR-72HR	E Outfall pre	BASE	145.00	15.884	20.000	0	0.183	0.000	1.5	0.0
10YR-72HR	A-project	BASE	147.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	147.00	15.990	22.000	113	0.000	0.089	0.8	0.7
10YR-72HR	C Outfall	BASE	147.00	15.833	20.000	0	0.089	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	147.00	16.490	23.000	113	0.000	0.190	1.1	1.6
10YR-72HR	E Outfall pre	BASE	147.00	15.833	20.000	0	0.190	0.000	1.6	0.0
10YR-72HR	A-project	BASE	149.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	149.00	15.990	22.000	113	0.000	0.092	0.8	0.7
10YR-72HR	C Outfall	BASE	149.00	15.783	20.000	0	0.092	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	149.00	16.490	23.000	113	0.000	0.192	1.1	1.6
10YR-72HR	E Outfall pre	BASE	149.00	15.783	20.000	0	0.192	0.000	1.6	0.0
10YR-72HR	A-project	BASE	151.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	151.00	15.990	22.000	113	0.000	0.093	0.8	0.7
10YR-72HR	C Outfall	BASE	151.00	15.732	20.000	0	0.093	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	151.00	16.490	23.000	113	0.000	0.193	1.1	1.6
10YR-72HR	E Outfall pre	BASE	151.00	15.732	20.000	0	0.193	0.000	1.6	0.0
10YR-72HR	A-project	BASE	153.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	153.00	15.990	22.000	113	0.000	0.094	0.8	0.7
10YR-72HR	C Outfall	BASE	153.00	15.682	20.000	0	0.094	0.000	0.7	0.0
10YR-72HR	D-PreDev	BASE	153.00	16.490	23.000	113	0.000	0.193	1.1	1.7
10YR-72HR	E Outfall pre	BASE	153.00	15.682	20.000	0	0.193	0.000	1.7	0.0
10YR-72HR	A-project	BASE	155.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	155.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	155.00	15.631	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	155.00	16.490	23.000	113	0.000	0.193	1.1	1.7
10YR-72HR	E Outfall pre	BASE	155.00	15.631	20.000	0	0.193	0.000	1.7	0.0

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-project	BASE	157.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	157.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	157.00	15.581	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	157.00	16.490	23.000	113	0.000	0.193	1.1	1.7
10YR-72HR	E Outfall pre	BASE	157.00	15.581	20.000	0	0.193	0.000	1.7	0.0
10YR-72HR	A-project	BASE	159.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	159.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	159.00	15.530	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	159.00	16.490	23.000	113	0.000	0.193	1.1	1.8
10YR-72HR	E Outfall pre	BASE	159.00	15.530	20.000	0	0.193	0.000	1.8	0.0
10YR-72HR	A-project	BASE	161.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	161.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	161.00	15.480	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	161.00	16.490	23.000	113	0.000	0.193	1.1	1.8
10YR-72HR	E Outfall pre	BASE	161.00	15.480	20.000	0	0.193	0.000	1.8	0.0
10YR-72HR	A-project	BASE	163.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	163.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	163.00	15.429	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	163.00	16.490	23.000	113	0.000	0.193	1.1	1.8
10YR-72HR	E Outfall pre	BASE	163.00	15.429	20.000	0	0.193	0.000	1.8	0.0
10YR-72HR	A-project	BASE	165.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	165.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	165.00	15.379	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	165.00	16.490	23.000	113	0.000	0.193	1.1	1.9
10YR-72HR	E Outfall pre	BASE	165.00	15.379	20.000	0	0.193	0.000	1.9	0.0
10YR-72HR	A-project	BASE	167.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	167.00	15.990	22.000	113	0.000	0.094	0.8	0.8
10YR-72HR	C Outfall	BASE	167.00	15.328	20.000	0	0.094	0.000	0.8	0.0
10YR-72HR	D-PreDev	BASE	167.00	16.490	23.000	113	0.000	0.193	1.1	1.9
10YR-72HR	E Outfall pre	BASE	167.00	15.328	20.000	0	0.193	0.000	1.9	0.0
10YR-72HR	A-project	BASE	169.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	169.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	169.00	15.278	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	169.00	16.490	23.000	113	0.000	0.193	1.1	1.9
10YR-72HR	E Outfall pre	BASE	169.00	15.278	20.000	0	0.193	0.000	1.9	0.0
10YR-72HR	A-project	BASE	171.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	171.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	171.00	15.227	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	171.00	16.490	23.000	113	0.000	0.193	1.1	2.0
10YR-72HR	E Outfall pre	BASE	171.00	15.227	20.000	0	0.193	0.000	2.0	0.0
10YR-72HR	A-project	BASE	173.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	173.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	173.00	15.177	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	173.00	16.490	23.000	113	0.000	0.193	1.1	2.0
10YR-72HR	E Outfall pre	BASE	173.00	15.177	20.000	0	0.193	0.000	2.0	0.0
10YR-72HR	A-project	BASE	175.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	175.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	175.00	15.126	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	175.00	16.490	23.000	113	0.000	0.193	1.1	2.0
10YR-72HR	E Outfall pre	BASE	175.00	15.126	20.000	0	0.193	0.000	2.0	0.0
10YR-72HR	A-project	BASE	177.00	18.500	22.000	113	0.000	0.000	0.9	0.6

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-Det	BASE	177.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	177.00	15.076	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	177.00	16.490	23.000	113	0.000	0.193	1.1	2.1
10YR-72HR	E Outfall pre	BASE	177.00	15.076	20.000	0	0.193	0.000	2.1	0.0
10YR-72HR	A-project	BASE	179.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	179.00	15.990	22.000	113	0.000	0.094	0.8	0.9
10YR-72HR	C Outfall	BASE	179.00	15.025	20.000	0	0.094	0.000	0.9	0.0
10YR-72HR	D-PreDev	BASE	179.00	16.490	23.000	113	0.000	0.193	1.1	2.1
10YR-72HR	E Outfall pre	BASE	179.00	15.025	20.000	0	0.193	0.000	2.1	0.0
10YR-72HR	A-project	BASE	181.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	181.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	181.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	181.00	16.490	23.000	113	0.000	0.193	1.1	2.1
10YR-72HR	E Outfall pre	BASE	181.00	15.000	20.000	0	0.193	0.000	2.1	0.0
10YR-72HR	A-project	BASE	183.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	183.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	183.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	183.00	16.490	23.000	113	0.000	0.193	1.1	2.1
10YR-72HR	E Outfall pre	BASE	183.00	15.000	20.000	0	0.193	0.000	2.1	0.0
10YR-72HR	A-project	BASE	185.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	185.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	185.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	185.00	16.490	23.000	113	0.000	0.193	1.1	2.2
10YR-72HR	E Outfall pre	BASE	185.00	15.000	20.000	0	0.193	0.000	2.2	0.0
10YR-72HR	A-project	BASE	187.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	187.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	187.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	187.00	16.490	23.000	113	0.000	0.193	1.1	2.2
10YR-72HR	E Outfall pre	BASE	187.00	15.000	20.000	0	0.193	0.000	2.2	0.0
10YR-72HR	A-project	BASE	189.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	189.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	189.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	189.00	16.490	23.000	113	0.000	0.193	1.1	2.2
10YR-72HR	E Outfall pre	BASE	189.00	15.000	20.000	0	0.193	0.000	2.2	0.0
10YR-72HR	A-project	BASE	191.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	191.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	191.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	191.00	16.490	23.000	113	0.000	0.193	1.1	2.3
10YR-72HR	E Outfall pre	BASE	191.00	15.000	20.000	0	0.193	0.000	2.3	0.0
10YR-72HR	A-project	BASE	193.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	193.00	15.990	22.000	113	0.000	0.094	0.8	1.0
10YR-72HR	C Outfall	BASE	193.00	15.000	20.000	0	0.094	0.000	1.0	0.0
10YR-72HR	D-PreDev	BASE	193.00	16.490	23.000	113	0.000	0.193	1.1	2.3
10YR-72HR	E Outfall pre	BASE	193.00	15.000	20.000	0	0.193	0.000	2.3	0.0
10YR-72HR	A-project	BASE	195.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	195.00	15.990	22.000	113	0.000	0.094	0.8	1.1
10YR-72HR	C Outfall	BASE	195.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	195.00	16.490	23.000	113	0.000	0.193	1.1	2.3
10YR-72HR	E Outfall pre	BASE	195.00	15.000	20.000	0	0.193	0.000	2.3	0.0
10YR-72HR	A-project	BASE	197.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	197.00	15.990	22.000	113	0.000	0.094	0.8	1.1

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	C Outfall	BASE	197.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	197.00	16.490	23.000	113	0.000	0.193	1.1	2.4
10YR-72HR	E Outfall pre	BASE	197.00	15.000	20.000	0	0.193	0.000	2.4	0.0
10YR-72HR	A-project	BASE	199.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	199.00	15.990	22.000	113	0.000	0.094	0.8	1.1
10YR-72HR	C Outfall	BASE	199.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	199.00	16.490	23.000	113	0.000	0.193	1.1	2.4
10YR-72HR	E Outfall pre	BASE	199.00	15.000	20.000	0	0.193	0.000	2.4	0.0
10YR-72HR	A-project	BASE	201.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	201.00	15.990	22.000	113	0.000	0.094	0.8	1.1
10YR-72HR	C Outfall	BASE	201.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	201.00	16.490	23.000	113	0.000	0.193	1.1	2.4
10YR-72HR	E Outfall pre	BASE	201.00	15.000	20.000	0	0.193	0.000	2.4	0.0
10YR-72HR	A-project	BASE	203.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	203.00	15.990	22.000	113	0.000	0.094	0.8	1.1
10YR-72HR	C Outfall	BASE	203.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	203.00	16.490	23.000	113	0.000	0.193	1.1	2.5
10YR-72HR	E Outfall pre	BASE	203.00	15.000	20.000	0	0.193	0.000	2.5	0.0
10YR-72HR	A-project	BASE	205.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	205.00	15.990	22.000	113	0.000	0.094	0.8	1.1
10YR-72HR	C Outfall	BASE	205.00	15.000	20.000	0	0.094	0.000	1.1	0.0
10YR-72HR	D-PreDev	BASE	205.00	16.490	23.000	113	0.000	0.193	1.1	2.5
10YR-72HR	E Outfall pre	BASE	205.00	15.000	20.000	0	0.193	0.000	2.5	0.0
10YR-72HR	A-project	BASE	207.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	207.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	207.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	207.00	16.490	23.000	113	0.000	0.193	1.1	2.5
10YR-72HR	E Outfall pre	BASE	207.00	15.000	20.000	0	0.193	0.000	2.5	0.0
10YR-72HR	A-project	BASE	209.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	209.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	209.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	209.00	16.490	23.000	113	0.000	0.193	1.1	2.6
10YR-72HR	E Outfall pre	BASE	209.00	15.000	20.000	0	0.193	0.000	2.6	0.0
10YR-72HR	A-project	BASE	211.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	211.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	211.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	211.00	16.490	23.000	113	0.000	0.193	1.1	2.6
10YR-72HR	E Outfall pre	BASE	211.00	15.000	20.000	0	0.193	0.000	2.6	0.0
10YR-72HR	A-project	BASE	213.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	213.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	213.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	213.00	16.490	23.000	113	0.000	0.193	1.1	2.6
10YR-72HR	E Outfall pre	BASE	213.00	15.000	20.000	0	0.193	0.000	2.6	0.0
10YR-72HR	A-project	BASE	215.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	215.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	215.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	215.00	16.490	23.000	113	0.000	0.193	1.1	2.7
10YR-72HR	E Outfall pre	BASE	215.00	15.000	20.000	0	0.193	0.000	2.7	0.0
10YR-72HR	A-project	BASE	217.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	217.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	217.00	15.000	20.000	0	0.094	0.000	1.2	0.0

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	D-PreDev	BASE	217.00	16.490	23.000	113	0.000	0.193	1.1	2.7
10YR-72HR	E Outfall pre	BASE	217.00	15.000	20.000	0	0.193	0.000	2.7	0.0
10YR-72HR	A-project	BASE	219.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	219.00	15.990	22.000	113	0.000	0.094	0.8	1.2
10YR-72HR	C Outfall	BASE	219.00	15.000	20.000	0	0.094	0.000	1.2	0.0
10YR-72HR	D-PreDev	BASE	219.00	16.490	23.000	113	0.000	0.193	1.1	2.7
10YR-72HR	E Outfall pre	BASE	219.00	15.000	20.000	0	0.193	0.000	2.7	0.0
10YR-72HR	A-project	BASE	221.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	221.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	221.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	221.00	16.490	23.000	113	0.000	0.193	1.1	2.8
10YR-72HR	E Outfall pre	BASE	221.00	15.000	20.000	0	0.193	0.000	2.8	0.0
10YR-72HR	A-project	BASE	223.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	223.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	223.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	223.00	16.490	23.000	113	0.000	0.193	1.1	2.8
10YR-72HR	E Outfall pre	BASE	223.00	15.000	20.000	0	0.193	0.000	2.8	0.0
10YR-72HR	A-project	BASE	225.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	225.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	225.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	225.00	16.490	23.000	113	0.000	0.193	1.1	2.8
10YR-72HR	E Outfall pre	BASE	225.00	15.000	20.000	0	0.193	0.000	2.8	0.0
10YR-72HR	A-project	BASE	227.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	227.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	227.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	227.00	16.490	23.000	113	0.000	0.193	1.1	2.8
10YR-72HR	E Outfall pre	BASE	227.00	15.000	20.000	0	0.193	0.000	2.8	0.0
10YR-72HR	A-project	BASE	229.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	229.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	229.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	229.00	16.490	23.000	113	0.000	0.193	1.1	2.9
10YR-72HR	E Outfall pre	BASE	229.00	15.000	20.000	0	0.193	0.000	2.9	0.0
10YR-72HR	A-project	BASE	231.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	231.00	15.990	22.000	113	0.000	0.094	0.8	1.3
10YR-72HR	C Outfall	BASE	231.00	15.000	20.000	0	0.094	0.000	1.3	0.0
10YR-72HR	D-PreDev	BASE	231.00	16.490	23.000	113	0.000	0.193	1.1	2.9
10YR-72HR	E Outfall pre	BASE	231.00	15.000	20.000	0	0.193	0.000	2.9	0.0
10YR-72HR	A-project	BASE	233.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	233.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	233.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	233.00	16.490	23.000	113	0.000	0.193	1.1	2.9
10YR-72HR	E Outfall pre	BASE	233.00	15.000	20.000	0	0.193	0.000	2.9	0.0
10YR-72HR	A-project	BASE	235.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	235.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	235.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	235.00	16.490	23.000	113	0.000	0.193	1.1	3.0
10YR-72HR	E Outfall pre	BASE	235.00	15.000	20.000	0	0.193	0.000	3.0	0.0
10YR-72HR	A-project	BASE	237.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	237.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	237.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	237.00	16.490	23.000	113	0.000	0.193	1.1	3.0

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Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E Outfall pre	BASE	237.00	15.000	20.000	0	0.193	0.000	3.0	0.0
10YR-72HR	A-project	BASE	239.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	239.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	239.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	239.00	16.490	23.000	113	0.000	0.193	1.1	3.0
10YR-72HR	E Outfall pre	BASE	239.00	15.000	20.000	0	0.193	0.000	3.0	0.0
10YR-72HR	A-project	BASE	241.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	241.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	241.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	241.00	16.490	23.000	113	0.000	0.193	1.1	3.1
10YR-72HR	E Outfall pre	BASE	241.00	15.000	20.000	0	0.193	0.000	3.1	0.0
10YR-72HR	A-project	BASE	243.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	243.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	243.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	243.00	16.490	23.000	113	0.000	0.193	1.1	3.1
10YR-72HR	E Outfall pre	BASE	243.00	15.000	20.000	0	0.193	0.000	3.1	0.0
10YR-72HR	A-project	BASE	245.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	245.00	15.990	22.000	113	0.000	0.094	0.8	1.4
10YR-72HR	C Outfall	BASE	245.00	15.000	20.000	0	0.094	0.000	1.4	0.0
10YR-72HR	D-PreDev	BASE	245.00	16.490	23.000	113	0.000	0.193	1.1	3.1
10YR-72HR	E Outfall pre	BASE	245.00	15.000	20.000	0	0.193	0.000	3.1	0.0
10YR-72HR	A-project	BASE	247.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	247.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	247.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	247.00	16.490	23.000	113	0.000	0.193	1.1	3.2
10YR-72HR	E Outfall pre	BASE	247.00	15.000	20.000	0	0.193	0.000	3.2	0.0
10YR-72HR	A-project	BASE	249.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	249.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	249.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	249.00	16.490	23.000	113	0.000	0.193	1.1	3.2
10YR-72HR	E Outfall pre	BASE	249.00	15.000	20.000	0	0.193	0.000	3.2	0.0
10YR-72HR	A-project	BASE	251.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	251.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	251.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	251.00	16.490	23.000	113	0.000	0.193	1.1	3.2
10YR-72HR	E Outfall pre	BASE	251.00	15.000	20.000	0	0.193	0.000	3.2	0.0
10YR-72HR	A-project	BASE	253.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	253.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	253.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	253.00	16.490	23.000	113	0.000	0.193	1.1	3.3
10YR-72HR	E Outfall pre	BASE	253.00	15.000	20.000	0	0.193	0.000	3.3	0.0
10YR-72HR	A-project	BASE	255.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	255.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	255.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	255.00	16.490	23.000	113	0.000	0.193	1.1	3.3
10YR-72HR	E Outfall pre	BASE	255.00	15.000	20.000	0	0.193	0.000	3.3	0.0
10YR-72HR	A-project	BASE	257.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	257.00	15.990	22.000	113	0.000	0.094	0.8	1.5
10YR-72HR	C Outfall	BASE	257.00	15.000	20.000	0	0.094	0.000	1.5	0.0
10YR-72HR	D-PreDev	BASE	257.00	16.490	23.000	113	0.000	0.193	1.1	3.3
10YR-72HR	E Outfall pre	BASE	257.00	15.000	20.000	0	0.193	0.000	3.3	0.0

Shell Gas  
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 10YR72HR

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-project	BASE	259.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	259.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	259.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	259.00	16.490	23.000	113	0.000	0.193	1.1	3.4
10YR-72HR	E Outfall pre	BASE	259.00	15.000	20.000	0	0.193	0.000	3.4	0.0
10YR-72HR	A-project	BASE	261.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	261.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	261.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	261.00	16.490	23.000	113	0.000	0.193	1.1	3.4
10YR-72HR	E Outfall pre	BASE	261.00	15.000	20.000	0	0.193	0.000	3.4	0.0
10YR-72HR	A-project	BASE	263.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	263.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	263.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	263.00	16.490	23.000	113	0.000	0.193	1.1	3.4
10YR-72HR	E Outfall pre	BASE	263.00	15.000	20.000	0	0.193	0.000	3.4	0.0
10YR-72HR	A-project	BASE	265.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	265.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	265.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	265.00	16.490	23.000	113	0.000	0.193	1.1	3.5
10YR-72HR	E Outfall pre	BASE	265.00	15.000	20.000	0	0.193	0.000	3.5	0.0
10YR-72HR	A-project	BASE	267.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	267.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	267.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	267.00	16.490	23.000	113	0.000	0.193	1.1	3.5
10YR-72HR	E Outfall pre	BASE	267.00	15.000	20.000	0	0.193	0.000	3.5	0.0
10YR-72HR	A-project	BASE	269.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	269.00	15.990	22.000	113	0.000	0.094	0.8	1.6
10YR-72HR	C Outfall	BASE	269.00	15.000	20.000	0	0.094	0.000	1.6	0.0
10YR-72HR	D-PreDev	BASE	269.00	16.490	23.000	113	0.000	0.193	1.1	3.5
10YR-72HR	E Outfall pre	BASE	269.00	15.000	20.000	0	0.193	0.000	3.5	0.0
10YR-72HR	A-project	BASE	271.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	271.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	271.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	271.00	16.490	23.000	113	0.000	0.193	1.1	3.5
10YR-72HR	E Outfall pre	BASE	271.00	15.000	20.000	0	0.193	0.000	3.5	0.0
10YR-72HR	A-project	BASE	273.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	273.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	273.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	273.00	16.490	23.000	113	0.000	0.193	1.1	3.6
10YR-72HR	E Outfall pre	BASE	273.00	15.000	20.000	0	0.193	0.000	3.6	0.0
10YR-72HR	A-project	BASE	275.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	275.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	275.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	275.00	16.490	23.000	113	0.000	0.193	1.1	3.6
10YR-72HR	E Outfall pre	BASE	275.00	15.000	20.000	0	0.193	0.000	3.6	0.0
10YR-72HR	A-project	BASE	277.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	277.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	277.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	277.00	16.490	23.000	113	0.000	0.193	1.1	3.6
10YR-72HR	E Outfall pre	BASE	277.00	15.000	20.000	0	0.193	0.000	3.6	0.0
10YR-72HR	A-project	BASE	279.00	18.500	22.000	113	0.000	0.000	0.9	0.6

Shell Gas  
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 10YR72HR

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-Det	BASE	279.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	279.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	279.00	16.490	23.000	113	0.000	0.193	1.1	3.7
10YR-72HR	E Outfall pre	BASE	279.00	15.000	20.000	0	0.193	0.000	3.7	0.0
10YR-72HR	A-project	BASE	281.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	281.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	281.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	281.00	16.490	23.000	113	0.000	0.193	1.1	3.7
10YR-72HR	E Outfall pre	BASE	281.00	15.000	20.000	0	0.193	0.000	3.7	0.0
10YR-72HR	A-project	BASE	283.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	283.00	15.990	22.000	113	0.000	0.094	0.8	1.7
10YR-72HR	C Outfall	BASE	283.00	15.000	20.000	0	0.094	0.000	1.7	0.0
10YR-72HR	D-PreDev	BASE	283.00	16.490	23.000	113	0.000	0.193	1.1	3.7
10YR-72HR	E Outfall pre	BASE	283.00	15.000	20.000	0	0.193	0.000	3.7	0.0
10YR-72HR	A-project	BASE	285.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	285.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	285.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	285.00	16.490	23.000	113	0.000	0.193	1.1	3.8
10YR-72HR	E Outfall pre	BASE	285.00	15.000	20.000	0	0.193	0.000	3.8	0.0
10YR-72HR	A-project	BASE	287.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	287.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	287.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	287.00	16.490	23.000	113	0.000	0.193	1.1	3.8
10YR-72HR	E Outfall pre	BASE	287.00	15.000	20.000	0	0.193	0.000	3.8	0.0
10YR-72HR	A-project	BASE	289.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	289.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	289.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	289.00	16.490	23.000	113	0.000	0.193	1.1	3.8
10YR-72HR	E Outfall pre	BASE	289.00	15.000	20.000	0	0.193	0.000	3.8	0.0
10YR-72HR	A-project	BASE	291.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	291.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	291.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	291.00	16.490	23.000	113	0.000	0.193	1.1	3.9
10YR-72HR	E Outfall pre	BASE	291.00	15.000	20.000	0	0.193	0.000	3.9	0.0
10YR-72HR	A-project	BASE	293.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	293.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	293.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	293.00	16.490	23.000	113	0.000	0.193	1.1	3.9
10YR-72HR	E Outfall pre	BASE	293.00	15.000	20.000	0	0.193	0.000	3.9	0.0
10YR-72HR	A-project	BASE	295.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	295.00	15.990	22.000	113	0.000	0.094	0.8	1.8
10YR-72HR	C Outfall	BASE	295.00	15.000	20.000	0	0.094	0.000	1.8	0.0
10YR-72HR	D-PreDev	BASE	295.00	16.490	23.000	113	0.000	0.193	1.1	3.9
10YR-72HR	E Outfall pre	BASE	295.00	15.000	20.000	0	0.193	0.000	3.9	0.0
10YR-72HR	A-project	BASE	297.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	297.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	297.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	297.00	16.490	23.000	113	0.000	0.193	1.1	4.0
10YR-72HR	E Outfall pre	BASE	297.00	15.000	20.000	0	0.193	0.000	4.0	0.0
10YR-72HR	A-project	BASE	299.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	299.00	15.990	22.000	113	0.000	0.094	0.8	1.9

Shell Gas  
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 10YR72HR

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	C Outfall	BASE	299.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	299.00	16.490	23.000	113	0.000	0.193	1.1	4.0
10YR-72HR	E Outfall pre	BASE	299.00	15.000	20.000	0	0.193	0.000	4.0	0.0
10YR-72HR	A-project	BASE	301.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	301.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	301.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	301.00	16.490	23.000	113	0.000	0.193	1.1	4.0
10YR-72HR	E Outfall pre	BASE	301.00	15.000	20.000	0	0.193	0.000	4.0	0.0
10YR-72HR	A-project	BASE	303.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	303.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	303.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	303.00	16.490	23.000	113	0.000	0.193	1.1	4.1
10YR-72HR	E Outfall pre	BASE	303.00	15.000	20.000	0	0.193	0.000	4.1	0.0
10YR-72HR	A-project	BASE	305.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	305.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	305.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	305.00	16.490	23.000	113	0.000	0.193	1.1	4.1
10YR-72HR	E Outfall pre	BASE	305.00	15.000	20.000	0	0.193	0.000	4.1	0.0
10YR-72HR	A-project	BASE	307.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	307.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	307.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	307.00	16.490	23.000	113	0.000	0.193	1.1	4.1
10YR-72HR	E Outfall pre	BASE	307.00	15.000	20.000	0	0.193	0.000	4.1	0.0
10YR-72HR	A-project	BASE	309.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	309.00	15.990	22.000	113	0.000	0.094	0.8	1.9
10YR-72HR	C Outfall	BASE	309.00	15.000	20.000	0	0.094	0.000	1.9	0.0
10YR-72HR	D-PreDev	BASE	309.00	16.490	23.000	113	0.000	0.193	1.1	4.2
10YR-72HR	E Outfall pre	BASE	309.00	15.000	20.000	0	0.193	0.000	4.2	0.0
10YR-72HR	A-project	BASE	311.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	311.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	311.00	15.000	20.000	0	0.094	0.000	2.0	0.0
10YR-72HR	D-PreDev	BASE	311.00	16.490	23.000	113	0.000	0.193	1.1	4.2
10YR-72HR	E Outfall pre	BASE	311.00	15.000	20.000	0	0.193	0.000	4.2	0.0
10YR-72HR	A-project	BASE	313.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	313.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	313.00	15.000	20.000	0	0.094	0.000	2.0	0.0
10YR-72HR	D-PreDev	BASE	313.00	16.490	23.000	113	0.000	0.193	1.1	4.2
10YR-72HR	E Outfall pre	BASE	313.00	15.000	20.000	0	0.193	0.000	4.2	0.0
10YR-72HR	A-project	BASE	315.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	315.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	315.00	15.000	20.000	0	0.094	0.000	2.0	0.0
10YR-72HR	D-PreDev	BASE	315.00	16.490	23.000	113	0.000	0.193	1.1	4.2
10YR-72HR	E Outfall pre	BASE	315.00	15.000	20.000	0	0.193	0.000	4.2	0.0
10YR-72HR	A-project	BASE	317.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	317.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	317.00	15.000	20.000	0	0.094	0.000	2.0	0.0
10YR-72HR	D-PreDev	BASE	317.00	16.490	23.000	113	0.000	0.193	1.1	4.3
10YR-72HR	E Outfall pre	BASE	317.00	15.000	20.000	0	0.193	0.000	4.3	0.0
10YR-72HR	A-project	BASE	319.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	319.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	319.00	15.000	20.000	0	0.094	0.000	2.0	0.0

Shell Gas  
 11/12/24  
 10YR72HR

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	D-PreDev	BASE	319.00	16.490	23.000	113	0.000	0.193	1.1	4.3
10YR-72HR	E Outfall pre	BASE	319.00	15.000	20.000	0	0.193	0.000	4.3	0.0
10YR-72HR	A-project	BASE	321.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	321.00	15.990	22.000	113	0.000	0.094	0.8	2.0
10YR-72HR	C Outfall	BASE	321.00	15.000	20.000	0	0.094	0.000	2.0	0.0
10YR-72HR	D-PreDev	BASE	321.00	16.490	23.000	113	0.000	0.193	1.1	4.3
10YR-72HR	E Outfall pre	BASE	321.00	15.000	20.000	0	0.193	0.000	4.3	0.0
10YR-72HR	A-project	BASE	323.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	323.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	323.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	323.00	16.490	23.000	113	0.000	0.193	1.1	4.4
10YR-72HR	E Outfall pre	BASE	323.00	15.000	20.000	0	0.193	0.000	4.4	0.0
10YR-72HR	A-project	BASE	325.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	325.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	325.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	325.00	16.490	23.000	113	0.000	0.193	1.1	4.4
10YR-72HR	E Outfall pre	BASE	325.00	15.000	20.000	0	0.193	0.000	4.4	0.0
10YR-72HR	A-project	BASE	327.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	327.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	327.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	327.00	16.490	23.000	113	0.000	0.193	1.1	4.4
10YR-72HR	E Outfall pre	BASE	327.00	15.000	20.000	0	0.193	0.000	4.4	0.0
10YR-72HR	A-project	BASE	329.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	329.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	329.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	329.00	16.490	23.000	113	0.000	0.193	1.1	4.5
10YR-72HR	E Outfall pre	BASE	329.00	15.000	20.000	0	0.193	0.000	4.5	0.0
10YR-72HR	A-project	BASE	331.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	331.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	331.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	331.00	16.490	23.000	113	0.000	0.193	1.1	4.5
10YR-72HR	E Outfall pre	BASE	331.00	15.000	20.000	0	0.193	0.000	4.5	0.0
10YR-72HR	A-project	BASE	333.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	333.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	333.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	333.00	16.490	23.000	113	0.000	0.193	1.1	4.5
10YR-72HR	E Outfall pre	BASE	333.00	15.000	20.000	0	0.193	0.000	4.5	0.0
10YR-72HR	A-project	BASE	335.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	335.00	15.990	22.000	113	0.000	0.094	0.8	2.1
10YR-72HR	C Outfall	BASE	335.00	15.000	20.000	0	0.094	0.000	2.1	0.0
10YR-72HR	D-PreDev	BASE	335.00	16.490	23.000	113	0.000	0.193	1.1	4.6
10YR-72HR	E Outfall pre	BASE	335.00	15.000	20.000	0	0.193	0.000	4.6	0.0
10YR-72HR	A-project	BASE	337.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	337.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	337.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	337.00	16.490	23.000	113	0.000	0.193	1.1	4.6
10YR-72HR	E Outfall pre	BASE	337.00	15.000	20.000	0	0.193	0.000	4.6	0.0
10YR-72HR	A-project	BASE	339.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	339.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	339.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	339.00	16.490	23.000	113	0.000	0.193	1.1	4.6

Shell Gas  
 11/12/24  
 10YR72HR

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E Outfall pre	BASE	339.00	15.000	20.000	0	0.193	0.000	4.6	0.0
10YR-72HR	A-project	BASE	341.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	341.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	341.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	341.00	16.490	23.000	113	0.000	0.193	1.1	4.7
10YR-72HR	E Outfall pre	BASE	341.00	15.000	20.000	0	0.193	0.000	4.7	0.0
10YR-72HR	A-project	BASE	343.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	343.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	343.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	343.00	16.490	23.000	113	0.000	0.193	1.1	4.7
10YR-72HR	E Outfall pre	BASE	343.00	15.000	20.000	0	0.193	0.000	4.7	0.0
10YR-72HR	A-project	BASE	345.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	345.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	345.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	345.00	16.490	23.000	113	0.000	0.193	1.1	4.7
10YR-72HR	E Outfall pre	BASE	345.00	15.000	20.000	0	0.193	0.000	4.7	0.0
10YR-72HR	A-project	BASE	347.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	347.00	15.990	22.000	113	0.000	0.094	0.8	2.2
10YR-72HR	C Outfall	BASE	347.00	15.000	20.000	0	0.094	0.000	2.2	0.0
10YR-72HR	D-PreDev	BASE	347.00	16.490	23.000	113	0.000	0.193	1.1	4.8
10YR-72HR	E Outfall pre	BASE	347.00	15.000	20.000	0	0.193	0.000	4.8	0.0
10YR-72HR	A-project	BASE	349.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	349.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	349.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	349.00	16.490	23.000	113	0.000	0.193	1.1	4.8
10YR-72HR	E Outfall pre	BASE	349.00	15.000	20.000	0	0.193	0.000	4.8	0.0
10YR-72HR	A-project	BASE	351.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	351.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	351.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	351.00	16.490	23.000	113	0.000	0.193	1.1	4.8
10YR-72HR	E Outfall pre	BASE	351.00	15.000	20.000	0	0.193	0.000	4.8	0.0
10YR-72HR	A-project	BASE	353.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	353.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	353.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	353.00	16.490	23.000	113	0.000	0.193	1.1	4.9
10YR-72HR	E Outfall pre	BASE	353.00	15.000	20.000	0	0.193	0.000	4.9	0.0
10YR-72HR	A-project	BASE	355.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	355.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	355.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	355.00	16.490	23.000	113	0.000	0.193	1.1	4.9
10YR-72HR	E Outfall pre	BASE	355.00	15.000	20.000	0	0.193	0.000	4.9	0.0
10YR-72HR	A-project	BASE	357.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	357.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	357.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	357.00	16.490	23.000	113	0.000	0.193	1.1	4.9
10YR-72HR	E Outfall pre	BASE	357.00	15.000	20.000	0	0.193	0.000	4.9	0.0
10YR-72HR	A-project	BASE	359.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	359.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	359.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	359.00	16.490	23.000	113	0.000	0.193	1.1	4.9
10YR-72HR	E Outfall pre	BASE	359.00	15.000	20.000	0	0.193	0.000	4.9	0.0

Shell Gas  
 11/12/24  
 10YR72HR

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-project	BASE	360.00	18.500	22.000	113	0.000	0.000	0.9	0.6
10YR-72HR	B-Det	BASE	360.00	15.990	22.000	113	0.000	0.094	0.8	2.3
10YR-72HR	C Outfall	BASE	360.00	15.000	20.000	0	0.094	0.000	2.3	0.0
10YR-72HR	D-PreDev	BASE	360.00	16.490	23.000	113	0.000	0.193	1.1	5.0
10YR-72HR	E Outfall pre	BASE	360.00	15.000	20.000	0	0.193	0.000	5.0	0.0



# Appendix



## **GEOTECHNICAL EXPLORATION**

### **MACMILLAN OIL OKEECHOBEE ROAD EXFILTRATION TEST**

6900 OKEECHOBEE ROAD  
FORT PIERCE, FLORIDA

UES PROJECT No. 3330.2400068.0000

#### **PREPARED FOR:**

Macmillan Oil Company, LLC  
7950 NW 58<sup>th</sup> Street  
Doral, FL 33166

Attn: David Kingsley

#### **PREPARED BY:**

UES  
607 NW Commodity Cove  
Port St. Lucie, Florida 34986  
(772) 924-3575

**April 24, 2024**

April 24, 2024

David Kingsley  
**Macmillan Oil Company, LLC.**  
7950 NW 58<sup>th</sup> Street  
Doral, FL 33166

**Subject: Report of Geotechnical Exploration  
Macmillan Oil Okeechobee Road Exfiltration Test  
6900 Okeechobee Road, Fort Pierce, FL  
UES Project No. 3330.2400068.0000**

Dear David Kingsley:

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 UES's Geotechnical Engineering Proposal No. 24-1189.00 dated February 14, 2024, planned in conjunction with and authorized by you.

### **Background Information**

UES has been requested to perform an exfiltration test at the subject project located at 6900 Okeechobee Road in Fort Pierce, FL. UES was also provided with the site plan prepared by Jeff H. Iravani, Inc. Consulting Engineers, dated 11/29/2023, showing the details of the proposed construction.

As illustrated on the Site Vicinity Map in **Appendix A**, the site is located along Okeechobee Road in Fort Pierce, Florida. At the time of UES's field exploration, the property was bordered by commercial properties to the north and west, Crossroads Parkway to the east, and Okeechobee Road to the south.

### **Field Exploration**

One (1) exfiltration test (EX-1), conducted at a depth of approximately 6 feet below the existing ground surface, was performed at the referenced property. The approximate location of the exfiltration test is illustrated in the attached Test Location Plan in **Appendix B**. The exfiltration test was performed in accordance with the South Florida Water Management District method for open hole constant head field testing.

### **Subsurface Soil Conditions**

The soil samples recovered from UES's field exploration were returned to the laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2488). The soil stratification at the test sites is illustrated in the attached Exfiltration Test Results for EX-1. Note that the soil

boring data reflects information from a specific test location only, and soil conditions may vary between the strata interfaces across the property.

The geology of the site, as mapped on the USDA Soil Survey website, consists of *Nettles and Oldsmar sands (25)*. 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.

The subsurface soil conditions encountered at the auger boring locations generally consisted of medium dense fine sand (SP) to the boring termination depths of approximately 6 feet below the existing ground surface.

### **Hydrogeological Conditions**

On the dates of UES's field exploration (April 2024), the groundwater table was not encountered within the termination depth of the exfiltration test location. Note that the groundwater table will fluctuate 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.

### **Exfiltration Testing**

The exfiltration test was performed in accordance with the South Florida Water Management District method for open hole constant head field testing to a depth of 6 ft below existing grade. Note that for the purpose of calculations, since a water table was not encountered within the depths explored, the groundwater table was assumed to be at the bottom of the borehole (i.e. 6 ft below existing grade). The results are presented in the attached Exfiltration Test Report. The hydraulic conductivity (K) value determined is presented in the table below.

<b>Test Location</b>	<b>K (cfs/ft<sup>2</sup>-ft)</b>
EX-1	$3.11 \times 10^{-04}$

The soil samples will be held in the laboratory for 30 days and then discarded unless UES is 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.

### **Limitations**

This consulting report has been prepared for the exclusive use of Macmillan Oil Company, LLC, and members of the design team for the proposed development in Fort Pierce, Florida. This report has been prepared in accordance with accepted local geotechnical engineering practices. No other warranty, 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 as provided in this report.

### **Closure**

UES appreciates the opportunity to be of service during this phase of the project and looks forward to a continued association. Please do not hesitate to contact UES if you have any questions or comments, or if UES may further assist you as your plans proceed.

Respectfully Submitted,

**UES**

Florida Registry No. 4930

Carlos A. Mercado, P.E.  
Principal Engineer – South Florida Division  
Florida Registration No. 71707

Dhanuhasini Subramaniam, E.I.  
Project Engineer

This item has been digitally signed and sealed by Carlos A. Mercado, M.S., 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.

Distribution: David Kingsley - Macmillan Oil Company, LLC

1 pdf

Attachments: Appendix A – Vicinity Map  
Appendix B – Site Location Map  
Appendix C – Hydraulic Conductivity Results  
Appendix D – Discussion of Soil Groups



## Appendix A - Vicinity Map

# Site Vicinity Map

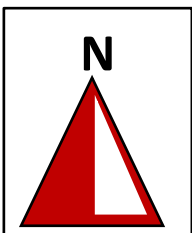
MacMillan Oil Okeechobee Road Exfiltration Test  
6900 Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2400068.0000

Drafted by: JR

Reviewed By: AA

Date: 4/17/2024



## Appendix B - Test Location Plan

# Test Location Plan

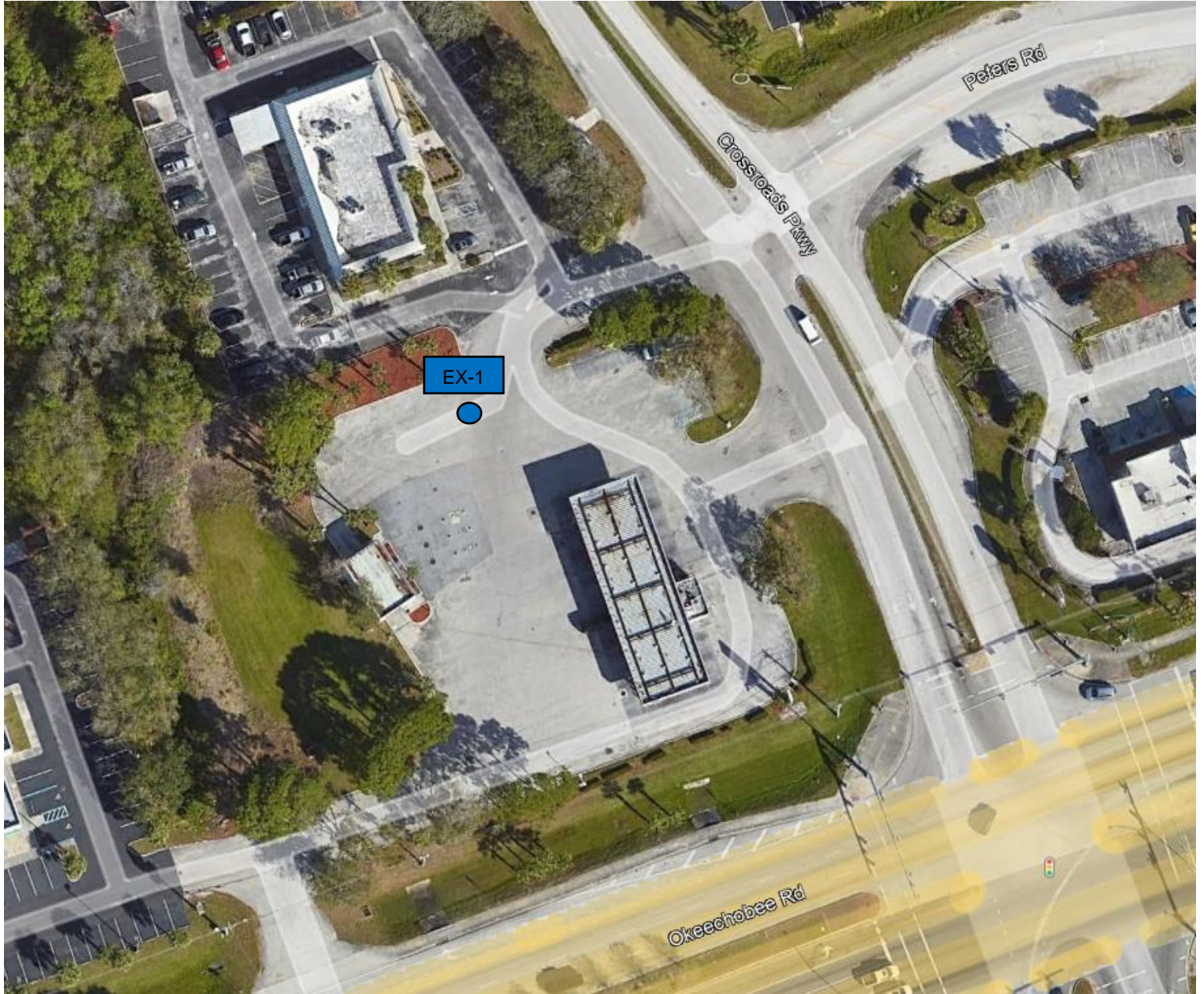
MacMillan Oil Okeechobee Road Exfiltration Test  
6900 Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2400068.0000

Drafted by: JR

Reviewed By: AA

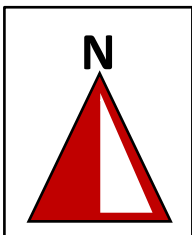
Date: 4/17/2024



## Legend

- Approximate Exfiltration Test Location

BORING LOCATIONS WERE LOCATED USING A MEASURING TAPE AND EXISTING LANDMARKS AS REFERENCE POINTS. IN ADDITION, THE LATITUDE, LONGITUDE, AND ELEVATION NOTED ON THE BORING LOGS WERE TAKEN FROM GOOGLE EARTH. THEREFORE, LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE.



## **Appendix C - Hydraulic Conductivity Results**



# UNIVERSAL ENGINEERING SCIENCES

Consultants In: Geotechnical Engineering • Environmental Sciences  
Geophysical Services • Construction Materials Testing • Threshold Inspection  
Building Inspection • Plan Review • Building Code Administration

## EXFILTRATION TEST REPORT

### South Florida Water Management District - Usual Open Hole Test

**Client:** MacMillian Oil Company, LLC.

**Project No:** 3330.2400068.0000

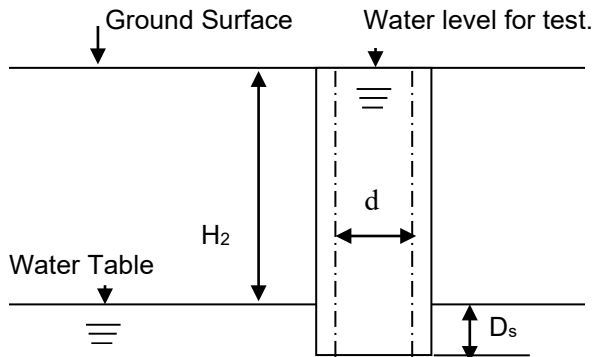
**Project:** MacMillan Oil Exfiltration Test  
6900 Okeechobee Road, Fort Pierce, Florida

**Test Date:** 4/15/2024  
**Technician:** SC/BS

### SOIL PROFILE

Test Location: EX-1	Depth (feet)	Soil Description	
	0 – 2	Brown fine sand (SP)	
	2 – 5	Brown fine sand, trace clay (SP)	
	5 – 6	Light gray fine sand (SP)	
	Depth to Water Table from Ground Surface (feet)		N/A

### CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_s + H_2d)}$$

<b>K</b>	Hydraulic Conductivity (cfs/ ft <sup>2</sup> – ft head)	<b>3.11 x 10<sup>-04</sup></b>
<b>Q</b>	Stabilized Flow Rate (cubic ft per second)	<b>6.02 x 10<sup>-03</sup></b>
<b>d</b>	Diameter of Test Hole (feet)	<b>0.33</b>
<b>H<sub>2</sub></b>	Depth to Water Table (feet)	<b>6.0</b>
<b>D<sub>s</sub></b>	Saturated Hole Depth (feet)	<b>0.0</b>
Notes: Assumed GWT as 6' for calculation purposes		

## Appendix D - 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.

000621-10

Protecting South Florida's Water Resources for 30 Years  
1968 1998

QUAD  
ITEM  
POSTER



# South Florida Water Management District

P.O. Box 24700 • Fort Pierce, FL 34942 • (888) 345-7272 • FAX (888) 352-2345

RECEIVED

OCT 17 2000

OCT 26 2000

Application No. 900207-11  
Department of Regulation

March 5, 1990

St. Lucie County Engineer  
2300 Virginia Avenue  
Fort Pierce, FL 33450

Post-it® Fax Note	7671	Date	10/16/00	# of pages	10
To	NORMAN GRIMSTEAD	From	JOHN SHAFFER		
Co./Dept.	BS&A	Co.	SFMD		
Phone #		Phone #	561/682-2185		
Fax #	407/894-3865	Fax #			

Dear Sir:

ORIGINAL SUBMITTAL

Subject: EXEMPTION NO.: 56-00878-5

JUN 21 2000

Owner: Chevron USA, Inc.  
Project: CHEVRON AT ST. LUCIE CROSSROADS  
Location: SR-70 and Peters Road  
St. Lucie County, S24/T35S/R39E

WPB

A request for Permit Exemption pursuant to Rule 40E-4.053, Florida Administrative Code (F.A.C.) has been received for the above referenced project. The owner has certified that all the conditions for the exemption have been or will be met upon construction; consequently the District will not be analyzing the surface water management system. It is therefore necessary that you consider this in your review of the project.

It should be noted that this is a project with the potential of generating ground and surface water pollutants. It is requested that your field personnel periodically monitor this site.

Sincerely,

*John M. Shaffer*  
for Anthony M. Waterhouse, P.E.  
Assistant Director  
Surface Water Management Division

AMW:JMH:mrj

cc: DER  
Chevron USA, Inc.  
Mr. James Young, P.E.; Kimley-Horn & Associates

bcc: Karen/Beth/Day/File/Area Engineer

NG/KLS

97041.30

Concerning District  
James F. Garner, Chairman - Fort Myers  
Dorcas A. Mason, Vice Chairman - Key West  
433 York - Palm City

A. Sando Millan - Miami  
L. Dale Stein - Belle Glade  
Mike Stout - Windermere

Ken Adams - West Palm Beach  
Valerie Boyd - Naples  
James E. Sall - Fort Lauderdale

John R. Westlake, Executive Director  
Tifford C. Casel, Deputy Executive Director  
Thomas R. McVicar, Deputy Executive Director

DATE 06-Feb-90

CHEVRON-ST. LUCIE CROSSROADS CALCULATIONS

PAGE 1 of 2

Chevron @ St. Lucie Crossroads  
Preliminary Drainage Calculations

I. AREAS

IMPERVIOUS= 1.21 ac.  
RET. AREA= 0.34 ac. (8 max. water elev.)  
PERVIOUS= 0.39 ac.  
PROJECT TOTAL= 1.94 ac.  
ROOF AREA= 0.173 ac.

II. MINIMUM ELEVATIONS

FINISH FLOOR= 23.7 NGVD  
RET. AREA BOTTOM= 18.0 NGVD

III. ALLOWABLE SITE DISCHARGE (FDOT)

APPROX. 67% OF EXISTING SITE  
DRAINS INTO FDOT R/W  
(PRE-DEVELOPMENT)

ASSUME  $T_c = 8$  min (FDOT min.)  
2 yr STORM = 6.9 in/hr (ZONE 10)  
DRAINAGE AREA= 1.2028 ac.  
UNIMPROVED LAND "C"= 0.25  
PRE-DEVELOPMENT 2yr DISCHARGE:  
 $Q=CIA \rightarrow Q = 2.09$  cfs

IV. WATER LEVEL ELEVATIONS

NET SEASON WATER TABLE = 16.5 NGVD MAX

V. FALL RATES (SFMD 1-day)

10 yr. = 6.5 inches  
25 yr. = 7.3 inches  
100 yr. = 9.2 inches

VI. WATER QUALITY CALCULATIONS

A. FIRST INCH: 0.162 ac-ft FOR 1st INCH OF RUNOFF  
(TOTAL AREA = 1<sup>st</sup> RUNOFF)

B. 2.5 inches = IMPERVIOUS

SITE AREA= 1.177 ac. (TOT - (R.C. + ROOF))  
IMPERV. AREA= 1.087 ac. (SITE AREA - PERVIOUS)  
% IMPERVIOUS= 73.6

DATE 06-Feb-90

DEVON-ST. LUCIE CROSSROADS CALCULATIONS

PAGE 2 of 2

2.5" x 1IMP. = 1.84 INCHES TO BE TREATED

WATER QUALITY VOL = 0.245 ac-ft REQ'D NET DETENTION VOLUME

\*\*\* 0.245 ac-ft IS LARGER--THEREFORE CONTROLS

USING DRY DET., 0.184 ac-ft REQUIRED FOR WATER QUALITY VOLUME  
----- (=75% OF REQUIRED NET DETENTION VOLUME)

\*\* MUST PROVIDE AT LEAST 1/2" OF DRY RETENTION PRE-TREATMENT  
AS THIS PROJECT IS COMMERCIAL/INDUSTRIAL.

= 1/2" x (SITE AREA - RET. AREA) = 0.067 ac-ft REQUIRED FOR PRE-TREATMENT

WATER QUALITY SUMMARY:

REQUIRED DRY DETENTION = 0.184 ac-ft  
REQUIRED PRE-TREATMENT = 0.067 ac-ft

VII. SOIL STORAGE

AVG. SITE GRADE = 19.5 NGVD  
WET SEASON W.T. = 16.5 NGVD

AVG DEPTH TO W.T. = 3.0 ft.

CUMULATIVE SOIL STORAGE = 5.0 inches (6.6" LESS 25% FOR COMPACTION)

SOIL STORAGE ON SITE = 0.161 ac-ft OF AVAILABLE SOIL STORAGE





Kimley-Horn and Associates, Inc.  
Beindorf Division  
ENGINEERS • PLANNERS • SURVEYORS

3685 20th Street Vero Beach, Florida 32960 407 562-7881 Facsimile 407 575-0344

February 6, 1990  
30084.01

RECEIVED

FEB 7 1990

REGULATION DEPT. - 405

Ms. Mary Johnson  
Regulatory Technician  
Regulation Department  
South Florida Water Management District  
P.O. Box 24680  
West Palm Beach, FL 33416

RE: Exemption Request  
Chevron parcel at S.R. 70 and Peters Rd.  
St. Lucie County

Dear Ms. Johnson:

Attached you will find the completed form PA-39 "Request for Permit Exemption Pursuant to Rule 40E-4.053" and all corresponding supporting documentation for the above referenced parcel. This information includes: the site location map, a signed-and-sealed preliminary drainage plan, drainage and water quality calculations, a Florida Department of Transportation computer drainage analysis, copies of pertinent portions of the contract between the seller and Chevron U.S.A. Inc. demonstrating proof of ownership, copies of both the survey and legal description of the parcel, and the required agent authorization letter allowing us to sign for Chevron U.S.A. Inc. on this application.

The proposed development meets all of the conditions for exemption as stated in items 1. through 12. of District Form No. PA-39. Other pertinent project information follows:

- All contiguous property is owned by another entity other than Chevron U.S.A. Inc.
- The project requires an F.D.O.T. drainage connection permit which has been discussed with the Department and will be applied for the week of February 12, 1990. Preliminary meetings have been held with an F.D.O.T. representative who has indicated that the removal of the existing pipes and the re-design of the existing swale (which flows to the west along State Road 70) will be allowed, as that proposed modification is an improvement over existing conditions and is in the best interest of both the State and Chevron U.S.A., Inc.
- The project was approved on the Site Planning level through the St. Lucie Planning Department during the Board of County Commissioners regularly scheduled meeting of February 6, 1990 (this morning).

Ms. Mary Johnson

February 6, 1990

- Discharges from the site into the State's right-of-way will meet State water quality standards, as those exact standards are the requirement of the St. Lucie County Engineering Department. This department will be requiring a Paving and Drainage Permit for this parcel (to be submitted the week of February 12, 1990). Also please see the attached water quality calculations.
- The on-site detention pond is large enough to store the entire runoff volume from the 100 year - 3 day storm event. It has been designed as a dry detention pond with a bottom elevation of 18.0 NGVD, which is 1.5 foot above the highest wet-season water table.

We believe the information submitted here will be sufficient for granting a project exemption. However, if you have any questions or require any additional information, please do not hesitate to contact Jim Young or me at (407) 562-7981.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.  
Beindorf Division



Greg B. Burns, E.I.

Attachments

Copy to:  
Richard Miller w/ attachments  
Larry Jones  
Keith Pe'an  
Jim Young

300084.01 (0084.01.00)

REGULATION DEPT. - 405

REQUEST FOR PERMIT EXEMPTION PURSUANT TO  
RULE 40E-4.053, FLORIDA ADMINISTRATIVE CODE  
(SURFACE WATER MANAGEMENT)

NOTE: A reprint of Rules 40E-4.052, 40E-4.053 and 40E-4.054 is included on the back of this form and contains specific requirements to constitute a complete submittal.

OWNER'S NAME: Chevron USA, Inc.

ADDRESS: 2300 Windy Ridge Parkway Suite 800 South  
(Street)

Marietta Georgia 30067  
(City) (State) (Zip)

PROJECT ENGINEER: Jim Young - Kimley-Horn & Associates, Inc.

ADDRESS: 3835 20th Street  
(Street)

Vero Beach Florida 32960  
(City) (State) (Zip)

PROJECT NAME: Chevron at St. Lucie Crossroads

PROJECT LOCATION S.R. 70 and Peters Road COUNTY SL SEC. 24 TWP 35 S RGE 39E

TOTAL PROJECT ACREAGE: 1.94 TOTAL IMPERVIOUS ACREAGE 1.21

TYPE OF PROJECT: Retail Gas Station ZONING: Commercial general (CG)  
(Residential, Agricultural, Etc.) Commercial tourist (CT)

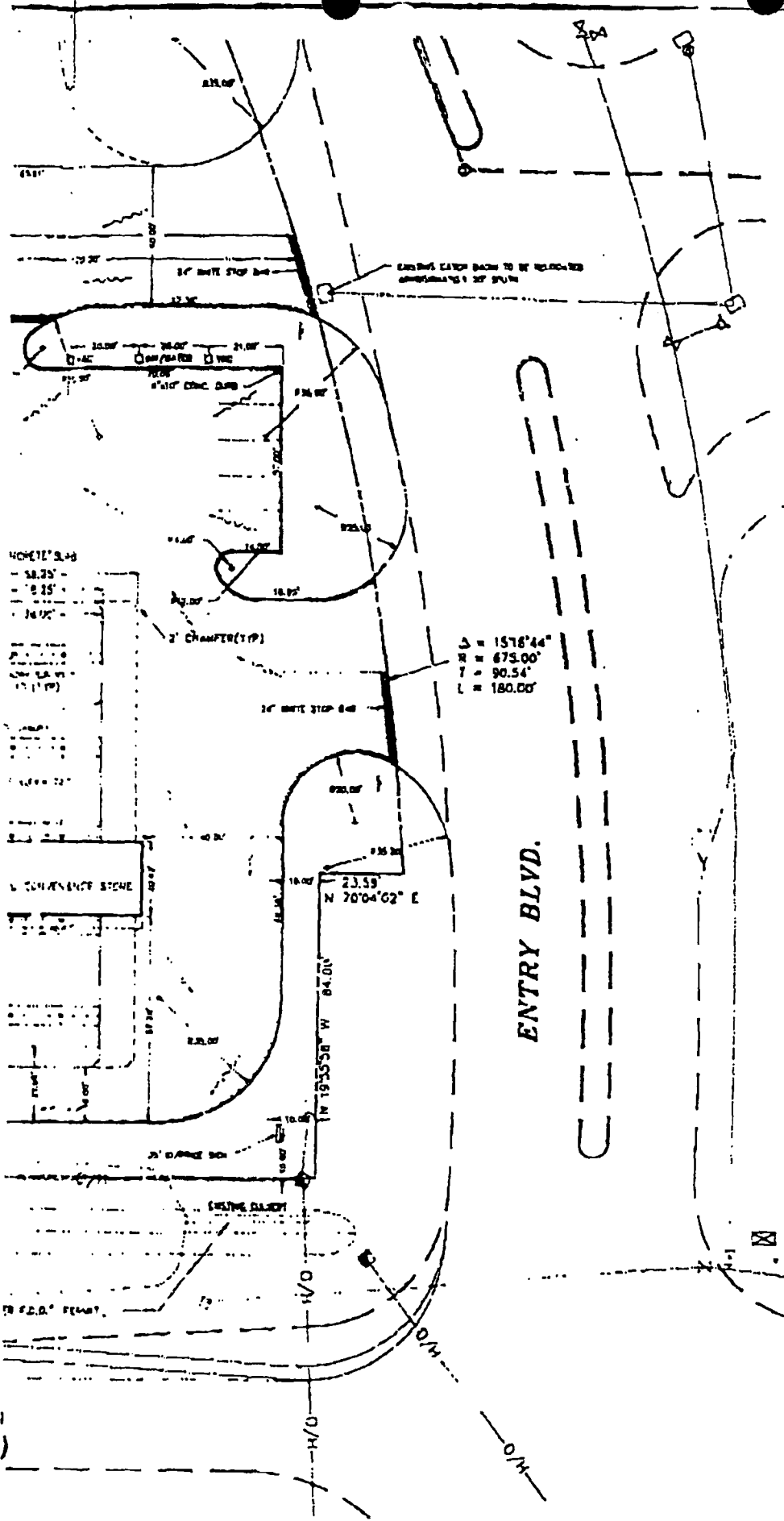
PROPOSED FINISHED FLOOR ELEVATION: 23.7 (NGVD)

OPERATIONAL ENTITY: Chevron USA, Inc.  
(Who will operate and maintain the drainage system?)

In submitting this request for permit exemption, I hereby certify that the conditions for exemption pursuant to Rule 40E-4.053, F.A.C., have been or are proposed to be met upon construction, including but not limited to that:

1. The total land area does not equal or exceed 10 acres;
2. The area of impervious surface will not equal or exceed 2 acres;
3. The activities will not be conducted in wetlands;
4. The activities will not be conducted in existing water bodies;
5. The activities will not utilize pumps;
6. The activities will not utilize storm drainage facilities larger than a 24 inch diameter pipe, or its hydraulic equivalent;
7. The site is not included in more than 40 acres of contiguous potentially exempt lands;
8. Discharges from the site will meet State water quality standards, as set forth in Chapter 17-3;
9. The surface water management facilities are part of an approved Conservation Plan, if the facilities serve agricultural lands;
10. The proposed building floors will be above the 100 year flood elevation;
11. The activities can otherwise reasonably be expected to have acceptable or insignificant water resource impacts; and
12. The surface water management system can be effectively maintained.

OWNER'S SIGNATURE: [Signature] DATE: 2/6/99 SCANNED



GENERAL NOTES:

- PROJECT NAME: CHEVRON AT ST. LUCIE CROSSROADS
- LOCATION: NORTHWEST QUADRANT OF THE INTERSECT OF S.R. 70 (ONE-CHOCHE ROAD) AND 1 ENTRY TO MANUFACTURED OUTLET (2) IN ST. LUCIE COUNTY, FLORIDA.
- OWNER: CHEVRON U.S.A. INC.  
2300 HENDY RIDGE PARKWAY  
SUITE 800 20474  
MARIETTA, GA 30067  
CONTACT: LARRY JONES
- LANDSCAPE ARCHITECT: URBAN RESOURCE GROUP, INC.  
1940 LOWMEYER AVENUE, SUITE 1  
VERO BEACH, FLORIDA 32909  
CONTACT: KEITH PELAN, V.P.
- ENGINEER, SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.  
BEINDORF DIVISION  
3825 28TH STREET  
VERO BEACH, FLORIDA 32909  
CONTACT: GREG BURNS
- TYPE OF PROJECT: RETAIL GAS SALES/CONVENIENCE STORE
- GROSS PROJECT SIZE: 1.851 ACRES (84,891 s.f.)
- BUILDING SIZE:  
CONVENIENCE STORE: 20,427 s.f. 3568 s.f.  
CANOPY: 36'x118'  
CAR WASH: 22,874 s.f. 8092 s.f.
- EXISTING GROUND LAND USE: X (2) (EXCHANGE AREA)
- EXISTING ZONING: CG (COMMERCIAL GENERAL)  
C1 (COMMERCIAL TOURIST)
- SITE COVERAGE:  
CONVENIENCE STORE: 855 s.f. 1.12 %  
CAR WASH: 8092 s.f. 8.96 %  
PAVEMENT/CONCRETE: 50,978 s.f. 60.05 %  
TOTAL IMPERVIOUS: 82,742 s.f. 92.12 %  
TOTAL OPEN SPACE: 12,152 s.f. 13.87 %  
TOTAL SITE AREA: 84,891 s.f. 100.00 %
- PARKING:  
REQUIRED: CONVENIENCE STORE - SPACE/100 s.f. 5  
GASOLINE SERVICE STATION  
HANDICAPPED 3  
PROVIDED: 3 SPACES, ROUND ISLAND 14  
REGULAR SPACES 4  
HANDICAPPED 1  
TOTAL SPACES PROVIDED 17
- DEVELOPMENT SCHEDULE:  
CONSTRUCTION PROJECTED TO BEGIN: APRIL 1, 1999  
APPROXIMATE CONSTRUCTION COMPLETION: OCTOBER 1, 1999
- UTILITY SUPPLIERS:  
WATER: FORT PIERCE UTILITY AUTHORITY  
SEWER: FORT PIERCE UTILITY AUTHORITY
- SITE DRAINAGE: ON-SITE DETACHMENT INCORPORATING VERY DEEP BLEED-DOWN INTO FOOT RAIN (REQUIRES PERMIT)
- MISCELLANEOUS: BUILDING SPACING CALCULATIONS  
BUILDING A CAR/CONVENIENCE STORE  
BUILDING B GAS STATION  
REQUIRED D=24 FT  
ACTUAL D=30 FT  
BASE BUILDING LINES REQUIRED ACTUAL  
ONE-CHOCHE ROAD 30' 30' 30'  
ENTRY ROADWAY 30' 30' 30'  
BUILDING TO PROPERTY LINE CALCULATIONS  
REQUIRED ACTUAL  
BUILDING A BUILDING B BUILDING C  
CORN 11.75' 13.75' 10'  
EDGE 9.75' 11.55' 17'  
E-11 24.25' 16' 17'  
E-12 24.25' 16' 17'

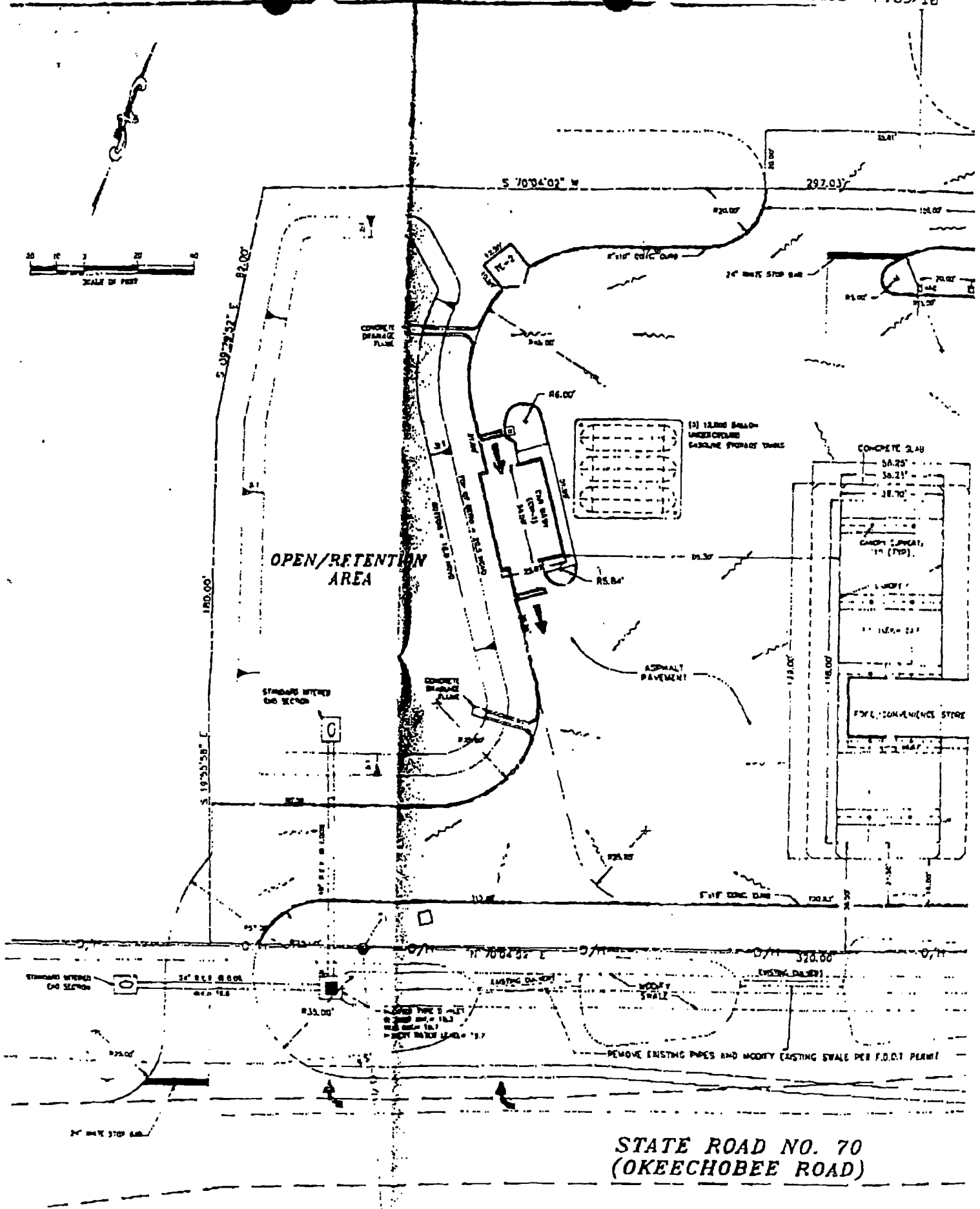
FEB 11 1999

CSB  
RES. MAP / OCA

Kimley-Horn and Associates, Inc.  
BEINDORF DIVISION

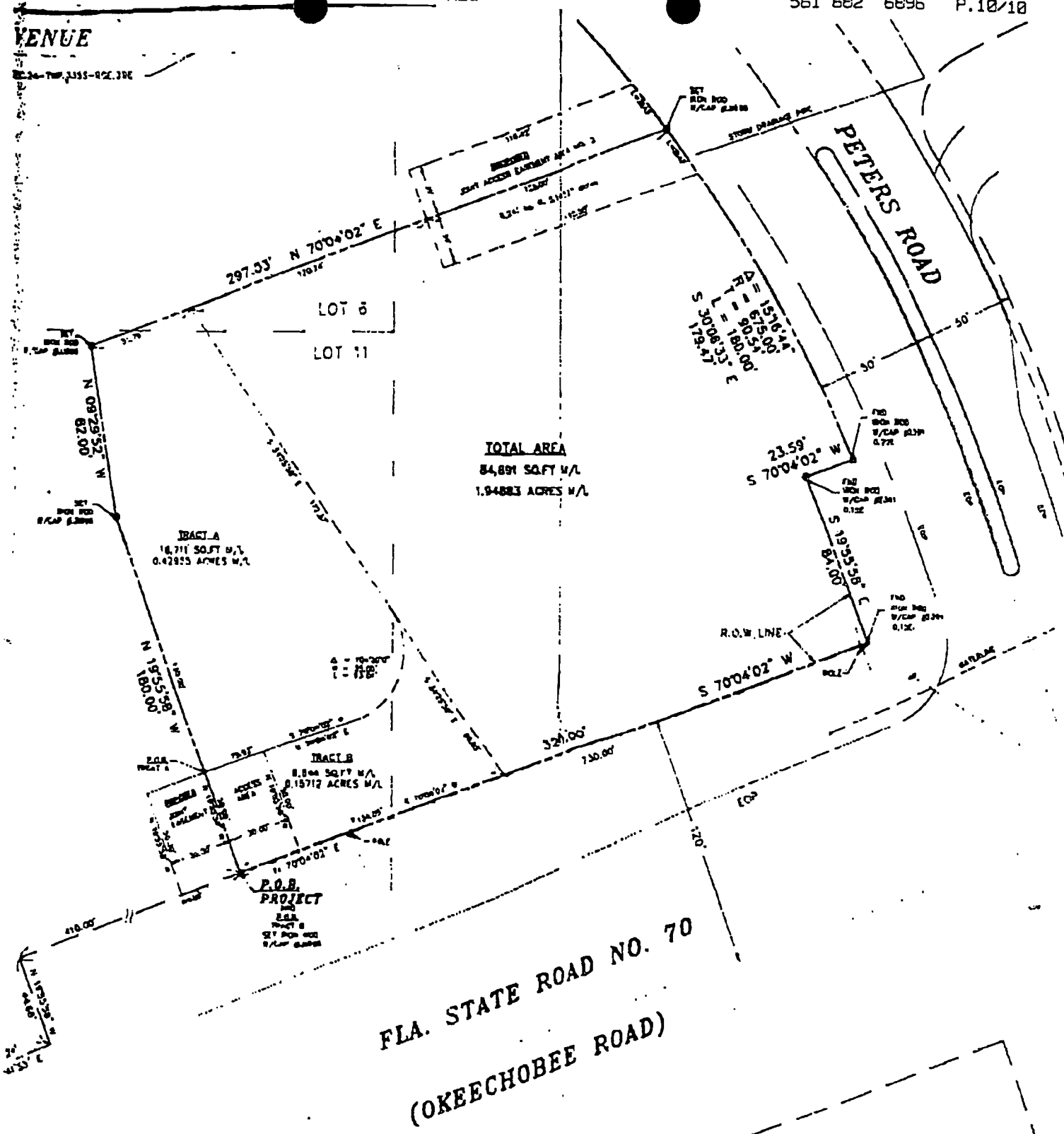
2-4-99  
11-20'

56-00878-5  
CHEVRON  
ST. LUCIE CROSSROADS  
SCANNED



STATE ROAD NO. 70  
(OKEECHOBEE ROAD)

**VENUE**



**NOTES:**  
 THERE MAY OR MAY NOT BE ADDITIONAL AGREEMENTS, RIGHTS OR EASES, INTERESTS, OR ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO, EASES, RIGHTS, OR INTERESTS, WHICH ARE NOT SHOWN ON THIS PLAN. THE SURVEYOR HAS CONDUCTED THE SURVEY AND REPRESENTATION OF THE LANDS SHOWN HEREON. THERE ARE NO ENCUMBRANCES OR INTERESTS SHOWN ON THIS PLAN WHICH ARE NOT DESCRIBED IN THE SURVEY AND THE PLAN. THESE NOTES ARE TO BE READ IN CONNECTION WITH THE SURVEY AND THE PLAN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SURVEY AND THE PLAN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE SURVEYOR'S LIABILITY IS LIMITED TO THE SURVEY AND THE PLAN. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.




DESIGNED BY	GLD
CHECKED BY	GLD/DEA

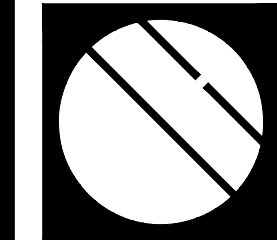
**Kimley-Horn and Associates, Inc.**

SCANNED  
 BEAUFORT DIVISION  
 DATE 8-10-99

WATER SERVICE IS PROVIDED THRU A 12 INCH PVC WATERMAIN RUNNING EAST AND WEST ALONG THE NORTH SIDE OF OKEECHOBEE ROAD. BOTH THE PRIEMERY AND IRRIGATION METERS ARE LOCATED WEST OF THE CORNER.

SANITARY SEWER COMES FROM A GRAVITY MANHOLE LOCATED IN CROSSROADS PARKWAY THRU AN 8 INCH PVC LATERAL THAT ENTERS THE PROPERTY IN THE NORTHEAST CORNER.

THE ONSITE STORM WATER COLLECTION SYSTEM OUT FALLS TO A STORM WATER DETENTION AREA PARTICALLY CONSTRUCTED UPON THE CHEVRON FACILITY AND LOCATED IMMEDIATELY TO THE WEST OF THE CAR WASH BUILDING. THE DETENSION AREA CONTINUES TO THE NORTH AND CONNECTS TO THE NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL # 40.



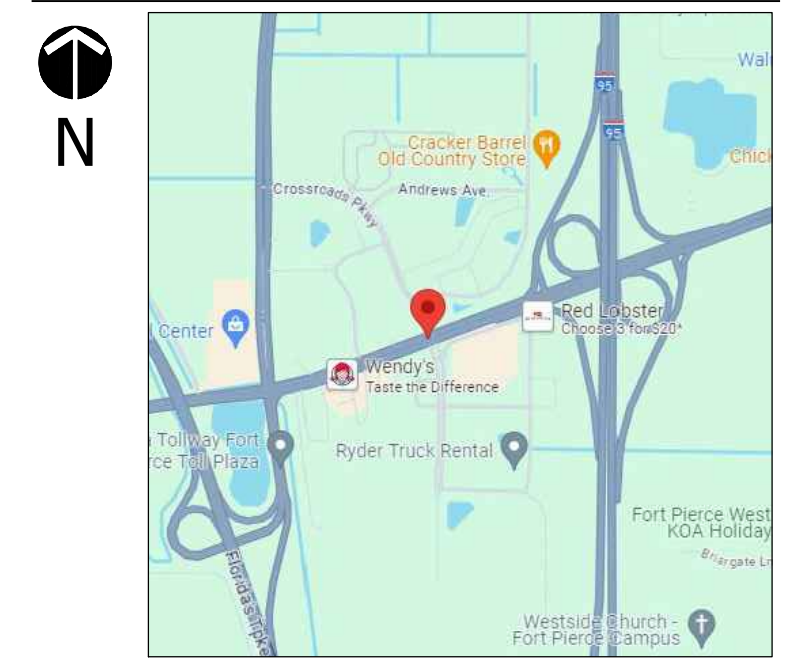
# Cotleur & Hearing

Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

# Okeechobee Road Station

6900 Okeechobee Rd.  
Ft. Pierce, Florida

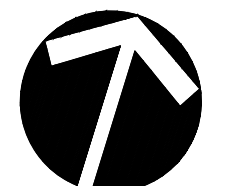
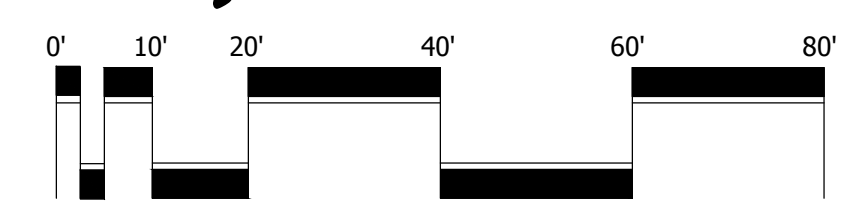
### LOCATION MAP



### TABULAR DATA

TREE#	COMMON NAME	BOTANICAL NAME	PALM HEIGHT (FT)	DBH (IN)	DISPOSITION	NOTES
1	Sabal Palm	Sabal palmetto	5	N/A	REMOVE	
2	Live Oak	Quercus virginiana	N/A	18	RELOCATE	GOOD CONDITION
3	Laurel Oak	Quercus laurifolia	N/A	19	REMOVE	GOOD CONDITION
4	Orepe Myrtle	Lagerstroemia indica	N/A	1	REMAIN	DOUBLETRUNK, POOR CONDITION
5	Sabal Palm	Sabal palmetto	4	N/A	REMAIN	
6	Laurel Oak	Quercus laurifolia	N/A	23	REMAIN	GOOD CONDITION
7	Sabal Palm	Sabal palmetto	3	N/A	REMOVE	
8	Pine Tree	Pinus elliottii	N/A	15	REMAIN	GOOD CONDITION
9	Pine Tree	Pinus elliottii	N/A	11	REMAIN	GOOD CONDITION
10	Pine Tree	Pinus elliottii	N/A	11	REMAIN	GOOD CONDITION
11	Pine Tree	Pinus elliottii	N/A	10	REMAIN	GOOD CONDITION
12	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
13	Laurel Oak	Quercus laurifolia	N/A	18	REMAIN	TRUNK ROT, TERMITES, POOR STRUCTURE/CANOPY
14	Laurel Oak	Quercus laurifolia	N/A	17	REMAIN	TRUNK ROT, TERMITES
15	Laurel Oak	Quercus laurifolia	N/A	12	REMAIN	POOR CONDITION, POOR CANOPY
16	Orepe Myrtle	Lagerstroemia indica	N/A	N/A	REMAIN	MULTISTEM 9-RUB
17	Orepe Myrtle	Lagerstroemia indica	N/A	N/A	REMAIN	MULTISTEM 9-RUB
18	Laurel Oak	Quercus laurifolia	N/A	18	REMAIN	GOOD FAIR CONDITION
19	Laurel Oak	Quercus laurifolia	N/A	20	REMAIN	GOOD CONDITION
20	Pine Tree	Pinus elliottii	N/A	16	REMAIN	GOOD CONDITION
21	Pine Tree	Pinus elliottii	N/A	13	REMOVE	GOOD CONDITION
22	Pine Tree	Pinus elliottii	N/A	14	REMOVE	GOOD CONDITION
23	Sabal Palm	Sabal palmetto	15	N/A	REMAIN	
24	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
25	Sabal Palm	Sabal palmetto	14	N/A	REMAIN	
26	Sabal Palm	Sabal palmetto	8	N/A	REMOVE	
27	Sabal Palm	Sabal palmetto	8	N/A	REMOVE	
28	Sabal Palm	Sabal palmetto	12	N/A	RELOCATE	
29	Sabal Palm	Sabal palmetto	3	N/A	REMOVE	
30	Pine Tree	Pinus elliottii	N/A	13	REMOVE	GOOD CONDITION
31	Pine Tree	Pinus elliottii	N/A	17	REMOVE	GOOD CONDITION
32	Pine Tree	Pinus elliottii	N/A	13	REMOVE	GOOD CONDITION
33	Sabal Palm	Sabal palmetto	22	N/A	RELOCATE	
34	Sabal Palm	Sabal palmetto	20	N/A	RELOCATE	
35	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
36	Sabal Palm	Sabal palmetto	5	N/A	REMOVE	
37	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
38	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
39	Sabal Palm	Sabal palmetto	8	N/A	REMOVE	
40	Sabal Palm	Sabal palmetto	15	N/A	RELOCATE	
41	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
42	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
43	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
44	Sabal Palm	Sabal palmetto	12	N/A	RELOCATE	
45	Sabal Palm	Sabal palmetto	5	N/A	REMOVE	
46	Sabal Palm	Sabal palmetto	15	N/A	RELOCATE	
47	Laurel Oak	Quercus laurifolia	N/A	11	REMOVE	GOOD CONDITION
48	Live Oak	Quercus virginiana	N/A	13	REMOVE	GOOD CONDITION
49	Laurel Oak	Quercus laurifolia	N/A	7	REMOVE	GOOD CONDITION
50	Laurel Oak	Quercus laurifolia	N/A	5	REMOVE	GOOD CONDITION
51	Laurel Oak	Quercus laurifolia	N/A	12	REMAIN	GOOD CONDITION
52	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
53	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
54	Sabal Palm	Sabal palmetto	15	N/A	RELOCATE	
55	Sabal Palm	Sabal palmetto	20	N/A	RELOCATE	
56	Pine Tree	Pinus elliottii	N/A	18	REMOVE	GOOD CONDITION
57	Pine Tree	Pinus elliottii	N/A	15	REMOVE	GOOD CONDITION
58	Pine Tree	Pinus elliottii	N/A	13	REMOVE	GOOD CONDITION
59	Pine Tree	Pinus elliottii	N/A	13	REMOVE	GOOD CONDITION
60	Laurel Oak	Quercus laurifolia	N/A	14	RELOCATE	GOOD CONDITION
61	Pine Tree	Pinus elliottii	N/A	16	REMOVE	GOOD CONDITION
62	Pine Tree	Pinus elliottii	N/A	10	REMOVE	GOOD CONDITION
63	Pine Tree	Pinus elliottii	N/A	15	REMOVE	GOOD CONDITION
64	Pine Tree	Pinus elliottii	N/A	17	REMOVE	GOOD CONDITION
65	Pine Tree	Pinus elliottii	N/A	13	REMAIN	GOOD CONDITION
66	Sabal Palm	Sabal palmetto	14	N/A	RELOCATE	
67	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
68	Sabal Palm	Sabal palmetto	12	N/A	RELOCATE	

## Tree Disposition Plan



Scale: 1" = 20'-0"

North

### TREE DISPOSITION LEGEND

- TREE/PALM TO REMAIN IN PLACE
- TREE/PALM TO BE REMOVED
- TREE/PALM TO BE RELOCATED

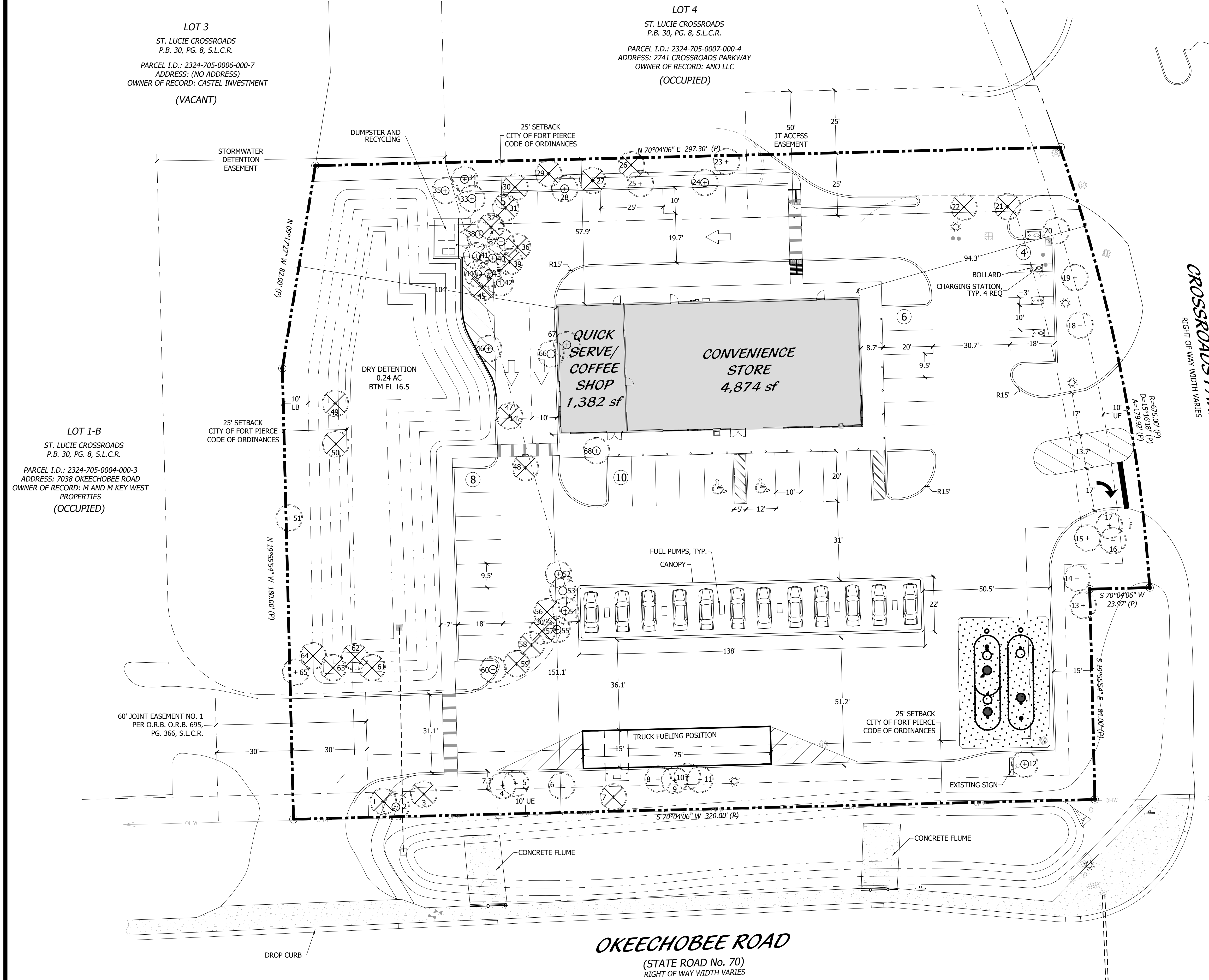
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PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.

PARCEL 7

LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
**811**  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.



LOT 3  
ST. LUCIE CROSSROADS  
P.B. 30, PG. 8, S.L.C.R.  
PARCEL I.D.: 2324-705-0006-000-7  
ADDRESS: (NO ADDRESS)  
OWNER OF RECORD: CASTEL INVESTMENT  
(VACANT)

LOT 4  
ST. LUCIE CROSSROADS  
P.B. 30, PG. 8, S.L.C.R.  
PARCEL I.D.: 2324-705-0007-000-4  
ADDRESS: 2741 CROSSROADS PARKWAY  
OWNER OF RECORD: ANO LLC  
(OCCUPIED)

LOT 1-B  
ST. LUCIE CROSSROADS  
P.B. 30, PG. 8, S.L.C.R.  
PARCEL I.D.: 2324-705-0004-000-3  
ADDRESS: 7038 OKEECHOBEE ROAD  
OWNER OF RECORD: M AND M KEY WEST  
PROPERTIES  
(OCCUPIED)

**OKEECHOBEE ROAD**  
(STATE ROAD No. 70)  
RIGHT OF WAY WIDTH VARIES

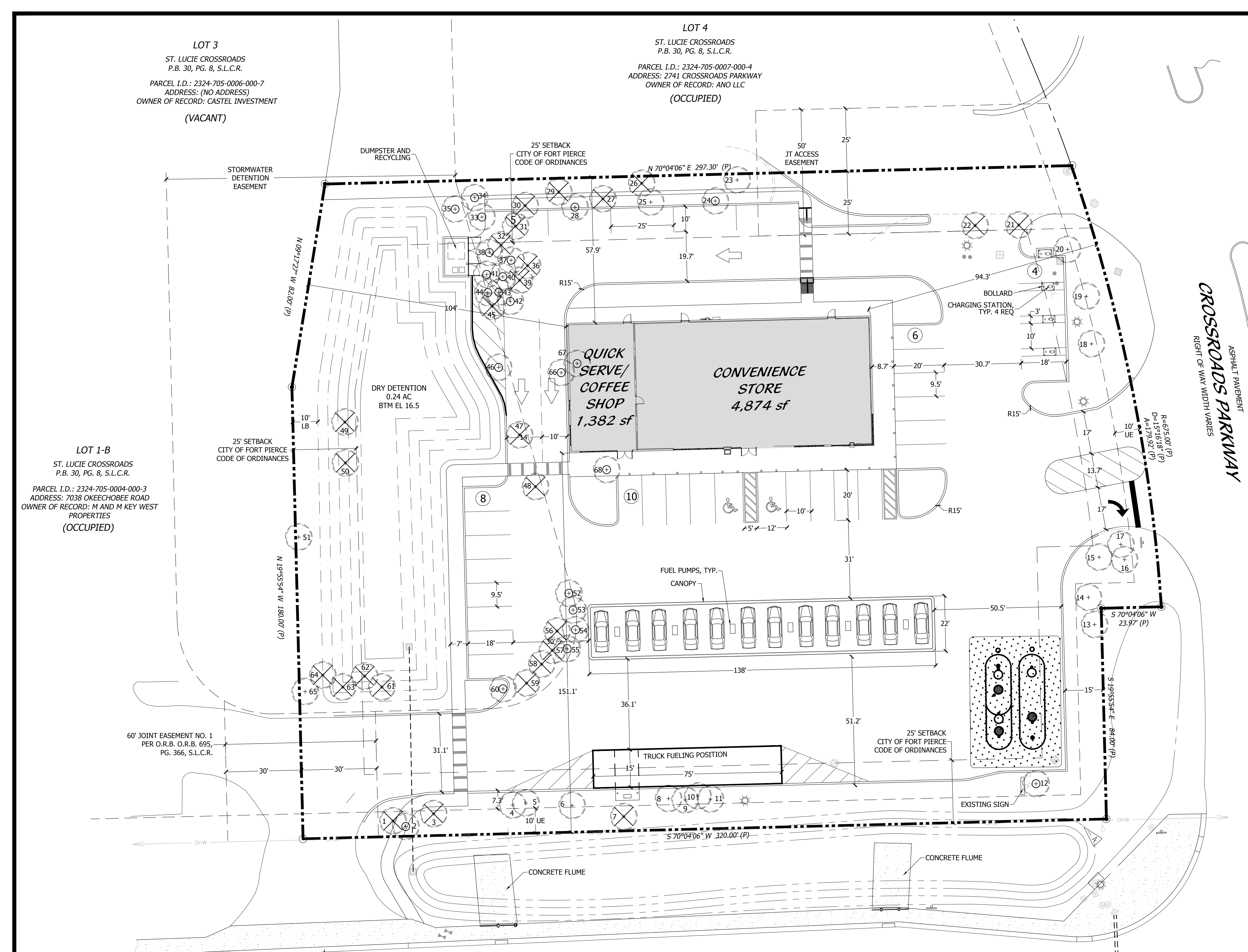
CROSSROADS PARKWAY  
ASPHALT PAVEMENT  
RIGHT OF WAY WIDTH VARIES

DESIGNED \_\_\_\_\_ DEH  
DRAWN \_\_\_\_\_ RO  
APPROVED \_\_\_\_\_ DEH  
JOB NUMBER 23-1002  
DATE 07-15-24  
REVISIONS 11-01-24

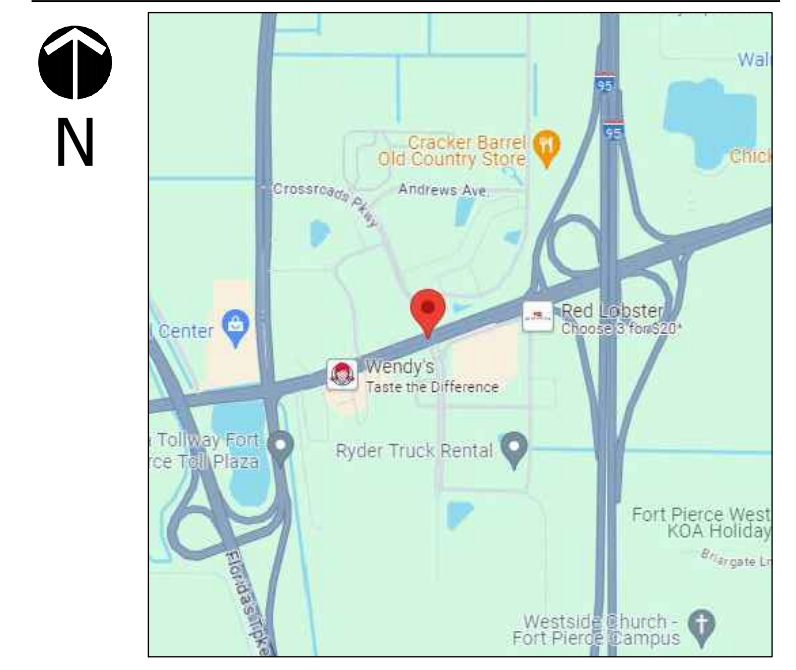
November 01, 2024 8:07:14 a.m.  
Drawing: 23-1002 LP.DWG

SHEET 1 OF 1

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**LOCATION MAP**



**TABULAR DATA**

TREE#	COMMON NAME	BOTANICAL NAME	PALM HEIGHT (FT)	DBH (IN)	DISPOSITION	NOTES
1	Sabal Palm	Sabal palmetto	5	N/A	REMOVE	
2	Live Oak	Quercus virginiana	N/A	18	RELOCATE	GOOD CONDITION
3	Laurel Oak	Quercus laurifolia	N/A	19	REMOVE	GOOD CONDITION
4	Orepe Myrtle	Lagerstroemia indica	N/A	1	REMAIN	DOUBLETRUNK, POOR CONDITION
5	Sabal Palm	Sabal palmetto	4	N/A	REMAIN	
6	Laurel Oak	Quercus laurifolia	N/A	23	REMAIN	GOOD CONDITION
7	Sabal Palm	Sabal palmetto	3	N/A	REMOVE	
8	Pine Tree	Pinus elliottii	N/A	15	REMAIN	GOOD CONDITION
9	Pine Tree	Pinus elliottii	N/A	11	REMAIN	GOOD CONDITION
10	Pine Tree	Pinus elliottii	N/A	11	REMAIN	GOOD CONDITION
11	Pine Tree	Pinus elliottii	N/A	10	REMAIN	GOOD CONDITION
12	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
13	Laurel Oak	Quercus laurifolia	N/A	18	REMAIN	TRUNK ROT, TERMITES, POOR STRUCTURE/CANOPY
14	Laurel Oak	Quercus laurifolia	N/A	17	REMAIN	TRUNK ROT, TERMITES
15	Laurel Oak	Quercus laurifolia	N/A	12	REMAIN	POOR CONDITION, POOR CANOPY
16	Orepe Myrtle	Lagerstroemia indica	N/A	N/A	REMAIN	MULTISTEM SHRUB
17	Orepe Myrtle	Lagerstroemia indica	N/A	N/A	REMAIN	MULTISTEM SHRUB
18	Laurel Oak	Quercus laurifolia	N/A	18	REMAIN	GOOD FAIR CONDITION
19	Laurel Oak	Quercus laurifolia	N/A	20	REMAIN	GOOD CONDITION
20	Pine Tree	Pinus elliottii	N/A	16	REMAIN	GOOD CONDITION
21	Pine Tree	Pinus elliottii	N/A	13	REMOVE	GOOD CONDITION
22	Pine Tree	Pinus elliottii	N/A	14	REMOVE	GOOD CONDITION
23	Sabal Palm	Sabal palmetto	15	N/A	REMAIN	
24	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
25	Sabal Palm	Sabal palmetto	14	N/A	REMAIN	
26	Sabal Palm	Sabal palmetto	8	N/A	REMOVE	
27	Sabal Palm	Sabal palmetto	8	N/A	REMOVE	
28	Sabal Palm	Sabal palmetto	12	N/A	RELOCATE	
29	Sabal Palm	Sabal palmetto	3	N/A	REMOVE	
30	Pine Tree	Pinus elliottii	N/A	13	REMOVE	GOOD CONDITION
31	Pine Tree	Pinus elliottii	N/A	17	REMOVE	GOOD CONDITION
32	Pine Tree	Pinus elliottii	N/A	13	REMOVE	GOOD CONDITION
33	Sabal Palm	Sabal palmetto	22	N/A	RELOCATE	
34	Sabal Palm	Sabal palmetto	20	N/A	RELOCATE	
35	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
36	Sabal Palm	Sabal palmetto	5	N/A	REMOVE	
37	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
38	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
39	Sabal Palm	Sabal palmetto	8	N/A	REMOVE	
40	Sabal Palm	Sabal palmetto	15	N/A	RELOCATE	
41	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
42	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
43	Sabal Palm	Sabal palmetto	18	N/A	RELOCATE	
44	Sabal Palm	Sabal palmetto	12	N/A	RELOCATE	
45	Sabal Palm	Sabal palmetto	5	N/A	REMOVE	
46	Sabal Palm	Sabal palmetto	15	N/A	RELOCATE	
47	Laurel Oak	Quercus laurifolia	N/A	11	REMOVE	GOOD CONDITION
48	Live Oak	Quercus virginiana	N/A	13	REMOVE	GOOD CONDITION
49	Laurel Oak	Quercus laurifolia	N/A	7	REMOVE	GOOD CONDITION
50	Laurel Oak	Quercus laurifolia	N/A	5	REMOVE	GOOD CONDITION
51	Laurel Oak	Quercus laurifolia	N/A	12	REMAIN	GOOD CONDITION
52	Sabal Palm	Sabal palmetto	10	N/A	RELOCATE	
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68	Sabal Palm	Sabal palmetto	12	N/A	RELOCATE	

**OKEECHOBEE ROAD**  
(STATE ROAD No. 70)  
RIGHT OF WAY WIDTH VARIES

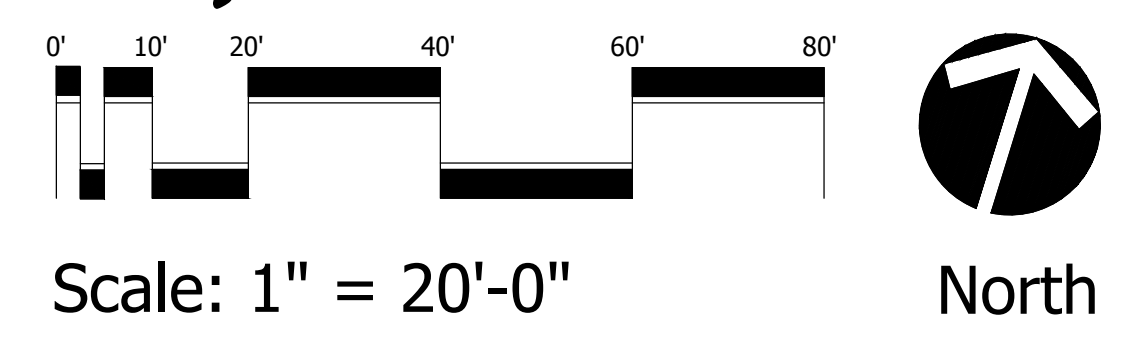
**TREE DISPOSITION LEGEND**

- 66+ TREE/PALM TO REMAIN IN PLACE
- 66x TREE/PALM TO BE REMOVED
- 66o TREE/PALM TO BE RELOCATED

**LEGAL DESCRIPTION**

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 5011612-1062-3568150, CUSTOMER REFERENCE NUMBER: 2016-130-MAC, EFFECTIVE DATE: MAY 18, 2016 AT 8:00 A.M.  
PARCEL 7  
LOT 2, ST. LUCIE CROSSROADS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**Tree Disposition Plan**



48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
**811**  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

**Cotleur & Hearing**  
Landscape Architects  
Land Planners  
Environmental Consultants  
1934 Commerce Lane  
Suite 1  
Jupiter, Florida 33458  
561.747.6336 · Fax 747.1377  
www.cotleurhearing.com  
Lic# LC-26000535

**Okeechobee Road Station**  
6900 Okeechobee Rd.  
Ft. Pierce, Florida

DESIGNED \_\_\_\_\_ DEH  
DRAWN \_\_\_\_\_ RO  
APPROVED \_\_\_\_\_ DEH  
JOB NUMBER 23-1002  
DATE 07-15-24  
REVISIONS 11-01-24

November 01, 2024 8:07:14 a.m.  
Drawing: 23-1002 LP.DWG

SHEET **1** OF **1**

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## **Ft. Pierce Shell**

### **Minor Site Plan**

#### **Statement of Use**

**November 14, 2024**

### **Introduction/Request**

On behalf of MacMillan Real Estate LLC, the property owner, we are submitting a request for Minor Site Plan approval for the redevelopment of the property located at 6900 Okeechobee Road, Fort Pierce. The property, situated within the C-3 zoning district, has operated as a gas station and convenience store since 1991.

The proposed redevelopment aims to continue the property's historical use with enhancements that include the construction of a new gas station, convenience store with drive thru quick serve coffee. The new development will feature a total building area of 12,755 square feet, divided as follows:

- Convenience Store w/ drive thru: 6,256 square feet
- Gas Station: 4,840 square feet, accommodating 12 fuel pumps

The site has been designed to ensure commuter safety for the proposed automobile centric use. Proper turning radiuses for all vehicles have been incorporated into the design. A tractor trailer fueling station is also being proposed on the site. The fuel storage tank refilling point has been appropriately located to ensure accessibility for the refueling trucks and will prevent congestion within the site. Another modern and sustainable element of the site design is the inclusion of electric vehicle charging stations. The subject property is located on a main thoroughfare roadway directly in between two major highways, the Florida Turnpike and Interstate 95. With more and more commuters electing to utilize electric vehicles, charging stations are needed to ensure commuters are able to charge their vehicles. Supporting automobiles in this particular property location is an essential service for the area.

### **Applicant**

Macmillan Oil Company, LLC

David Kingsley

7950 NW 58<sup>TH</sup> ST

Doral, FL 33166

[DBKINGSLEY@AOL.COM](mailto:DBKINGSLEY@AOL.COM)

### **Agent**

Cotleur & Hearing

George Missimer

1934 Commerce Lane, Suite 1

Jupiter, FL 33458

[Gmissimer@cotleur-hearing.com](mailto:Gmissimer@cotleur-hearing.com)

## **Project Location**

PCN: 232470500050000

The subject property's address is 6900 Okeechobee Road, Fort Pierce, Florida 33166. It is located on the northwestern side of the intersection of Okeechobee Rd and Crossroads Park. This parcel is within the C-3 General Commercial Zoning District and has a FLU designation of GC. In addition to the use of the property being consistent with the land use and zoning designation, the property is situated between a major interchange of Florida's Turnpike and I-95.

<b>TABLE 1 SURROUNDING LAND USES</b>			
	<b>FUTURE LAND USE</b>	<b>ZONING</b>	<b>LAND USE</b>
<b>NORTH</b>	GC	C-3	HOTEL
<b>SOUTH</b>	OKEECHOBEE RD	OKEECHOBEE RD	OKEECHOBEE RD
<b>EAST</b>	CROSSROADS PKWY	CROSSROADS PKWY	CROSSROADS PKWY
<b>WEST</b>	GC	C-3	RESTAURANT

## **Parking**

The existing parking conditions on the site currently include only three striped spaces, all located in the northeastern corner, with one ADA space situated approximately 30 feet from the building's entrance. Much of the existing parking area is underutilized, offering an opportunity for aesthetic improvements and more efficient use of space.

The proposed parking design seeks to address these issues by increasing the number of striped spaces, adding ADA-compliant stalls near the building entrance, and creating a more accessible and user-friendly parking layout.

The total number of parking spaces proposed on the site complies with the City of Fort Pierce Land Development Code, Section 125-315 (Off-Street Parking and Loading). According to this code, the retail (convenience store) with drive thru (quick-serve/coffee shop) require a minimum of 43 parking spaces. The site plan proposes a total of 45 spaces, 33 of which will be striped, with an additional 12 spaces provided under the canopy at the fuel pump stations. Two of the proposed spaces will be ADA-compliant, strategically located near the building's entrance to ensure easier access for disabled customers and employees. This location is a significant improvement over the existing design, where ADA spaces are positioned far from the entrance in the northeastern corner of the lot.

## **Traffic**

A traffic analysis prepared by Mackenzie Engineering and Planning Inc has been attached to this application. It has been determined that the proposed development will develop 367 daily trips and 3,713 daily driveway trips. The difference in trip generation is minimal and meets traffic concurrency, therefore no improvements are needed. It should be noted that a 228-foot right turn

deceleration lane exists into driveway 3 (SR 70) and exceeds FDOT's minimum standards for turn length. Additionally, The SR 70 access exceeds FDOT's minimum driveway spacing criteria.

### **Architecture**

The building design of the proposed development is consistent with the City Design Review code outlined under sec. 125-314. The proposed design features, including landscape features, are architecturally compatible with the surrounding structures. The building and canopy are intended to continue the existing contemporary design theme with horizontal lines and tower elements to promote the sense of entry into the building. Colors and material finishes are used to enhance these horizontal lines and features which also include tenant branding. In general, exterior building components and all proposed elements & colors are compatible with the architectural style of the proposed development and neighboring buildings.

### **Landscaping**

As previously noted, the subject property, in its current state, is predominantly composed of impervious surfaces, with minimal landscaping or vegetation. The southern boundary facing Okeechobee Road is insufficiently screened, featuring only a sparse arrangement of shrubs, and there is a general lack of vegetation across the site's interior. The applicant has taken this opportunity to redesign the site with a focus on enhancing both its functionality and aesthetics.

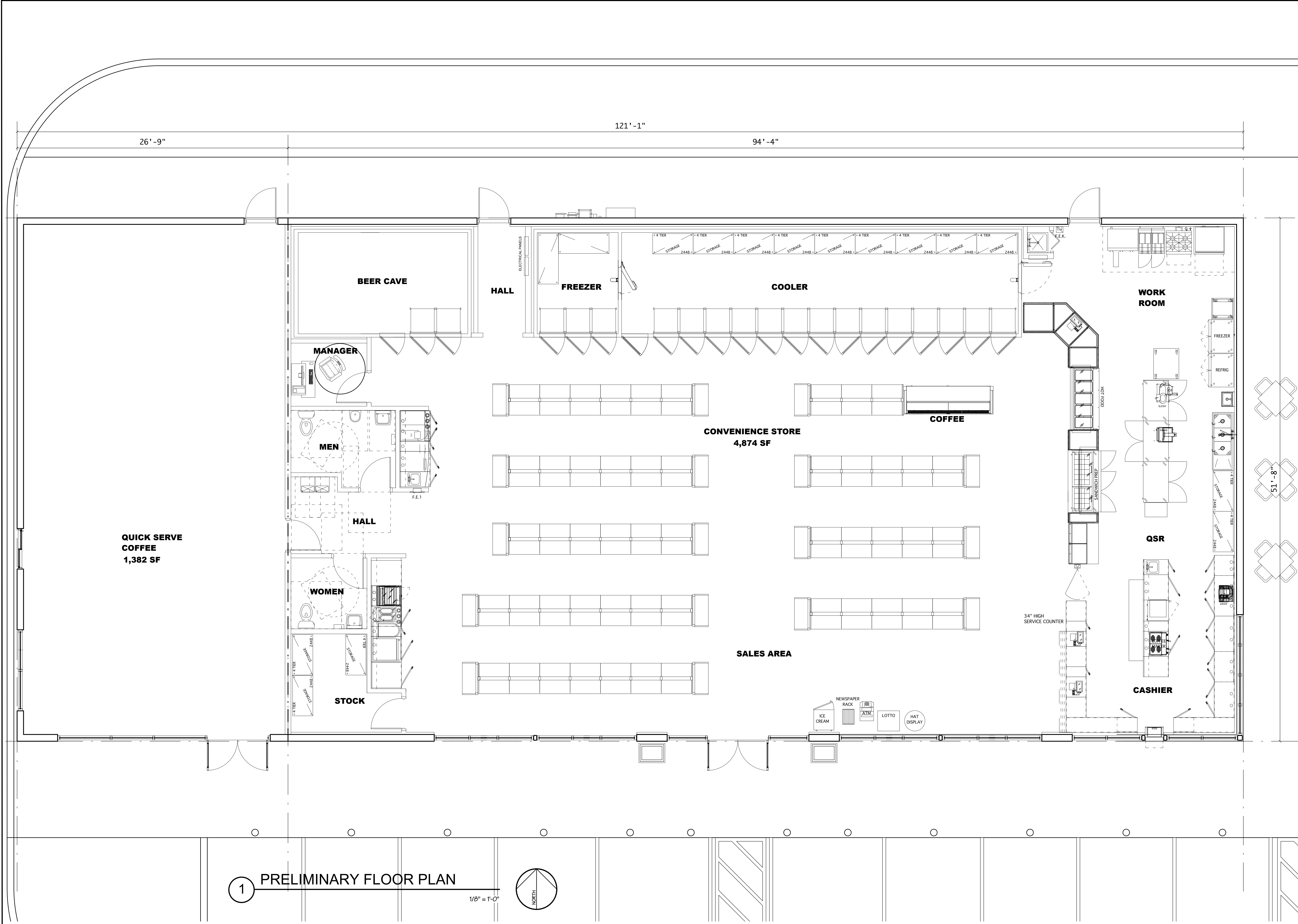
In this proposed design, the applicant seeks to significantly improve the property by introducing a more comprehensive landscaping plan, which includes enhanced buffering and the addition of abundant vegetation throughout the site. A primary goal of the redesign is to provide a more effective visual screen along the southern boundary facing Okeechobee Road. This will be achieved through the strategic planting of multiple canopy trees and shrubs, creating a more cohesive and visually appealing buffer.

The proposed plantings consist largely of native species, including Live Oaks, Red Cedar, Slash Pines, and Bald Cypress, all of which are well-suited to the local climate and contribute to the overall sustainability of the landscape. Additionally, landscape islands will be incorporated at the end of every parking row within the site, further enhancing the aesthetic appeal and providing green spaces that break up the expanse of impervious surfaces.

These proposed changes are designed to not only improve the overall appearance of the site but also to provide environmental benefits, such as improved stormwater management, increased biodiversity, and enhanced visual screening for the neighboring community and passersby along Okeechobee Road.

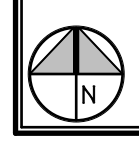
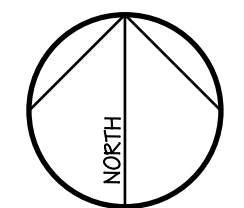
## **Conclusion**

In conclusion, the proposed redevelopment at 6900 Okeechobee Road represents a thoughtful enhancement of an established property within the C-3 zoning district. By maintaining the core use as a gas station and convenience store while introducing modern features such as a new car wash and updated facilities, the project aims to revitalize the site and better serve the community's needs. MacMillan Real Estate LLC is committed to following all relevant guidelines and contributing positively to the area's development. We respectfully request the Minor Site Plan approval to proceed with this redevelopment and look forward to contributing to the ongoing growth and improvement of Fort Pierce.



1 PRELIMINARY FLOOR PLAN

1/8" = 1'-0"



MARK	DESCRIPTION	DATE
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		
▲		

**MWA ARCHITECTURE, LLC**  
 ARCHITECTURE / PLANNING  
 Robert Weber  
 Florida Licensed Architect  
 AR-0011313  
 1701 West Hillsboro Blvd, Suite 308  
 Deerfield Beach, Florida 33442  
 P: 561-750-5298  
 F: 561-750-5298

CONSULTANT

OWNER IDENTIFICATION

**Ft. Pierce cGas Station**  
 Okeechobee Road  
 St Lucie County, Florida  
 BUILDING

PROJECT	
JOB NUMBER	24030
SCALE	AS NOTED
ISSUE DATE	11/14/24
PERMIT DATE	
BID DATE	
SHEET	
DRAWN BY	RW
CHECKED BY	
DISCIPLINE	ARCHITECTURE
PLAN TYPE	FLOOR PLAN
SHEET NUMBER	A-1

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KEY PLAN

REVISION BLOCK

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

ST Lucie County, Florida  
BUILDING

PROJECT

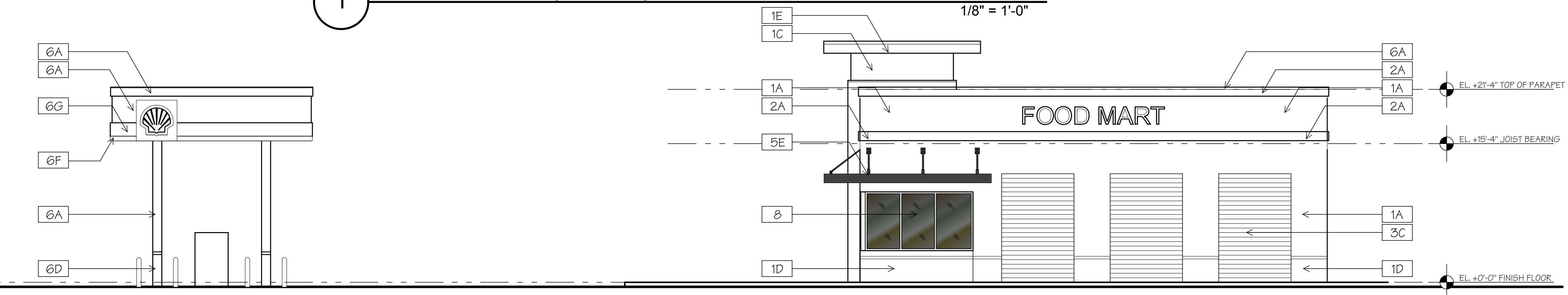
SHEET



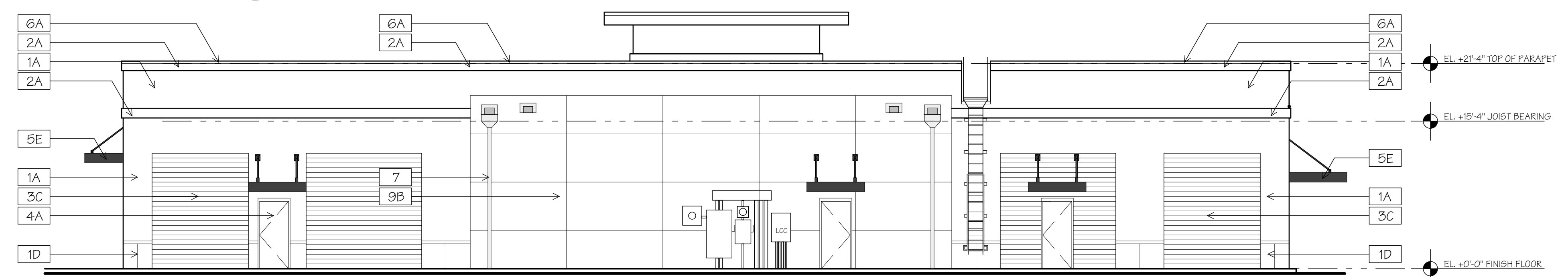
MATERIAL SCHEDULE			
FT. PIERCE			10/1/24
MK	Material	Finish	Remarks
1	CEMENT PLASTER	SAND FLOAT FINISH / PAINT	
2	E.F.S. ON SHAPED FOAM BAND	FINE SAND TEXTURE / PAINT	
3	CEMENT PLASTER W/ PVC BEING BEADS @ O.C.		
4	METAL		
5	PRE-FINISHED SUSPENDED METAL CANOPY W/ GUTTER SYSTEM	COLOR TO MATCH DESIGNATIONS	
6	PRE-FINISHED METAL	PAINT	
7	METAL DOWNSPOUT	CLEAR ANODIZED ALUMINUM	
8	ALUMINUM STOREFRONT	IMPACT RATED CLEAR GLASS CLEAR ANODIZED ALUMINUM FRAME	
8.1	ALUMINUM WINDOW	IMPACT RATED CLEAR GLASS CLEAR ANODIZED ALUMINUM FRAME	
9	CEMENT PLASTER W/ 1" PVC REVEALS		
A	PANT - WHITE	HIGH REFLECTIVE WHITE (SW 7707)	SHERWIN-WILLIAMS
B	PANT - TAN	BUNGALOW BEIGE (SW 7511)	SHERWIN-WILLIAMS
C	PANT - TAUPE	WARM STONE (SW 7022)	SHERWIN-WILLIAMS
D	PANT - GRAY	GAUNTLET GRAY (SW 7019)	SHERWIN-WILLIAMS
E	PANT - DARK GRAY	BLACK FOX (SW 7025)	SHERWIN-WILLIAMS
F	RED		
G	YELLOW		



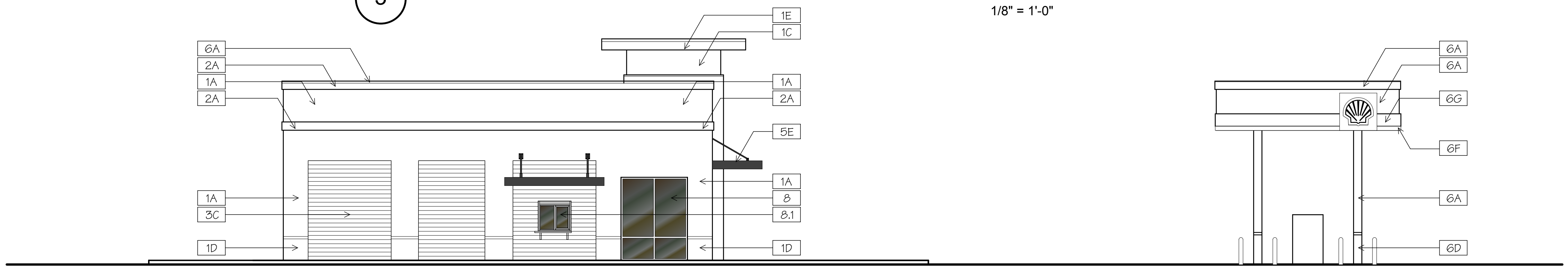
1 BLDG FRONT (SOUTH) ELEVATION



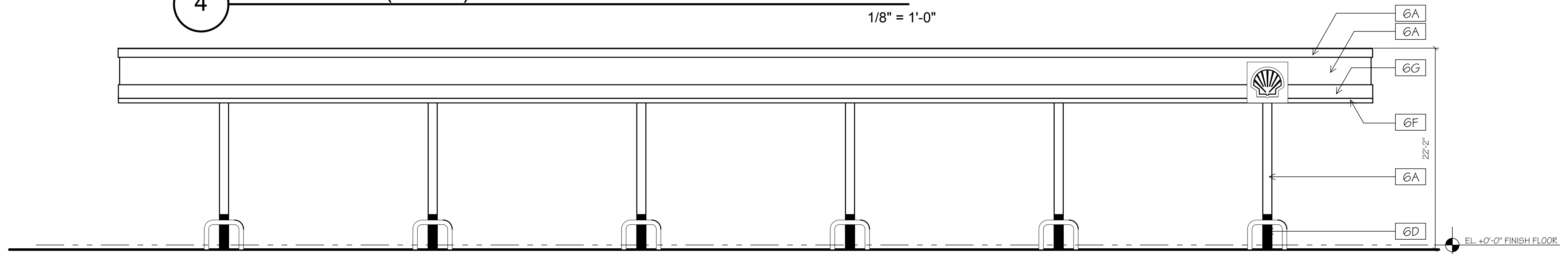
2 BLDG SIDE (EAST) ELEVATION



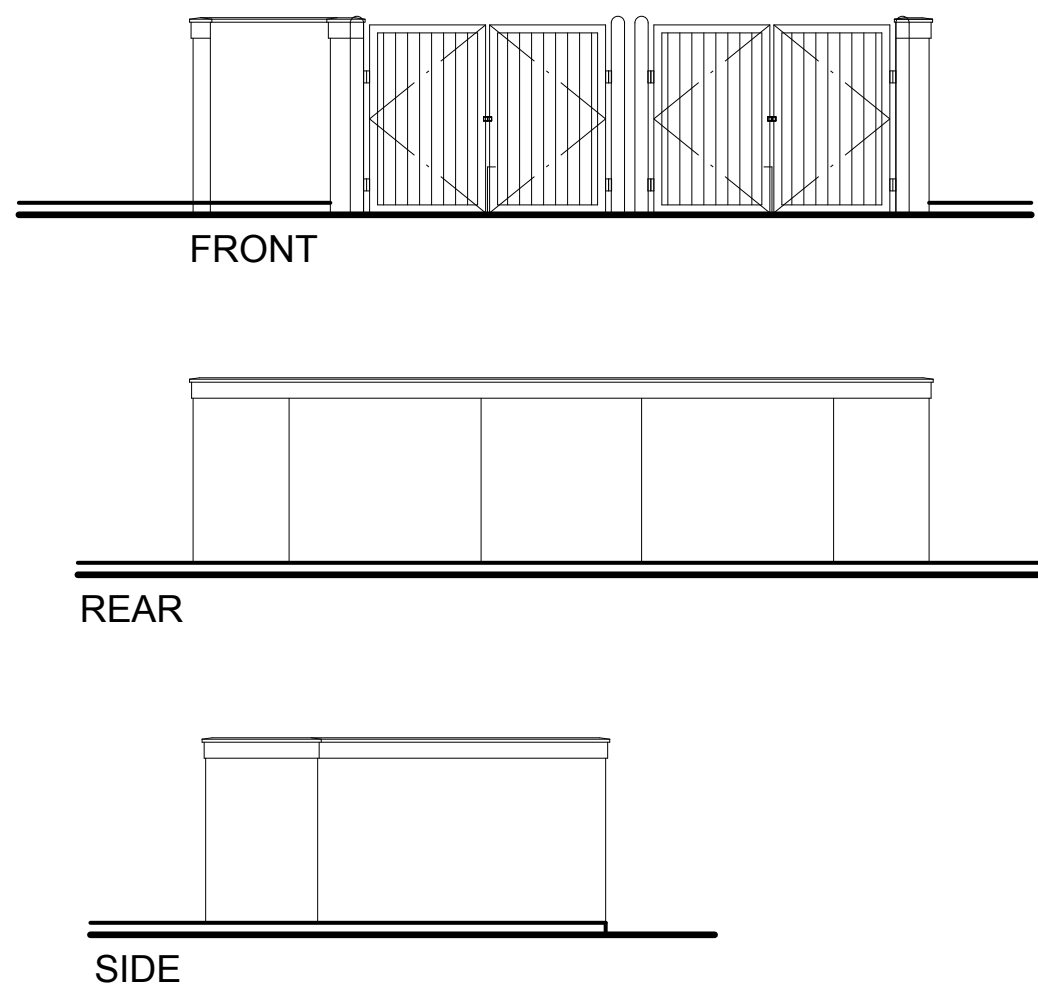
3 BLDG REAR (NORTH) ELEVATION



4 BLDG SIDE (WEST) ELEVATION



5 FUELING CANOPY FRONT (SOUTH) ELEVATION



6 DUMPSTER ELEVATION

MARK	DESCRIPTION	DATE

IMWA ARCHITECTURE, LLC  
 ARCHITECTURE / PLANNING  
 Robert Weber  
 Florida Licensed Architect  
 AR-0011313  
 1701 West Hillsboro Blvd, Suite 308  
 Deerfield Beach, Florida 33442  
 O: 561-750-4411  
 F: 361-750-0298

CONSULTANT

OWNER IDENTIFICATION

**Ft. Pierce cGas Station**  
*Okeechobee Road*  
**Preliminary Architectural Elevations**

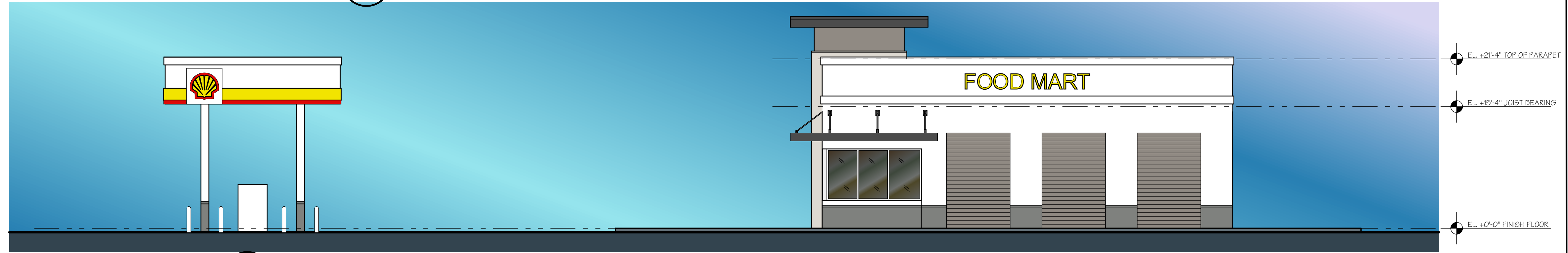
St Lucie County, Florida

JOB NUMBER	24030	PROJECT
SCALE	AS NOTED	
ISSUE DATE	11/14/24	
PERMIT DATE		
BID DATE		
DRAWN BY		SHEET
CHECKED BY	RW	
DISCIPLINE	ARCHITECTURE	
PLAN TYPE	ELEVATIONS	
SHEET NUMBER	A-3	

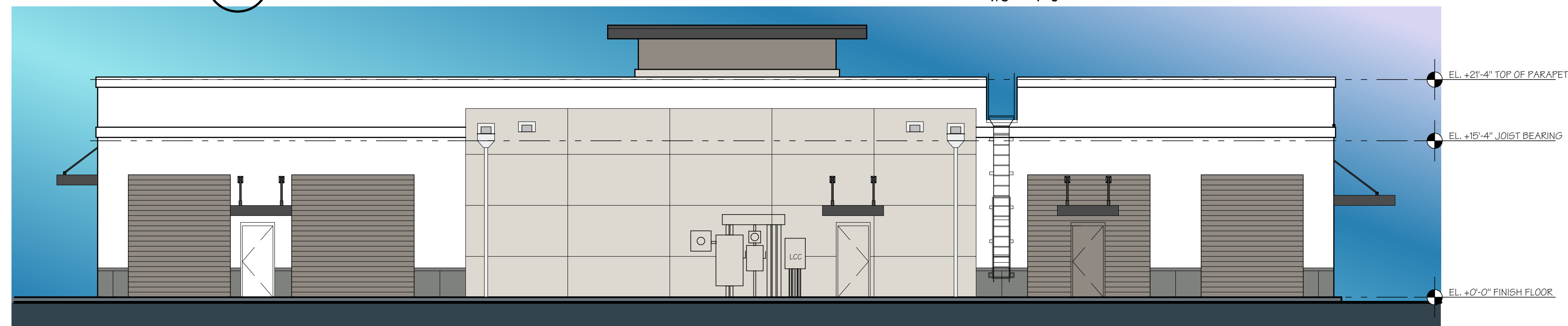
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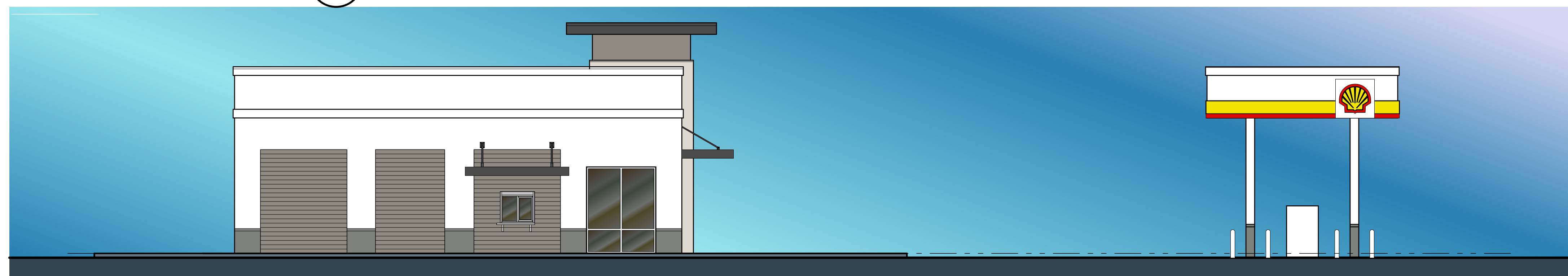
1 BLDG FRONT (SOUTH) ELEVATION



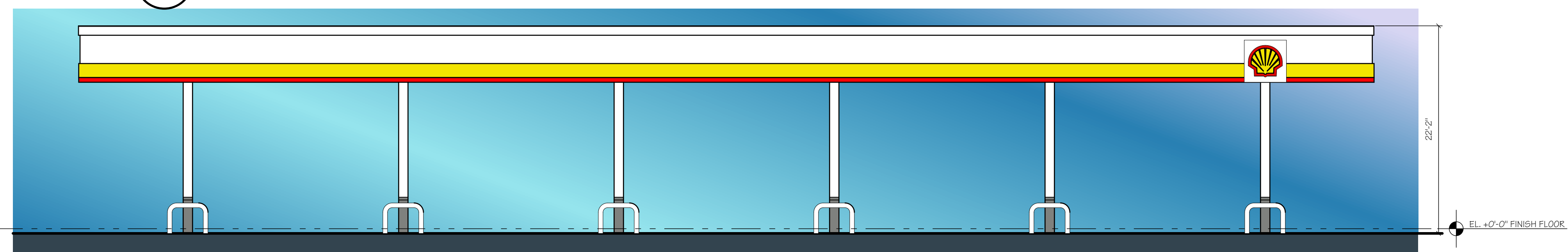
2 BLDG SIDE (EAST) ELEVATION



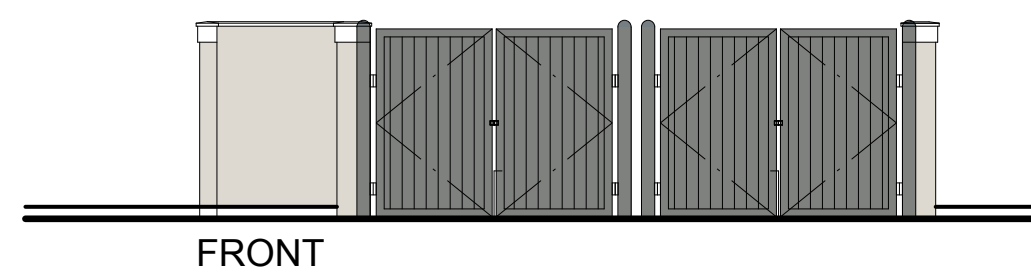
3 BLDG REAR (NORTH) ELEVATION



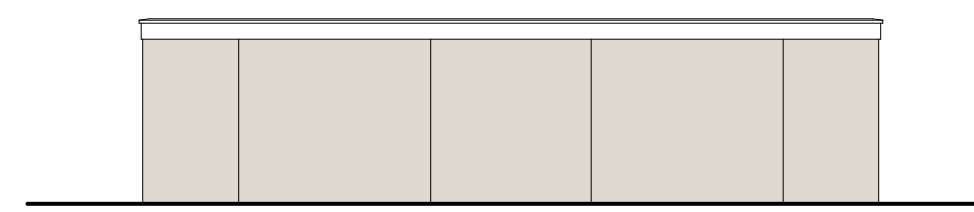
4 BLDG SIDE (WEST) ELEVATION



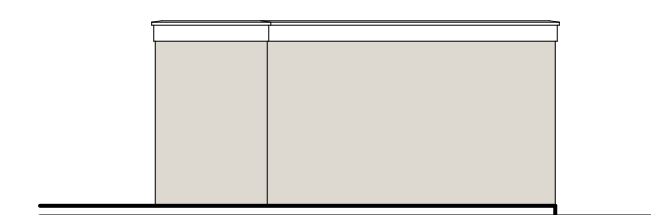
5 FUELING CANOPY FRONT (SOUTH) ELEVATION



FRONT



REAR

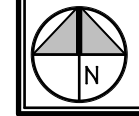


SIDE

6 DUMPSTER ELEVATION

1/8" = 1'-0"

1/8" = 1'-0"



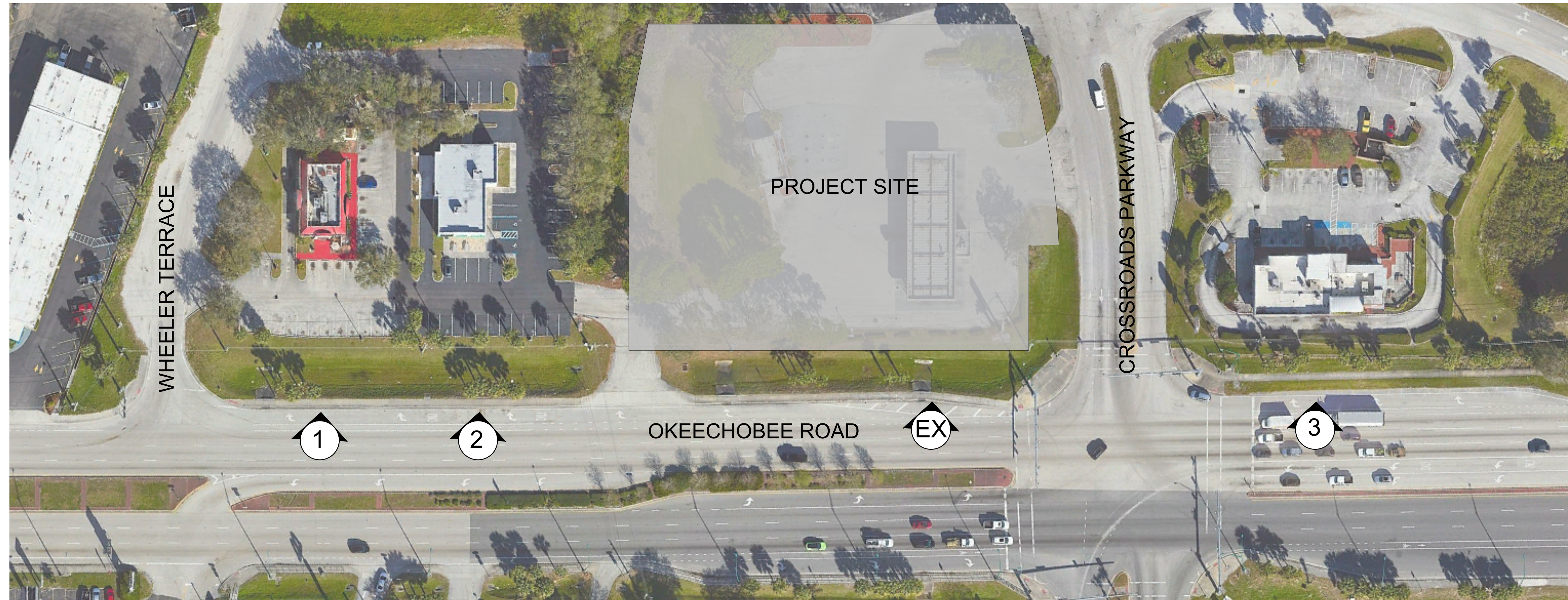
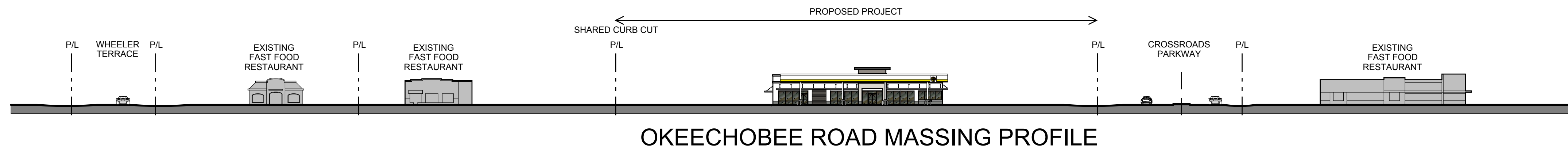
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 IAWA ARCHITECTURE, LLC  
 ARCHITECTURE / PLANNING  
 Robert Weber  
 Florida Licensed Architect  
 AR-0011313  
 1701 West Hillsboro Blvd, Suite 308  
 Deerfield Beach, Florida 33442  
 O: 561-750-4411  
 F: 361-750-9298

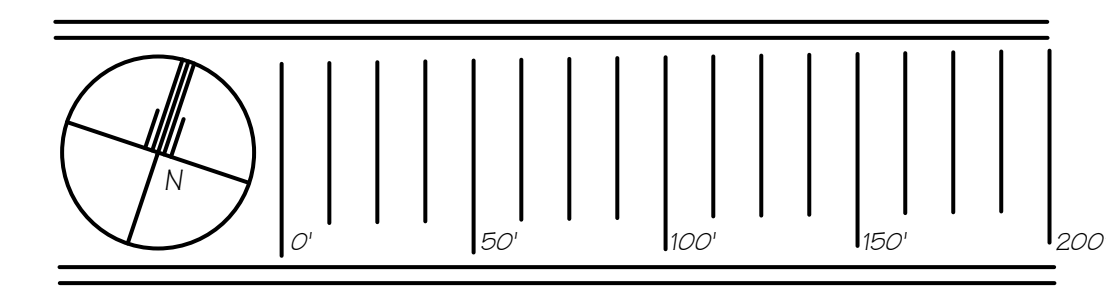
Ft. Pierce cGas Station  
 Okeechobee Road  
 Preliminary Architectural Elevations  
 St Lucie County, Florida

PROJECT		SHEET	
JOB NUMBER	24030	DRAWN BY	
SCALE	AS NOTED	CHECKED BY	RW
ISSUE DATE	11/14/24	DISCIPLINE	ARCHITECTURE
PERMIT DATE		PLAN TYPE	ELEVATIONS
BID DATE		SHEET NUMBER	A-4

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.  
 KEY PLAN  
 REVISION BLOCK  
 ARCHITECT  
 CONSULTANT  
 OWNER IDENTIFICATION  
 BUILDING



VISUAL ANALYSIS



PROJECT DESIGN INTENT NARRATIVE

1. ENVIRONMENTAL ASSESSMENT

The subject parcel is located at the north west corner at the intersection of Okeechobee Road and Crossroads Parkway west of the I-95 interchange. This parcel has an area of approximately 1.98 acres with +/- 320 lf of frontage along Okeechobee Road.

The properties along Okeechobee Road have various retail / commercial / lodging uses related to the highway corridor. The existing architecture is a blend of a variety of architectural styles, none which is dominant. The more recent buildings have a more contemporary design with horizontal lines and projected features based on certain branding themes.

2. ARCHITECTURAL COMPLIANCE STATEMENT

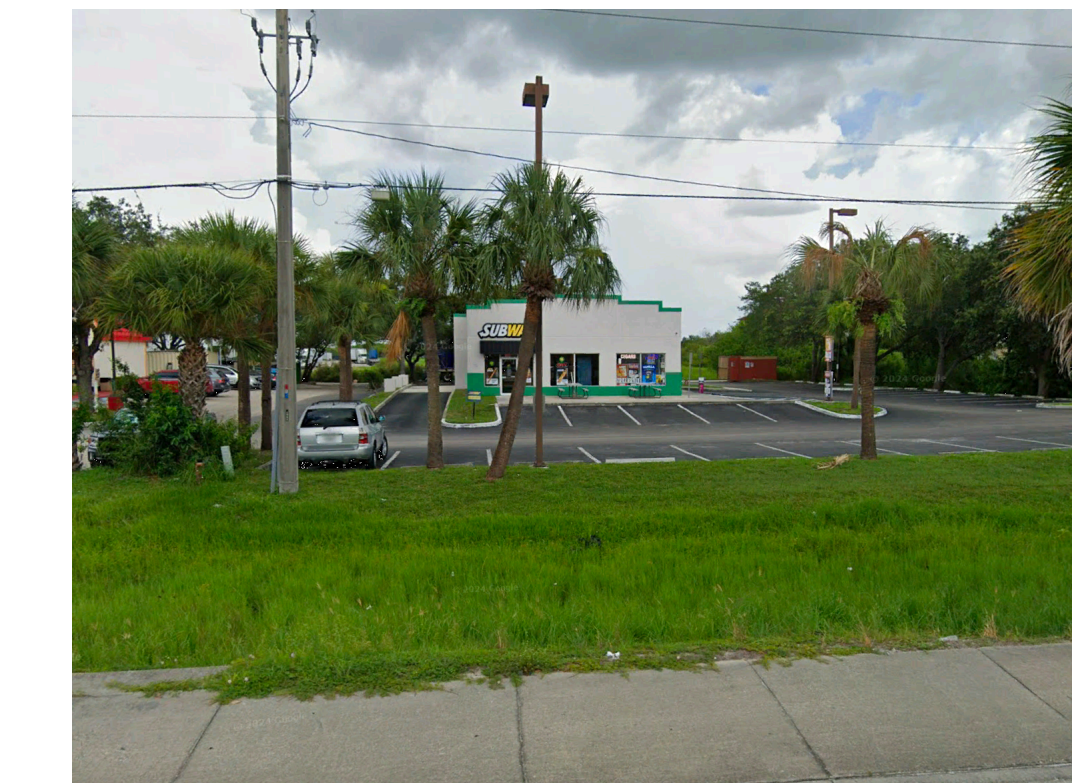
The proposed building and canopy are intended to continue the existing contemporary design theme with horizontal lines and tower element to promote the sense of entry into the building. Colors and material finishes are used to enhance these horizontal lines and features which also include tenant branding.



EX EXISTING VIEW POINT



VIEW POINT '1'



VIEW POINT '2'



VIEW POINT '3'

KEY PLAN

MARK	DESCRIPTION	DATE
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REVISION BLOCK

**MWA ARCHITECTURE, LLC**  
 ARCHITECTURE / PLANNING  
 Robert Weber  
 Florida Licensed Architect  
 AR-0011313  
 1701 West Hillsboro Blvd, Suite 308  
 Deerfield Beach, Florida 33442  
 T: 561-750-5298  
 F: 561-750-5298

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

**Ft. Pierce cGas Station**  
 Okeechobee Road  
 St Lucie County, Florida

BUILDING

JOB NUMBER	24030
SCALE	AS NOTED
ISSUE DATE	11/14/24
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	PLAN / SECTION
SHEET NUMBER	A-5

SHEET

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