McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
305 SE Osceola Ave, Suite 104
Stuart, FL 34994
772/341-9322

February 1, 2026

Attn: Kerry Driver, Senior Planner
City of Fort Pierce
Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

RE: John Carroll High School
Major Site Plan Amendment – 407 S. 33rd St.
Project ID #'s – PZSITE2025-00043

Kerry,

Please find attached the responses to the 12/18/2025 TRC staff comments for the application listed above.

We have included the following revised documents in response to the requested revisions:

- Boundary/Topo Survey, prepared by Velcon Engineering, dated 01/27/2026, signed & sealed.
- Revised Major Site Plan, prepared by McCarty & Associates, dated 01/30/2026, signed & sealed.
- Revised Landscape Plan, prepared by McCarty & Associates, dated 01/30/2026, signed & sealed.
- Traffic Statement, prepared by Velcon Engineering, dated 01/29/2026, signed & sealed.
- Auto Turn Exhibit – Fire Truck, prepared by Velcon Engineering, dated 01/30/2026, signed & sealed.
- Auto Turn Exhibit – Garbage Truck, prepared by Velcon Engineering, dated 01/30/2026, signed & sealed.
- Stormwater Management Report, prepared by Velcon Engineering, dated January 2026, signed & sealed.
- Revised Civil Construction Plans, prepared by Velcon Engineering, dated 01/29/2026, signed & sealed.
- Design/Development Review Application
- Fire District Application (completed online thru their website)

PLANNING DEPARTMENT:

The site plan requires resubmittal for the following reasons:

1. The site plan should identify additional parking to be added, including ADA parking stalls.
   Response: Additional ADA parking has been added to the site plan. The campus will include a total of 31 classrooms which requires 248 parking spaces and 253 are provided.
2. Dumpster location and enclosure details for the proposed building are missing.

Response: Dumpster location and details have been added to the plan.

3. Provide Development Review Application.
   Response: Please see enclosed Design/Development Review Application.

Advisory Comments:

1. Prior to the issuance of a certificate of occupancy, the city approved Landscape Maintenance Agreement must be notarized and submitted.
   Response: Acknowledge.
2. Sign permit shall be filed separate of development permit.
   Response: Acknowledge.
3. A land clearing permit must be filed prior to the submission of the development permit.
   Response: Acknowledge.
4. Tree removal permit with mitigation is required prior to development permit.
   Response: Acknowledge.

ENGINEERING COMMENTS:

1. Resubmittal to include a completed Development Review Application per Section 125-313(3)(a).
Response: Please see enclosed Design/Development Review Application.

2. Please revise the site plan to include all information required by section 125-313(3)(c).
Response: Additional data has been added to the plan to comply with section 125-313(3)(c).

3. Please revise plan to include bearings and distances of the property boundaries shown on the plan.
Response: Bearings and distances have been added to both the site plan & construction plans.

4. Please revise plan to include existing and proposed utilities for the project. Include all mains to be used in the ROW, and all underground or overhead electric lines. Also, please show continuation of the sanitary service leaving the proposed building and where the final connection point will be.
Response: The plans have been prepared in accordance with this comment.

5. Please include a legend for all symbols used on the plan.
Response: A legend has been added to the enclosed revised site plan.

6. Please include all necessary City of Fort Pierce details on the plan. (Dumpster Enclosure, Handicap and Standard Parking, Concrete Bumper Detail, Concrete Driveway Detail)
Response: Dumpster enclosure details, ADA parking and standard parking details have been added to the enclosed revised site plan.

7. A major site plan amendment requires a storm drainage plan to be included with the submittal package. See all requirements for the storm drainage plan in Section 125-313(3)(c){l 4). Please include a storm drainage plan with the resubmittal package.
Response: Please see attached stormwater report and civil plans.

8. Please revise stie plan to include bumper rails where necessary according to Section 125-315(c)(7).
Response: Bumper rails (wheel stops) have been added to the enclosed revised site plan.

9. Please revise site plan to show all driveway aprons to be concrete per City standard detail.
Response: The project's driveways fall in Saint Lucie County's right-of-way for Delaware Ave., so we are following the St. Lucie County standards and requirements for an asphalt driveway.

10. Please revise site plan to show ADA warnings at all necessary locations.
Response: ADA warnings have been added to the enclosed revised site plan & construction plans.

11. Please revise site plan to show curb ramps at all ADA accessible parking spaces and pathways. Include City of Fort Pierce standard detail.
Response: ADA curb ramps have been added to the enclosed revised site plan & construction plans.

12. Please revise plans to call out all proposed curb types proposed. Include City of Fort Pierce standard detail.
Response: Curb information has been added to the enclosed revised construction plans.

13. Doesn't appear to be sufficient ADA parking spaces available in accordance with Section 125-315.
Response: Additional ADA spaces have been added to the enclosed revised site plan.

ADIVISORY COMMENTS:

1. The project shall have an approved South Florida Water Management District (SFWMD) ERP prior to land development permit approval.
   Response: Acknowledge.
2. Tree mitigation plans and costs shall be reviewed and approved by the city arborist. All mitigation costs, if any, shall be paid prior to land development permit approval.
   Response: Acknowledge.

POLICE DEPARTMENT:

Comments:
No comments at this time.
Response: Acknowledge no comments at this time.

FPUA:
W/WW Engineering: Approved as noted,
This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.
Response: Acknowledge.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Please forward me all electric information like a riser diagram and panel schedule. New pad mount transformer lead time is up to 52 weeks.
Response: The electrical riser diagram and panel schedule will be developed in the next design phase; the team will coordinate providing this information at that time. The anticipated preliminary power requirements identified by the MEP Engineer are as follows:

The proposed classroom wing addition at the existing high school will be constructed as a single structure totaling approximately 45,200 square feet. The building and associated chiller plant will be fed from a new utility pad mounted transformer located in an area in close proximity to the classroom wing and chiller plant. This transformer will feed the classroom building with a 1,200 ampere, 480 volt 3 phase distribution switchboard with ground fault sensing, located in a dedicated switchgear room with exterior access. A second, 800 amp service will be provided for the chiller plant, sized to only accommodate the new classroom wing, not the entire campus.

Power will be distributed throughout the building at 277/480 volt 3 phase, 4-wire. Circuit breaker distribution panelboards will be located in dedicated electrical rooms in each area of the building, to

feed lighting and major equipment loads. Additional 480 volt panels will be located in mechanical spaces to feed HVAC equipment. Step down transformers will provide 120/208 volt service for receptacles and other 120 volt loads. Three levels of Surge Protective Devices (SPD) will be provided. (Main Switchgear, Distribution Panels, Lighting and Computer Panels).

Please contact Sal Scimeca for electric customer requirements and project coordination before work begins.
Response: Acknowledge.

Billy Dupre - Business DEVELOPMENT Representative - Gas Operations
Gas: Approved. Natural gas is on site and should be utilized for a more efficient way to heat water. Additionally natural gas should be utilized to provide back up power generation. If you have any questions feel free to reach out.
Response: Acknowledge approved.

FPUANET FIBER:
Approved.
Response: Acknowledge approved.

St. Lucie County – Fire DISTRICT:
The following Conditions/Revisions are necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.
   Response: Fire District Development/Site Plan Review application has been uploaded online directly on the Fire District website as requested.

2. Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the assigned project number, business name, address, primary contact name, phone number and email address for the responsible party. Invoices will be generated upon receipt of application and supporting documents. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.
   Response: Acknowledge that we will receive an invoice for the uploaded application to be paid.

3. Written acknowledgement of the conditions/comments provided, as well as any required revisions are due at the time of application submittal.
   Response: Acknowledged.

4. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
   Response: Acknowledged.

5. Fire District Development/Site Plan Review application, supporting documentation, and the associated review fee, are due prior to site plan approval.
   Response: Acknowledged.

6. A separate submittal to SLCFD for review and permitting will be required for any Fire Alarm, Fire Sprinkler, Underground Fire Main, or other life safety systems where required by the currently adopted version of the Florida Fire Prevention Code.
   Response: Acknowledged.

7. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 116.1.4). Surface. Fire

department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)
Response: The enclosed construction plans have been revised in accordance with this comment.

8. Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)
Response: Acknowledged

9. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)
Response: Acknowledged

10. The Fire District reserves the right for future comments at the site plan & building construction phase.
Response: Acknowledged

11. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (Installation of a sprinkler system will be required if this distance requirement is not met.)
Response: Acknowledged

12. Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 118.2.3.2.2.1)
Response: Acknowledged

13. Please provide a truck circulation detail.
Response: Please see enclosed Auto-Turn exhibits.

14. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)
Response: Acknowledged

15. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
Response: Acknowledged

16. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
Response: Acknowledged

17. Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)
Response: Acknowledged

18. The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)

Response: Any vehicular area that would need to be accessed by an emergency vehicle will be graded under 5% slope.

19. Fire hydrants (shall be) are provided for buildings other than detached one-and two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
    Response: The enclosed construction plans have been revised in accordance with this comment.

20. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4.
    Response: Acknowledged

21. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
    Response: The enclosed construction plans have been revised in accordance with this comment.

22. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
    Response: The enclosed construction plans have been revised in accordance with this comment.

23. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).
    Response: Acknowledged.

24. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches.
    b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches.
    c. The maximum number of hydrants located on a dead end main shall be one (1).
    d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches.
    e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
    Response: The enclosed construction plans have been revised in accordance with this comment.

25. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).
    Response: The enclosed construction plans have been revised in accordance with this comment.

26. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.
Response: The enclosed construction plans have been revised in accordance with this comment.

Grant Chambers: The following comments are offered by SLC PW - ENGINEERING:

1. A Traffic analysis is required for review by the County's third party reviewer at the cost of the applicant. Please provide the traffic analysis email to Kori.Benton@stlucieco.gov with written acknowledgement of the cost and authorization to proceed.
Response: Please see attached traffic statement. The project goal is to demolish the existing school building and rebuild a new one, this is not an expansion but rather a renovation. There is no increase in student enrollment that would generate additional traffic trips.

2. A Site Development permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please submit a site development permit application through the County's online permitting portal.
Response: Acknowledge.

3. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org.
Response: Acknowledge.

If you have any questions or require any additional materials, please do not hesitate to call. We thank you for your review of this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty
Principal
Mike@McCartyLandPlanning.com

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

DIOCESE OF PALM BEACH

NOTES:

1. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

2. A TITLE SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENTS). THE BEARING BASE FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA. SAID LINE BEARS S 00°13'56" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011). ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

5. ELEVATIONS ARE IN FEET AND RELATED TO SAINT LUCIE COUNTY VERTICAL CONTROL BENCHMARK "MOBIL", HAVING A PUBLISHED ELEVATION OF 17.51 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM,). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

6. ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS.

7. LEGAL DESCRIPTION WRITTEN BY SURVEYOR.

8. PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111C0178J, DATED 02/16/2012. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

11. THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.

12. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

14. BOUNDARY DIMENSIONS SHOWN HEREON ARE CALCULATED AND FIELD MEASURED UNLESS OTHERWISE NOTED.

15. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

16. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORDANCE WITH US SURVEY FEET.

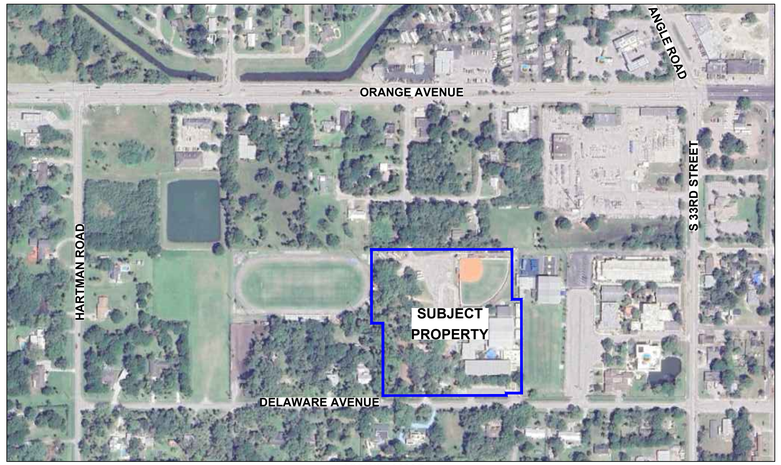
17. ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

18. THIS SURVEY DELINEATES THE LOCATION OF THE LEGAL DESCRIPTION ON THE GROUND BUT DOES NOT DETERMINE OWNERSHIP OF PROPERTY RIGHTS. LEGAL DESCRIPTION NOT TO BE USED FOR CONVEYANCE.

19. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN IMPROVEMENTS AND/OR LOT LINES. DIMENSION SHOWN SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER THE SCALED POSITIONS.

LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY): 09/26/25.
FILE NUMBER: 22-1034, DATA COLLECTOR NUMBER: DAD233400484.

CERTIFIED TO: DIOCESE OF PALM BEACH.



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

SHEET 1	COVER SHEET
SHEET 2	SOUTHWEST QUARTER SECTION BREAKDOWN & BOUNDARY
SHEET 3	EXISTING CONDITIONS

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AT FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;

THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;

THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;

THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET, TO THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE CONTINUE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 214.22 FEET;

THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;

THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

FRANCIS N. GUETTLER License Number 7473 STATE OF FLORIDA Professional Surveyor and Mapper

FRANCIS N. GUETTLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#7473

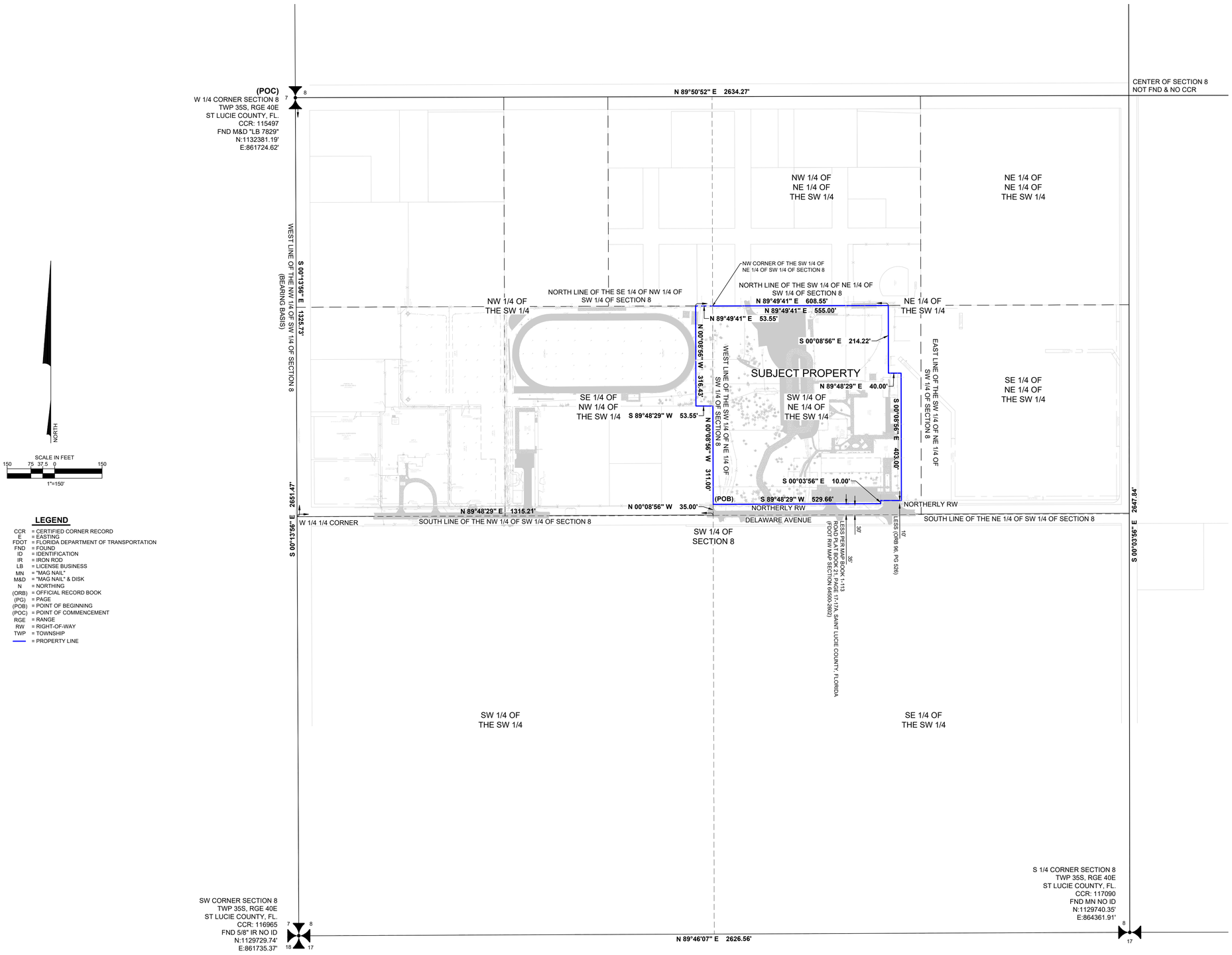
VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

BY	DATE	REVISIONS:

BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: NONE
DATE: 09-17-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: **22-1034**
SHEET: **1 OF 3**

J:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\22-SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3



LEGEND

CCR	= CERTIFIED CORNER RECORD
E	= EASTING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
ID	= IDENTIFICATION
IR	= IRON ROD
LB	= LICENSE BUSINESS
MN	= "MAG NAIL"
M&D	= "MAG NAIL" & DISK
N	= NORTHING
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
(POB)	= POINT OF BEGINNING
(POC)	= POINT OF COMMENCEMENT
RGE	= RANGE
RW	= RIGHT-OF-WAY
TWP	= TOWNSHIP
——	= PROPERTY LINE

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

BY	DATE	REVISIONS:

BOUNDARY & TOPOGRAPHIC SURVEY
SOUTHWEST QUARTER BREAKDOWN SHEET
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY:	GJS
APPROVED BY:	F. GUETTLER
SCALE:	1" = 150'
DATE:	09-17-25
FIELD BOOK/PAGES	SURVEY MAP
JOB NUMBER:	22-1034
SHEET:	2 OF 3

I:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\ST SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3

LEGEND

ALU	= ALUMINUM
ANC	= ANCHOR
ASP	= ASPHALT
CE	= COVERED ENTRY
CL	= CENTERLINE
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CO	= CLEAN OUT
CONC	= CONCRETE
COR	= CORNER
CS	= CONCRETE SLAB
DC	= "D" CURB
DIP	= DUCTILE IRON PIPE
ELC	= ELECTRIC BOX
EM	= ELECTRIC METER
EP	= EDGE OF PAVEMENT
ESB	= ELECTRIC SERVICE BOX
(FDOT)	= FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	= FINISHED FLOOR ELEVATION
FPL	= FLORIDA POWER & LIGHT
ICV	= IRRIGATION CONTROL VALVE
INT	= INTERSECTION
INV	= INVERT
LB	= LICENSE BUSINESS
OH	= OVERHEAD ELECTRIC
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
PID	= PROPERTY IDENTIFICATION
PVC	= POLYVINYL CHLORIDE
R&C	= IRON ROD & CAP
RCP	= REINFORCED CONCRETE PIPE
RPZ	= REDUCED PRESSURE ZONE
RW	= RIGHT-OF-WAY
TOB	= TOP OF BANK
TOE	= TOE OF SLOPE
TRANS	= TRANSFORMER
WD	= WOOD
WV	= WATER VALVE
YD	= YARD DRAIN
———	= PROPERTY LINE
●	= SET 5/8" R&C "LB 8206" (UNLESS OTHERWISE NOTED)
☼	= LIGHT POLE
□	= CONCRETE POWER POLE
◑	= WOOD POWER POLE
⊏	= MITERED END SECTION
▬	= CATCH BASIN
	= PALM TREE
	= MAGNOLIA TREE
	= OAK TREE
16.93	= SPOT ELEVATION

(NOT PART OF THIS SURVEY)
PID: 2408-324-0005-000-8
(ORB 0734, PG 0512)
(OCCUPIED)

PID: 2408-324-0001-000-0
(ORB 0460, PG 2622)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0010-000-9
(ORB 3030, PG 0584)
(VACANT)

(NOT PART OF THIS SURVEY)
S 36TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0011-000-6
(ORB 5331, PG 1911)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
S 35TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0015-000-4
(ORB 0460, PG 2620)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-313-0001-000-6
(ORB 0460, PG 2621)
(OCCUPIED)

PID: 2408-313-0002-000-3
(ORB 0460, PG 2625)
(OCCUPIED)

LESS PER MAP BOOK 1-113
ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA
(FDOT RW MAP SECTION 64500-2602)

LESS (ORB 96, PG 526)

N 00°08'56" W 316.43'

N 00°08'56" W 311.00'

S 89°48'29" W 53.55'

N 89°48'41" E 608.55'

S 00°03'56" E 10.00'

S 89°48'29" W 65.33'

S 00°08'56" E 403.00'

S 00°08'56" E 214.22'

N 89°48'29" E 40.00'

WEST LINE OF THE SW 1/4 OF NE 1/4 OF SW 1/4

NORTH LINE OF THE SW 1/4 OF NE 1/4 OF SW 1/4

SOUTH LINE OF THE NE 1/4 OF SW 1/4

DELAWARE AVENUE (20' ASPHALT)

OBSERVED CL

1 STORY MODULAR BUILDING FFE: 19.49

1 STORY MODULAR BUILDING FFE: 19.50

1 STORY BUILDING FFE: 19.05

2 STORY BUILDING FFE: 19.45

1 STORY BUILDING FFE: 18.78

1 STORY BUILDING FFE: 18.71

1 STORY BUILDING FFE: 18.80

1 STORY BUILDING FFE: 18.38

1 STORY BUILDING FFE: 18.36

GRINDER STATION

METER PANEL

DRINKING FOUNTAIN

SCOREBOARD

BASEBALL FIELD

BATTING CAGE

BLEACHERS

DUGOUT

1 STORY PORTABLE

WD DECK

ALU RAMP

ASPHALT

CONC

ASP

COVERED WALK

CONC WALK

CONC DRIVE

FLAG POLE

SIGN

SHED

GATE

HOSE BIB

ICV

CS/FPL TRANS

RIM: 16.93
S INV: 13.43
W INV: 13.43

INV: 13.98
INV: 14.61

RIM: 16.89
S INV: 14.85

RIM: 16.97
N INV: 15.87

RIM: 16.79
S INV: 15.18
N INV: 15.18
W INV: 15.25

RIM: 16.80
S INV: 15.70

RIM: 18.04
SW INV: 16.59
SE INV: 16.59
E INV: 16.69

RIM: 18.16
N INV: 17.41

RIM: 17.01
FILLED WITH MUD
INVERT INACCESSIBLE

RIM: 18.55
S INV: 17.55
E INV: 17.75
W INV: 17.55

RIM: 17.47
INV: 14.27

RIM: 16.82
E INV: 13.82
W INV: 13.82

RIM: 16.80
W INV: 13.85

INV: 13.96

INV: 14.70

INV: 15.08

INV: 16.23

INV: 13.86

8" PVC
INV:15.59

8" HDPE

15" RCP

10" DIP

6' CLF

5' CLF

4' CLF

4'.5' & 6' CLF INT
S 2.0'

5' CLF
S 2.3'

5' CLF COR
S 2.8'

6' & 5' CLF INT
N 3.8', E 25.0'

5' CLF LINE
N 3.8'

6' CLF INT
N 0.8', E 1.5'

6' & 5' CLF COR
S 4.4'

5' CLF COR
S 5.2'

TOB
TOE
ANC
EP
EM
CO
DC
CE
YD
RAMP
CONC WALK

235.89'
373.85'
334.32'
149.24'
555.00'
608.55'
403.00'
214.22'
40.00'
98.95'
61.17'
63.33'
50.75'
246.39'
240.29'
152.30'
111.50'
120.0'
43.0'
41.17'
36.83'
39.33'
29.33'
69.67'
100.67'
165.67'
196.08'
59.33'
47.42'
56.42'
60.5'
53.66'
51.78'
89.37'
72.75'
61.42'
37.67'
40.0'
19.77'
24.75'
24.67'
26.0'
24.23'
14.0'
17.0'
36.17'
41.17'
34.67'
20.34'
22.00'
50.0'
8.07'
14.75'
13.35'
11.81'
10.0'
9.17'
36.0'
48.0'
36.5'
53.55'
149.24'
152.30'
608.55'
555.00'
214.22'
40.00'
403.00'

NORTH

SCALE IN FEET
30 15 7.5 0 30
1"= 30'

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION NO. LB 8206

REVISIONS:	DATE	BY

BOUNDARY & TOPOGRAPHIC SURVEY
BOUNDARY SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

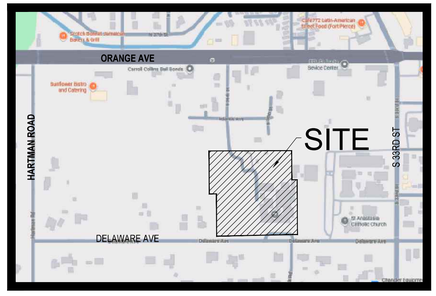
DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: 1" = 30'
DATE: 09-22-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: 22-1034
SHEET: 3 OF 3

J:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\02 SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3

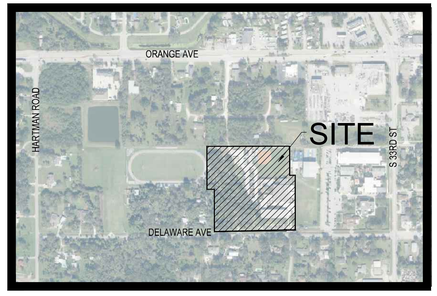
JOHN CARROLL HIGH SCHOOL

CONCEPTUAL CIVIL CONSTRUCTION PLANS & SPECIFICATIONS

SECTION 8, TOWNSHIP 35 S, RANGE 40 E
CITY OF FORT PIERCE, FLORIDA



LOCATION MAP
N.T.S.



VICINITY \ AERIAL MAP
N.T.S.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
COV.	COVER SHEET
01	HORIZONTAL CONTROL PLAN
02	PAVING, GRADING & DRAINAGE PLAN
03	PAVING, GRADING & DRAINAGE DETAILS AND SPECIFICATIONS
04	WATER & SEWER PLAN
05	WATER & SEWER DETAILS AND SPECIFICATIONS
06	WATER & SEWER DETAILS AND SPECIFICATIONS
07	CLEARING AND SEDIMENT & EROSION CONTROL PLAN
08	STORMWATER POLLUTION PREVENTION PLAN

NOTE:
FOLLOW FPUA STANDARDS AND DETAILS LATEST EDITION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119 AND 125

PLAN FOR
BISHOP OF DIOCESE OF PALM BEACH

ENGINEER & SURVEYOR

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477

ENGINEER'S PROJECT NO. 25-1022

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.:	25-1022
DRAWN BY:	JM
CHECKED BY:	DG
DATE:	11/05/2025
CAD I.D.:	25-1022 - COVER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COV.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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www.callsunshine.com

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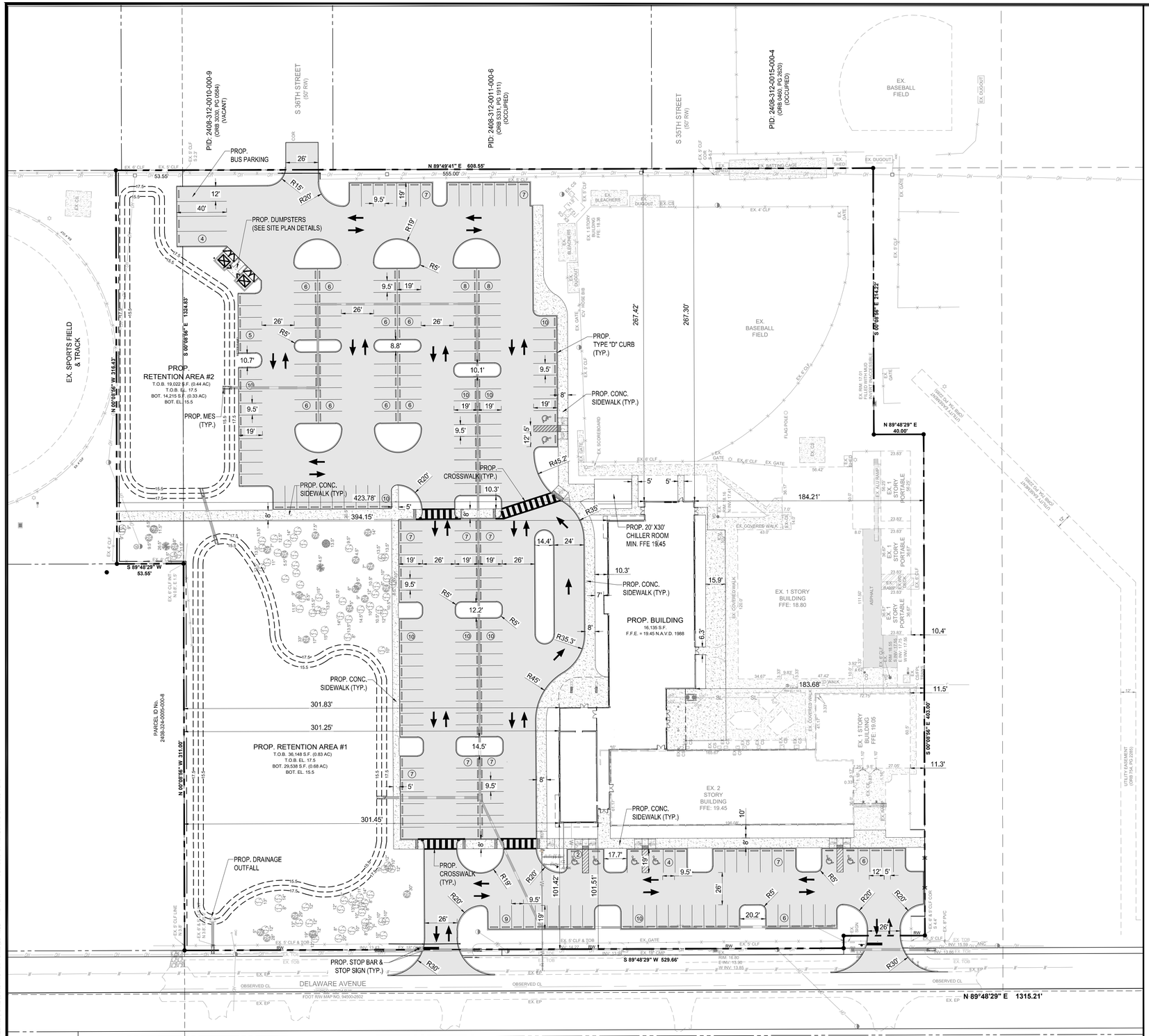
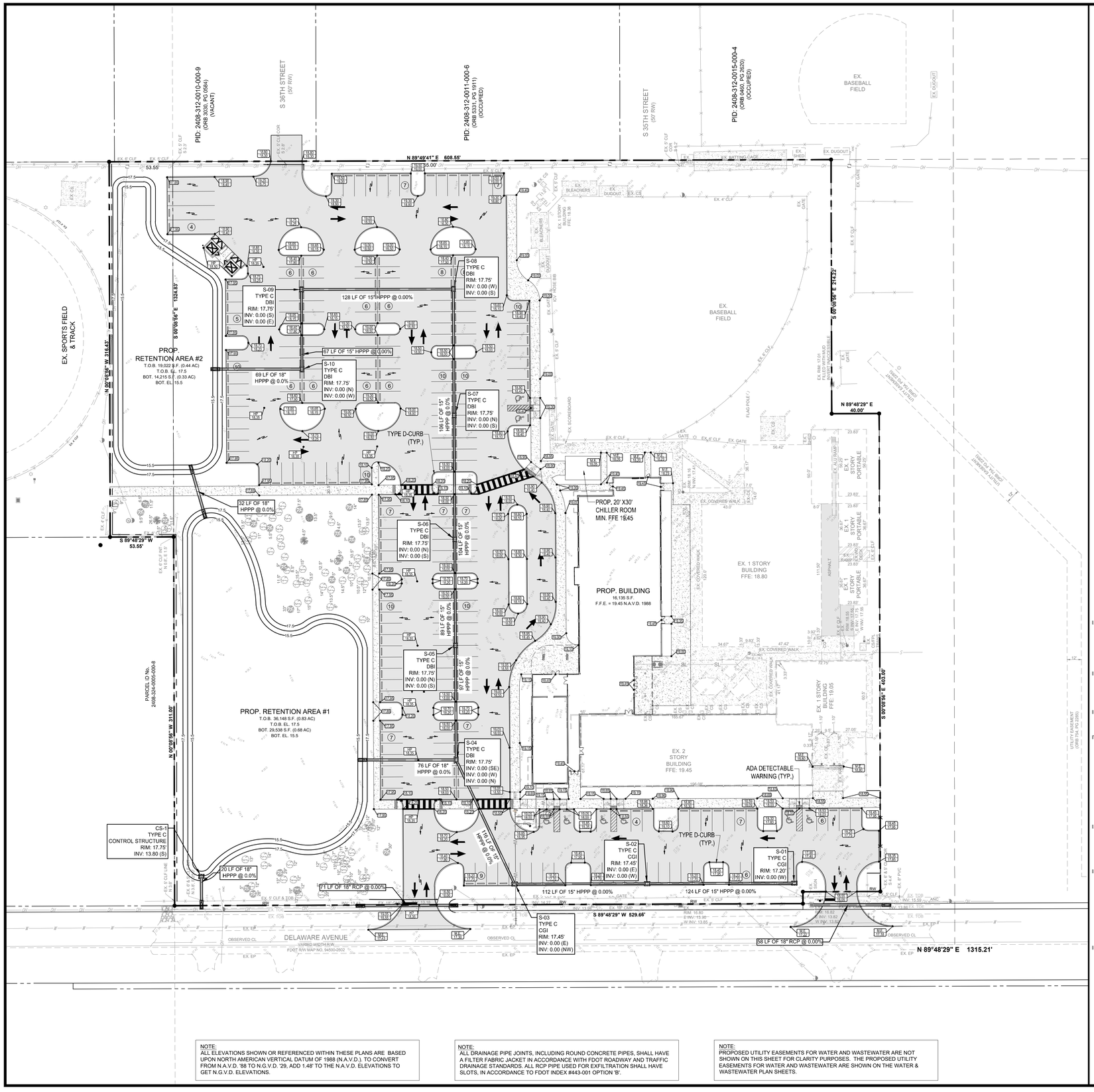
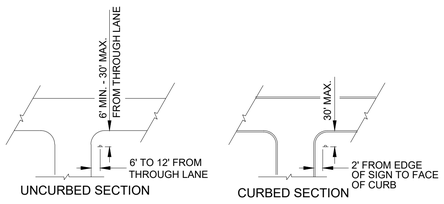
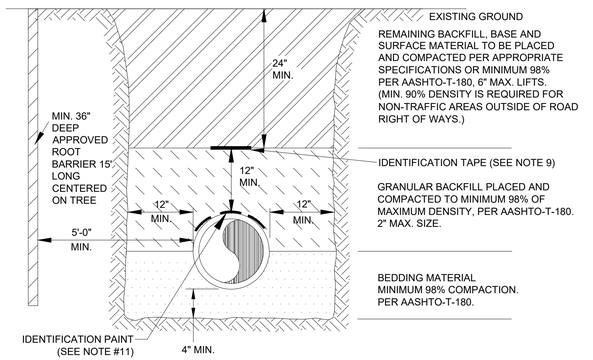

PROP. BUS PARKING
PROP. DUMPSTERS (SEE SITE PLAN DETAILS)
PROP. RETENTION AREA #2
T.O.B. 19.022 S.F. (0.44 AC)
T.O.B. EL. 17.5
BOT. 14,215 S.F. (0.33 AC)
BOT. EL. 15.5
PROP. MES (TYP.)
PROP. CONC. SIDEWALK (TYP.)
PROP. CROSSWALK (TYP.)
PROP. TYPE "D" CURB (TYP.)
PROP. CONC. SIDEWALK (TYP.)
PROP. 20' X30' CHILLER ROOM MIN. FFE 19.45
PROP. BUILDING
16,135 S.F.
F.F.E. = 19.45 N.A.V.D. 1988
PROP. CONC. SIDEWALK (TYP.)
PROP. CONC. SIDEWALK (TYP.)
PROP. RETENTION AREA #1
T.O.B. 36,148 S.F. (0.83 AC)
T.O.B. EL. 17.5
BOT. 29,538 S.F. (0.68 AC)
BOT. EL. 15.5
PROP. DRAINAGE OUTFALL
PROP. CROSSWALK (TYP.)
PROP. STOP BAR & STOP SIGN (TYP.)
PROP. CONC. SIDEWALK (TYP.)
PROP. CROSSWALK (TYP.)
PROP. CONC. SIDEWALK (TYP.)
PROP. CONC. SIDEWALK (TYP.)
PROP. CONC. SIDEWALK (TYP.)
EX. SPORTS FIELD & TRACK
EX. BASEBALL FIELD
EX. BASEBALL FIELD
EX. 1 STORY BUILDING FFE: 18.80
EX. 1 STORY BUILDING FFE: 19.05
EX. 2 STORY BUILDING FFE: 19.45
EX. 2 STORY PORTABLE
EX. COVERED WALK
EX. BLEACHERS
EX. DUGOUT
EX. BATTING CAGE
EX. GATE
EX. SCOREBOARD
EX. CONCESSION
EX. BBQ
EX. FLAG POLE
EX. UTILITY EASEMENT (PER THIS PLAT)
PID: 2408-312-0010-000-9 (ORB 5000, PG 0584) (VACANT)
PID: 2408-312-0011-000-6 (ORB 5000, PG 0911) (OCCUPIED)
PID: 2408-312-0015-000-4 (ORB 0450, PG 2620) (OCCUPIED)
PARCEL ID No. 2408-324-0005-000-8
S 36TH STREET (50' R/W)
S 35TH STREET (50' R/W)
DELAWARE AVENUE
LATEST RIGHT OF WAY PER FDOT RW MAP NO. 94500-2602
N 89°49'41" E 608.55'
555.00'
S 89°48'29" W 53.55'
N 00°08'56" W 316.43'
S 00°08'56" E 1324.83'
N 89°48'29" E 40.00'
S 00°08'56" E 214.22'
S 00°08'56" E 403.00'
N 00°08'56" W 311.00'
S 89°48'29" W 529.66'
N 89°48'29" E 1315.21'
423.78'
394.15'
184.21'
183.68'
301.83'
301.25'
301.45'
267.42'
267.30'
53.55
26'
12'
40'
9.5'
19'
R15'
R20'
R19'
R5'
26'
8.8'
10.7'
10.1'
9.5'
8'
12'
5'
R45.2'
R35'
10.3'
14.4'
24'
15.9'
12.2'
R35.3'
R45'
6.3'
10.4'
11.5'
11.3'
14.5'
17.7'
10'
R18'
20.2'
101.42'
101.51'
30'
60'
5'
17.5'
15.5'
EX. 6" CLF
EX. 4" CLF
EX. 5' CLF
EX. 8' CLF
EX. 6' CLF
EX. 5' CLF & TOB
EX. 6' CLF & COR
EX. 8" PVC
EX. 12" PVC
EX. 18" PVC
EX. 24" RCP
EX. 30" RCP
EX. 36" RCP
EX. 42" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 66" RCP
EX. 72" RCP
EX. 84" RCP
EX. 96" RCP
EX. 108" RCP
EX. 120" RCP
EX. 132" RCP
EX. 144" RCP
EX. 156" RCP
EX. 168" RCP
EX. 180" RCP
EX. 192" RCP
EX. 204" RCP
EX. 216" RCP
EX.


N 89°49'41" E 608.55'
S 89°48'29" W 53.55'
N 00°06'56" W 316.43'
S 00°06'56" E 1324.83'
PROP. RETENTION AREA #2
T.O.B. 19,022 S.F. (0.44 AC)
T.O.B. EL. 17.5
BOT. 14,215 S.F. (0.33 AC)
BOT. EL. 15.5
EX. SPORTS FIELD & TRACK
PID: 2408-312-0010-000-9 (ORB 0950, PG 0594) (VACANT)
S 36TH STREET (50' R/W)
PID: 2408-312-0011-000-6 (ORB 1451, PG 0311) (OCCUPIED)
S 35TH STREET (50' R/W)
PID: 2408-312-0015-000-4 (ORB 0450, PG 2620) (OCCUPIED)
EX. BASEBALL FIELD
EX. DUGOUT
EX. BLEACHERS
EX. BATTING CAGE
EX. GATE
EX. 4' CLF
EX. 6' CLF
EX. SCOREBOARD
EX. BBQ
EX. CONCRETE SIDEWALK
EX. ASPHALT PAVEMENT
EX. CONCRETE PAVEMENT
EX. CONCRETE WALK
EX. CB
EX. INLET
EX. MH
EX. POWER POLE
EX. GRADE ELEVATION
EX. TREE
EX. 1 STORY BUILDING FFE: 18.80
EX. 2 STORY BUILDING FFE: 19.45
EX. 1 STORY BUILDING FFE: 19.05
EX. 2 STORY BUILDING FFE: 19.45
EX. 54.4' X 36.6' 1 STORY PORTABLE
EX. 36.6' X 36.6' 1 STORY PORTABLE
EX. 36.6' X 36.6' 1 STORY PORTABLE
EX. COVERED WALK
EX. COVERED AWNING
EX. RAMP
EX. AUTO RAMP
EX. CONCRETE WALK
EX. 6" CURB & GUTTER
EX. 6" SCH 40 PVC
EX. 8" PVC
EX. 12" PVC
EX. 15" RCP
EX. 18" RCP
EX. 24" RCP
EX. 30" RCP
EX. 36" RCP
EX. 42" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 66" RCP
EX. 72" RCP
EX. 84" RCP
EX. TOB
EX. EP
EX. GUY WIRE
EX. SIGN
EX. FLAG POLE
EX. BRK. FEATURE
EX. GUTTER
EX. SWALE
EX. CONTOUR
EX. SPOT ELEVATION
EX. WATER VALVE
EX. WATER METER
EX. FIRE HYDRANT
EX. GAS VALVE
EX. GAS METER
EX. GAS LINE
EX. OHW
EX. OHP
EX. UTILITY POLE
EX. GUY POLE
EX. TRANSFORMER
EX. AIR CONDITIONER
EX. TELEPHONE PEDESTAL
EX. TELEPHONE MANHOLE
EX. TELEPHONE BOOTH
EX. TELEPHONE RISER
EX. TELEPHONE BOX
EX. TELEPHONE CABLE
EX. TELEPHONE CONDUIT



IF STOP BAR IS USED IT SHALL
BE PLACED AT THE STOP SIGN

TYPICAL STOP SIGN PLACEMENT



TRENCH NOTES:

BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"- 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. 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 SHALL BE TAKEN IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, (MINIMUM 1 SET) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION AS PART OF THEIR FIELD REVIEW.

THE PERMITTEE/DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.

SEE SEPARATE DETAIL FOR PAVED AREAS (OPEN CUT FOR THOROUGHFARE AND NON-THOROUOGHFARE ROADS)

THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.

APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE CITY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.

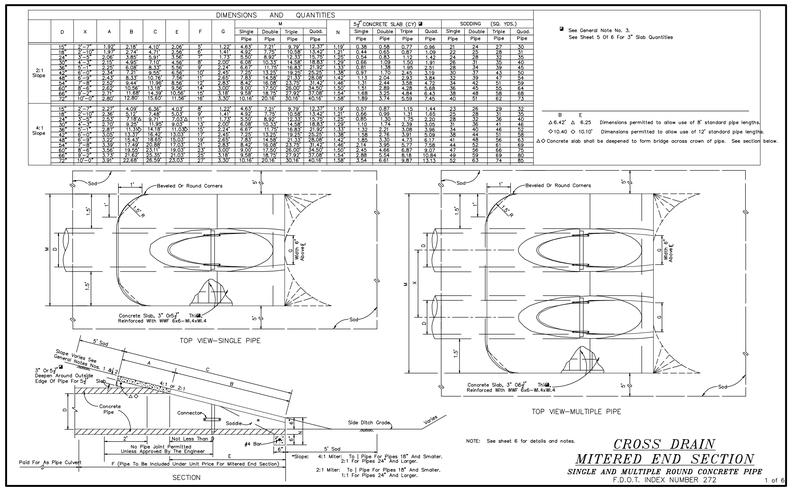
ROOT BARRIER IS REQUIRED FOR APPROVED PIPE INSTALLATION CLOSER THAN 10 FEET FROM AN EXISTIG TREE.

CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY FORCE MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.

TYPICAL TRENCH DETAIL

N.T.S.

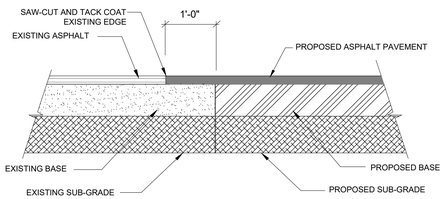


CROSS DRAIN MITERED END SECTION

SINGLE AND MULTIPLE ROUND CONCRETE PIPE

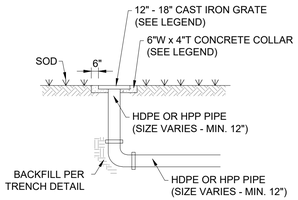
F.D.O.T. INDEX NUMBER 272

1 of 6



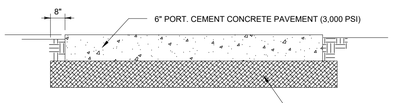
ASPHALT PAVEMENT SAWCUT & BUTTJOINT DETAIL

N.T.S.



YARD DRAIN DETAIL

N.T.S.



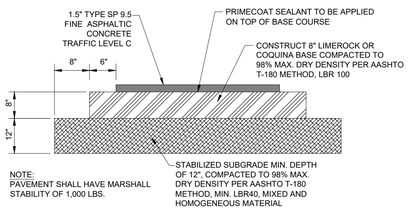
NOTE:

1. CONCRETE PAVEMENT, AT A MINIMUM, MUST BE CONSTRUCTED OF FDOT APPROVED CLASS II CONCRETE. SUBGRADE MATERIAL SHALL BE A MINIMUM THICKNESS OF SIX INCHES WITH A MINIMUM LIMEROCK BEARING RATIO OF 40.
2. CONCRETE SHALL BE REINFORCED WITH FIBER MESH ADDITIVE OR WITH 6x6 #10/#10 W.W.M.
3. SAW-CUT JOINTS @ 15' O.C. EXPANSION JOINTS @ 40' O.C.

TYPICAL ONSITE CONCRETE PAVEMENT DETAILS

N.T.S.

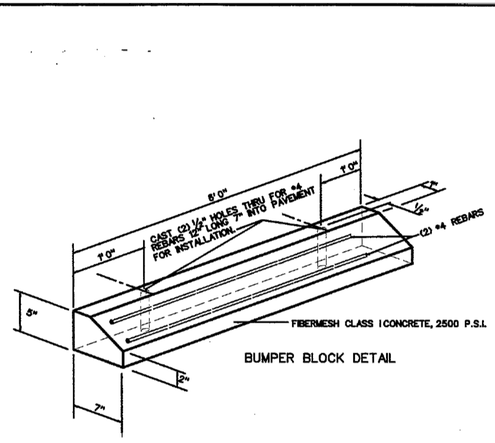
OR



NOTE:
PAVEMENT SHALL HAVE MARSHALL STABILITY OF 1,000 LBS.

TYPICAL ONSITE ASPHALT PAVEMENT DETAILS

N.T.S.



BUMPER BLOCK DETAIL

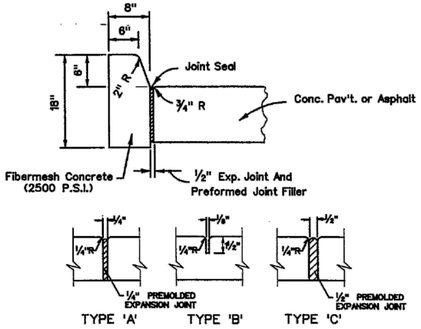
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

BUMPER BLOCK DETAIL

SCALE: N.T.S. | ISSUED AUGUST 1998

REVISIONS

SHEET No. PL1



Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required on concrete pavement only.

GENERAL NOTES

1. For curb, gutter, curb and gutter and traffic separators provide 1/8" - 1/4" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Ends of Curbs Types B and D shall transition from full to zero heights in 3 feet.

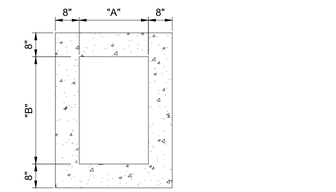
CITY OF FORT PIERCE • DEPARTMENT OF ENGINEERING
TECHNICAL SPECIFICATIONS AND DETAILS

TYPE D CURB DETAIL

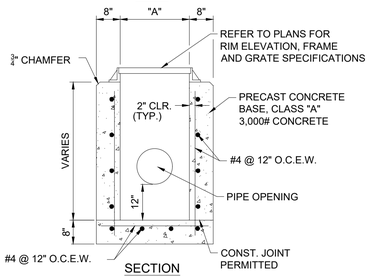
SCALE: N.T.S. | ISSUED AUGUST 1998

REVISIONS

SHEET No. CG1



PLAN

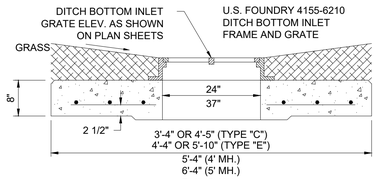


SECTION

TYPE INLET	DIMENSIONS	
	"A"	"B"
C	2'-0"	3'-1"
E	3'-0"	4'-6"

STANDARD TYPE "C"&"E" INLET DETAIL

N.T.S.



DITCH BOTTOM INLET (DBI) DETAIL

N.T.S.

INLET AND MANHOLE NOTES:

1. ALL INLET CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT F.D.O.T. STANDARDS INDEX # 201 & 232.
2. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER.
3. STRUCTURES WITH SKEWED PIPE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH F.D.O.T. STANDARDS INDEX # 200, SHEET 3 OF 5 AND INDEX # 201, SHEET 5 OF 5. ROUND STRUCTURES ARE TO BE USED WHERE SKEW ANGLES EXCEED MAXIMUM ALLOWED OR WHEN PIPE CONNECTION WOULD BE AT THE CORNER OF A RECTANGULAR STRUCTURE. RECTANGULAR STRUCTURES WITH A CORNER OPENING IS ONLY TO BE USED WHEN A ROUND STRUCTURE IS NOT POSSIBLE.
4. ALL EXPOSED CORNERS AND EDGES SHALL BE CHAMFERED 3/4".
5. INLETS AND MANHOLES SHALL BE PRECAST CLASS "A" 3,000 P.S.I. CONCRETE.
6. FRAMES AND GRATES SHALL BE CAST IRON AND IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
7. INLET GRATES SHALL BE U.S. FOUNDRY OR EQUAL.
8. ALL INLET GRATES SHALL HAVE LOCKING CHAINS IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #201, OR AN APPROVED ALTERNATE SECURING MECHANISM.
9. REINFORCING STEEL SHALL CONFORM TO A.S.T.M. 615 GRADE 40.
10. AS AN ALTERNATE, PRECAST CIRCULAR (MANHOLES) MAY BE FURNISHED IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #200 WITH WALLS AND REINFORCEMENT IN ACCORDANCE WITH A.S.T.M. C-478 SPECIFICATIONS, EXCEPT THAT MINIMUM WALL THICKNESS SHALL BE 6".
11) ALL INLETS IN GRASSED AREAS SHALL BE STANDARD TYPE "C" & "E" INLETS HAVING CONCRETE COLLARS. ALL INLETS IN GRASSED AREA AND ADJACENT TO GRASSED AREAS SHALL BE PROTECTED FROM SCOUR BY INSTALLATION OF A 4' WIDE PERIMETER APRON OF SOD. ADDITIONALLY ALL INLET GRATES SHALL BE WRAPPED WITH FILTER CLOTH DURING CONSTRUCTION.

SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS

ITEMS TO BE TESTED	F.B.V.		DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING		MAX. SPACING		MAX. SPACING		MAX. SPACING	
	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.	LIN.FT.	SQ.FT.
COMPACTED OR STABILIZED SUBGRADE	300	10,000	300	10,000	____	____	300	10,000
LIMEROCK BASE	____	____	300	10,000	____	____	300	10,000
SHELLROCK BASE	____	____	300	10,000	____	____	300	10,000
ASPHALT	____	____	____	____	____	____	PER INSP.	PER INSP.

NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE OF THE RIGHT EDGE.

NOTE:
ALL ELEVATIONS SHOWN OR REFERENCED WITHIN THESE PLANS ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.). TO CONVERT FROM N.A.V.D. '88 TO N.G.V.D. '29, ADD 1.48' TO THE N.A.V.D. ELEVATIONS TO GET N.G.V.D. ELEVATIONS.

NOTE:
ALL DRAINAGE PIPE JOINTS, INCLUDING ROUND CONCRETE PIPES, SHALL HAVE A FILTER FABRIC JACKET IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DRAINAGE STANDARDS. ALL RCP PIPE USED FOR EXFILTRATION SHALL HAVE SLOTS, IN ACCORDANCE TO FDOT INDEX #285.2 OPTION 'B'.

SIDEWALK SLOPES PER ADA

LENGTH	MAX. SLOPE	LONGITUDINAL
L < 6'	1:12	NO HANDRAILS
6'< L < 30'	1:12	HANDRAILS BOTH SIDES
6'< L < 50'	1:20	NO HANDRAILS

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - PGD DETAILS

SHEET TITLE:
PAVING, GRADING & DRAINAGE DETAILS AND SPECIFICATIONS

SHEET NUMBER:
03

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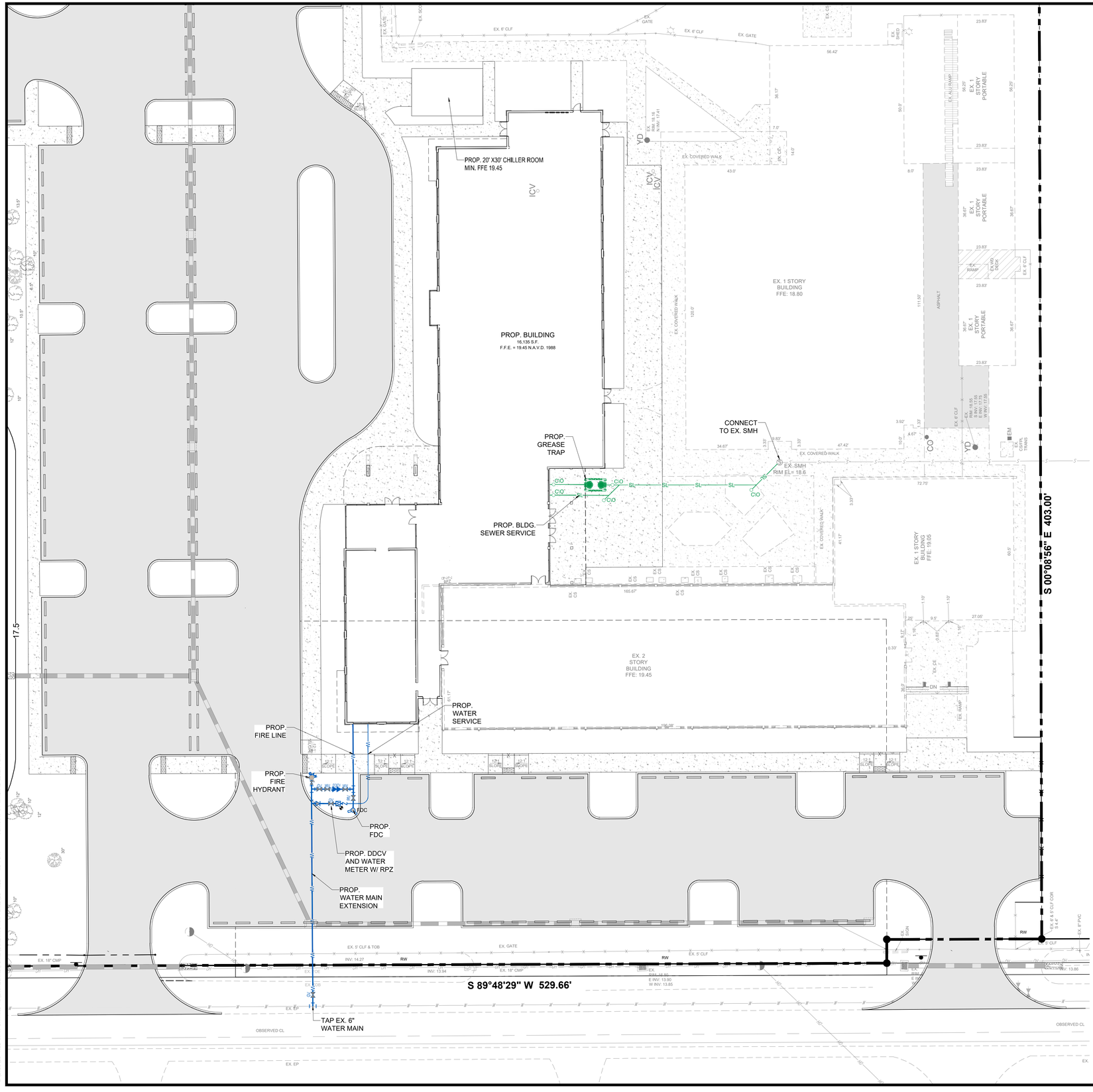
Printed on Thursday, January 29, 2026, 4:48 PM by Luciano Cleis - ...\PAVING, GRADING & DRAINAGE DETAILS AND SPECIFICATIONS - ...\PGD DETAILS



20 10 5 0 20

1"= 20'

NORTH

LEGEND

	HANDICAP STALL
7	NUMBER OF PARKING SPACES
	TRAFFIC FLOW DIRECTION
	EXISTING EDGE OF PAVEMENT
W	EXISTING WATER MAIN
S	EXISTING SANITARY
X	EXISTING FENCE
W	PROPOSED WATER MAIN
SL	PROPOSED BLDG. SEWER
	PROPSED STORM SEWER
X	PROPOSED FENCE
	PROPOSED CATCH BASIN
	EXISTING TREES
	EXISTING TREES
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
C/O	EXISTING CLEAN OUT
C/O	PROPOSED CLEAN OUT
S	EXISTING SANITARY MANHOLE
	PROPOSED MES
	EXISTING POWER POLE
17.4	EXISTING GRADE ELEVATION
XX.X	PROSED GRADE ELEVATION
T/CURB 21.50 21.00 B/CURB	PROPOSED ELEVATION (H.P. = HIGH POINT)
	RUNOFF FLOW DIRECTION

NOTE:
FOLLOW FPUA STANDARDS AND DETAILS LATEST EDITION

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCE SECTIONS 119 AND 125

GENERAL UTILITY CONSTRUCTION NOTES:

1.) LOCATION OF UTILITIES AND SERVICE POINTS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES.

2.) WATER MAIN PRESSURE TESTING: 150 PSI. FORCE MAIN PRESSURE TESTING: 100 PSI

3.) HYDROSTATIC TESTS CONSISTING OF PRESSURES TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. THE TESTS SHALL BE IN ACCORDANCE WITH AWWA C-600 OR M-23 AS APPLICABLE.

4.) DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C-651, DISINFECTING WATER MAINS.

5.) ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE REQUIREMENTS OF FPUA. ALL WATER MAINS SHALL BE C900 PVC.

6.) FOR ITEMS NOT ADDRESSED IN FPUA SPECIFICATIONS, FOLLOW FDOT STANDARD SPECIFICATIONS, LATEST EDITION.

7.) BACKFLOW PREVENTER SHALL BE REDUCED PRESSURE ZONE UNIT IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FPUA STANDARDS.

8.) SLOPES FOR 4" SEWER SERVICES TO BE MINIMUM 2% AND SLOPES FOR 6" SEWER SERVICES TO BE MINIMUM 1 %, UNLESS OTHERWISE SHOWN ON PLAN.

9.) SPACE CLEANOUTS NOT MORE THAN 75' APART.

10.) POTHOLE TO VERIFY ELEVATION OF EXISTING UTILITY LINES.

* - DENOTES INSTALLATION BY SPECIALTY CONTRACTOR

WATER DISTRIBUTION NOTES:

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FPUA.
2. WATER MAIN WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC), SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAIN WHERE SPECIFIED AS POLYETHYLENE (PE), SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO, DR (9).
3. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR.
4. FITTINGS SHALL BE CAST OR DUCTILE IRON, CONFORMING TO AWWA C-110 AND ANSI A21.11, CLASS 250 MINIMUM, CEMENT LINED, AND SEAL COATED.
5. GATE VALVES SHALL BE RESILIENT SEAT TYPE BY AN APPROVED MANUFACTURER AS DETERMINED BY THE FPUA VALVES SHALL CONFORM TO AWWA C-509.
6. 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 THE FPUA, AS APPLICABLE. 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.
7. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA AND THE ENGINEER OF RECORD.
8. THE CONTRACTOR SHALL NOTIFY THE FPUA AND CITY ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND PRIOR TO ALL INSPECTIONS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA REPRESENTATIVES SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND FPUA.
11. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
12. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
13. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
15. 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 ENGINEER AND FPUA STANDARDS.
16. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FPUA ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
17. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 14 GAUGE INSULATED SOLID COPPER WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FPUA SPECIFICATIONS.
18. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND FPUA REQUIREMENTS.
19. ALL WATER MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. - 2 HR MINIMUM TEST
20. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A LINE SIZE 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 ASSEMBLY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
21. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

STANDARD POTABLE WATER SEPARATION STATEMENT:

1. SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, GAS MAINS ,AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS. SANITARY SEWERS, FORCE MAINS, GAS MAINS, AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

2. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS.

3. MAXIMUM OBTAINABLE SEPARATION OF RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF FIVE FEET (CENTER TO CENTER) OR THREE FEET (OUTSIDE TO OUTSIDE), SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES MUST BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AT CROSSINGS, PROVISIONS OF FAC RULE 62- 604 AND "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES" (10 STATES STANDARDS) LATEST EDITION SHALL APPLY.

5. HORIZONTAL SEPARATION OF 15 FEET TO BUILDING, TOP OF BANKS OF LAKES AND CANALS AND OTHER STRUCTURES SHALL BE MAINTAINED, IF POSSIBLE, AN ABSOLUTE MINIMUM OF 10 FEET MAY BE ALLOWED ONLY WHEN UNADVOIDABLE.

6. ALL UTILITY SEPARATIONS & CLEARANCES SHALL BE IN ACCORDANCE WITH FPUA STANDARD TECHNICAL SPECIFICATIONS, LASTEST EDITION.

HYDROSTATIC AND LEAKAGE TESTING

A. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT SUCH AS PUMPS, GAUGES AND WATER MEASURING TANKS AND SHALL PERFORM ALL WORK REQUIRED FOR PIPE PRESSURE AND LEAKAGE TEST. HYDROSTATIC AND LEAKAGE TESTS SHALL BE MADE BETWEEN VALVES AND/OR CONNECTORS FOR EACH SECTION TESTED USING THE PROCEDURE OUTLINE IN ANSI/AWWA C600.

B. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 AND 100 POUNDS PER SQUARE INCH PRESSURE, FOR A PERIOD OF NOT LESS THAN TWO HOURS FOR WATER/FORCE MAINS AND LOW PRESSURE MAINS RESPECTIVELY. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = LENGTH OF PIPE TESTED, FEET.
D = NOMINAL DIAMETER OF THE PIPE IN INCHES.
P = AVERAGE TEST PRESSURE MAINTAINED DURING THE LEAKAGE TEST IN POUNDS PER SQUARE INCH GAUGE.

C. THE TESTING PROCEDURE SHALL INCLUDE THE CONTINUED APPLICATION OF THE SPECIFIED PRESSURE TO THE TEST SYSTEM FOR THE TWO-HOUR PERIOD BY WAY OF A PUMP TAKING SUPPLY FROM A CONTAINER SUITABLE FOR MEASURING WATER LOSS. THE AMOUNT OF LOSS SHALL BE DETERMINED BY MEASURING THE VOLUME DISPLACED FROM SAID CONTAINER. ANY EXPOSED PIPE, FITTINGS, VALVES, HYDRANTS, AND JOINTS SHALL BE EXAMINED DURING THE TEST. ANY DAMAGED OR DEFECTIVE PIPE FITTINGS, VALVES, OR HYDRANTS THAT ARE DISCOVERED FOLLOWING THE PRESSURE TEST SHALL BE REPAIRED OR REPLACED WITH SOUND MATERIAL, AND ALL TESTS SHALL BE REPEATED.

D. THE PRESSURE SHALL NOT VARY BY MORE THAN ±5 PSI FROM THE REQUIRED PRESSURE FOR THE DURATION OF THE TEST. IF AT ANY POINT DURING THE TEST THE PRESSURE LOSS EXCEEDS 5 PSI, THE TEST IS CONSIDERED FAILED. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN THE ESTABLISHED LIMITS.

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - WS PLAN

SHEET TITLE:
WATER & SEWER PLAN

SHEET NUMBER:
04

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M:\PLANS\2025\25-1022 - JOHN CARROLL HIGH SCHOOL\CAD\PLANS\25-1022 - WS PLAN - WATER & SEWER PLAN

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, 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.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION		G-1 NOTES
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFICATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITIES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148{,}000}$$

L= LEAKAGE IN GPH
L= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 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.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION		G-1 NOTES
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDISTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIDE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS		G-2 CONSTRUCTION NOTES
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS

1. SANITARY SEWER, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 6 INCHES, PREFERABLY 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEN ABOVE, AND AT LEAST 12 INCHES OF SEPARATION WHEN THE WATER MAIN IS BELOW.

WHERE SANITARY SEWER, FORCE MAINS, STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 6 INCHES VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) CENTERED ON THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS.) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). AT SUCH CROSSINGS PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 6 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND NEW PIPES SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.

2. A MINIMUM 3-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF STORM SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 3-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN VACUUM TYPE SANITARY SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN "ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

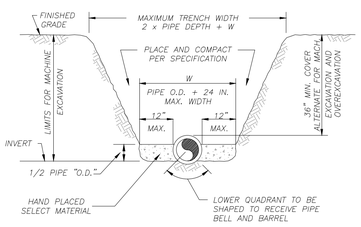
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3 FOOT WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER

IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 6 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER) WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

3. ALL DIP SHALL BE PRESSURE CLASS 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
02-06 DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

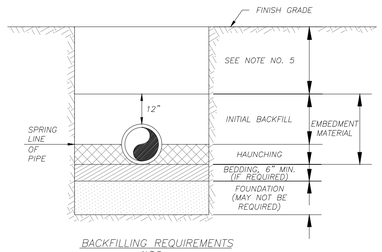


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAILS		M-1
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

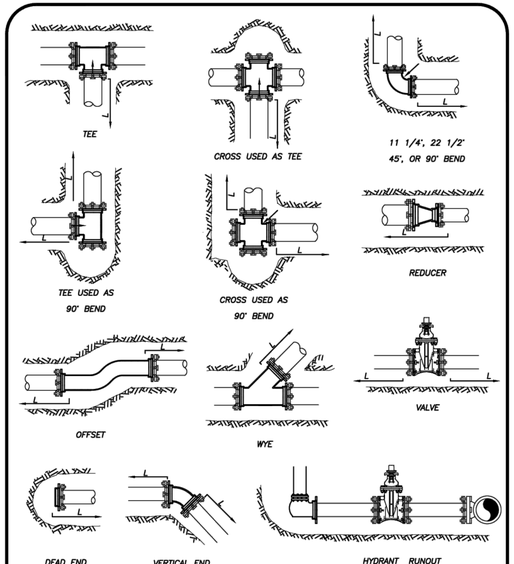


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS		M-2
03-09 DATE:	NOTES: SLL BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

MECHANICAL JOINT ANCHORING REQUIREMENTS		M-3
2015 DATE:	MEGALUGS REVISION: SLL BY: JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	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		M-4
DATE:	REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.	
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1

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N:\PROJECTS\2015\15-0602 - WS DETAILS - JOHN CARROLL HIGH\DWG\15-0602 - WS DETAILS.dwg

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT: JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT: BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - WS DETAILS

SHEET TITLE: WATER & SEWER DETAILS AND SPECIFICATIONS

SHEET NUMBER: 05

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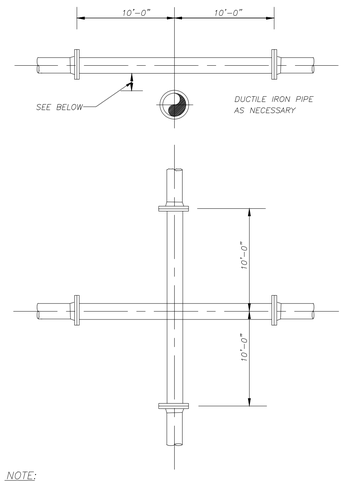
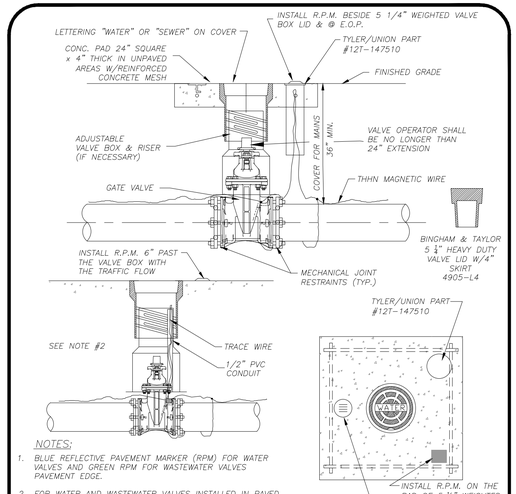


NOTE:

PLEASE REFER TO FORT PIERCE UTILTIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL	M-5
DATE: / REVISION: / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

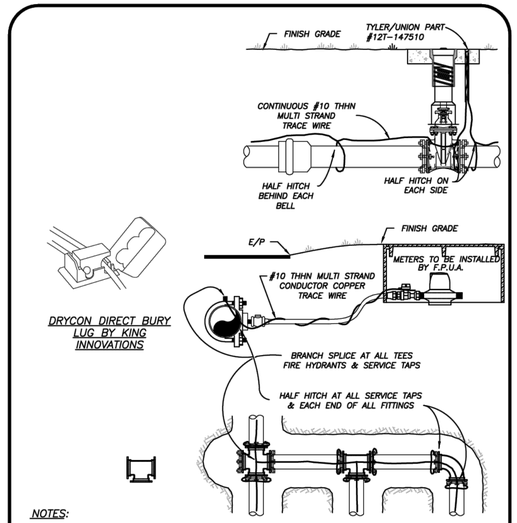


NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
DATE: 2015 / REVISION: RPM PLACEMENT / BY: SLL / APP'D: JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1



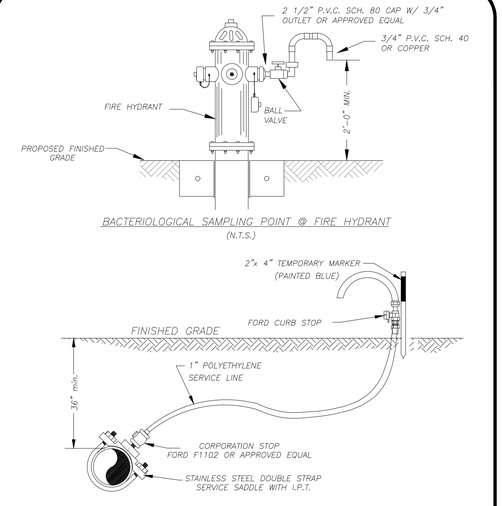
DRYCON DIRECT BURY LUG BY KING INNOVATIONS

NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL	M-11
DATE: / REVISION: / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1



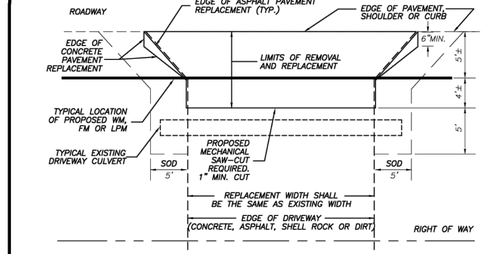
BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

BACTERIOLOGICAL SAMPLING PONIT DETAIL	W-6
DATE: 03-09 / REVISION: 02-15 / BY: SLL / APP'D: JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: WATERDETAIL.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1



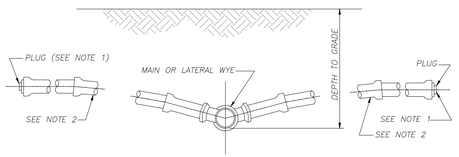
PLAN VIEW

NOTES:

1) ALL DRIVEWAYS SHALL BE REPLACED WITH MATERIAL OF THE SAME TYPE AND COMPOSITION. AS THE MATERIAL REMOVED, TO THE LIMITS OF THE EXISTING DRIVE.
2) ALL CONCRETE DRIVEWAYS SHALL BE 6" THICK, 6"x 6", 10x10 GAGE WIRE MESH, CLASS I 3000 PSI CONCRETE. THE SUB-GRADE FOR THE CONCRETE SHALL BE 6" SAND OR OTHER APPROVED MATERIAL COMPACTED TO 98% AASHTO MAXIMUM DENSITY.
3) ALL ASPHALT DRIVEWAYS SHALL BE 1" TYPE S-1 AND 6" COMPACTED LIMEROCK BASE.
4) SAW-CUT AND REMOVE ALL EXISTING DRIVEWAYS TO LIMITS AND REPLACE TO SAME GRADE AND LINES AS ORIGINAL. CONCRETE DRIVEWAYS SHOULD BE REMOVED TO THE NEAREST EXISTING JOINT.
5) SOD 5' MINIMUM OUTSIDE OF EDGE OF REPLACED DRIVEWAY AND ALL DISTURBED AREAS.
6) ROCK/SHELL AND DIRT DRIVEWAYS SHALL BE COMPACTED TO 98% MAXIMUM DENSITY PER ASSHTO T-99. ROCK/SHELL DEPTH SHALL BE SIX INCHES, COMPACTED DEPTH.
7) CONTRACTOR SHALL REPLACE ALL DRIVEWAYS IN KIND, IN ACCORDANCE WITH THIS DETAIL, THE SPECIFICATIONS OR THE ST. LUICE COUNTY STANDARDS, WHICHEVER IS THE MOST STRINGENT.
8) NEW DRIVEWAYS SHALL BE SLOPED IN A WAY THAT WILL NOT ALLOW PONDING OF STORM WATER.
9) CONTRACTOR SHALL DISPOSE OF ALL REMOVED MATERIAL IN A SUITABLE FASHION IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
10) FOR ASPHALT DRIVEWAYS, THE BASE SHALL EXTEND SIX INCHES BEYOND THE ASPHALT OVERLAY.
11) ALL REPLACEMENT DRIVEWAYS SHALL BE CONSTRUCTED WITH A FOOTING PARALLEL TO THE ROADWAY. FOOTING SHALL BE A MINIMUM 6" DEEP AND 8" WIDE FOR THE ENTIRE LENGTH OF THE DRIVEWAY FRONTAGE.
12) ALL ASPHALT DRIVEWAYS SHALL BE OVERLAYED WITHIN THE LIMITS OF THE RIGHT-OF-WAY.

TYPICAL DRIVEWAY RESTORATION
N.T.S.

DRIVEWAY RESTORATION TYPICAL DRIVEWAY RESTORATION (COUNTY)	R-1
DATE: / REVISION: / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM / COMPUTER FILE #: MISC. DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

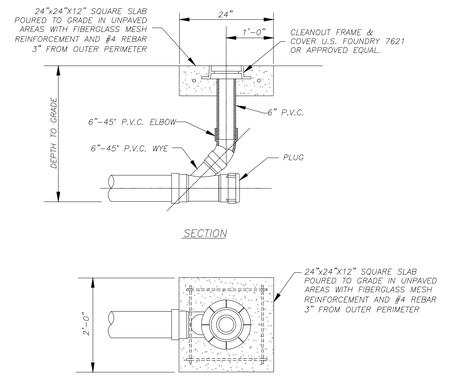


NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER	S-2
DATE: 02-06 / REVISION: / BY: / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

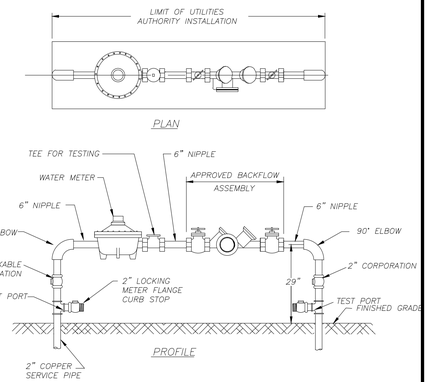


SECTION

PLAN

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

TERMINAL CLEANOUT DETAIL RESIDENTIAL	S-4A
DATE: 10-06 / REVISION: / BY: MBE / APP'D:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: SEWER DETAIL 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 3



PLAN

PROFILE

NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W-8
DATE: 12-09 / REVISION: DESIGN / BY: SLL / APP'D: JLC	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC / COMPUTER FILE #: WATER DETAILS 200602.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL / SCALE: N.T.S.	
APPROVED: JLC / DATE: 2010	SHEET 1 OF 1

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - WS DETAILS

SHEET TITLE:
WATER & SEWER DETAILS AND SPECIFICATIONS

SHEET NUMBER:
06

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P:\PROJECTS\2022\22-1022 JOHN CARROLL HS\DETAILS\22-1022 WS DETAILS - WATER & SEWER DETAILS AND SPECIFICATIONS

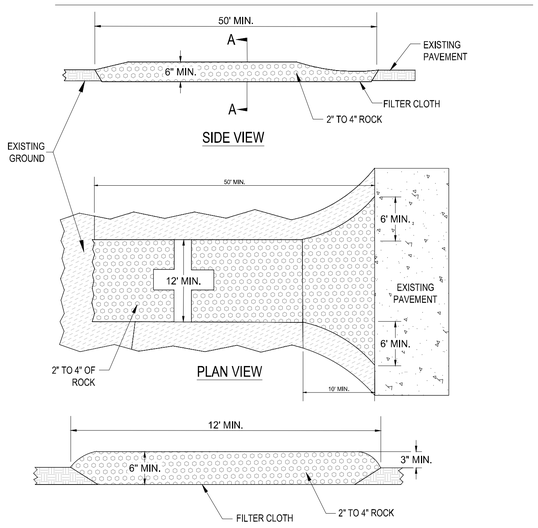
N 89°49'41" E 608.55'
55.55'
S 89°48'29" W 53.55'
N 00°08'56" W 316.43'
S 00°08'56" E 1324.50'
S 00°08'56" E 214.22'
N 89°48'29" E 40.00'
S 00°08'56" E 403.00'
N 00°08'56" W 311.00'
S 89°48'29" W 529.66'
N 89°48'29" E 1315.21'
S 89°48'29" W 53.55'
SILT FENCE BARRIER PER FLORIDA SEDIMENT AND EROSION CONTROL MANUAL ON PROPERTY LINE (SHOWN OFFSET FOR CLARITY TYP.)
SILT FENCE BARRIER PER FLORIDA SEDIMENT AND EROSION CONTROL MANUAL ON PROPERTY LINE (SHOWN OFFSET FOR CLARITY TYP.)
SILT FENCE BARRIER PER FLORIDA SEDIMENT AND EROSION CONTROL MANUAL ON PROPERTY LINE (SHOWN OFFSET FOR CLARITY TYP.)
GRAVEL CONSTRUCTION ENTRANCE PER THE FLORIDA SEDIMENT AND EROSION CONTROL MANUAL
BOLD TREES ARE TO BE REMOVED (TYP.)
PID: 2408-312-0010-000-9 (ORB 0950, PG 0594) (VACANT)
PID: 2408-312-0011-000-6 (ORB 1450, PG 2511) (OCCUPIED)
PID: 2408-312-0015-000-4 (ORB 1450, PG 2520) (OCCUPIED)
S 36TH STREET (50' R/W)
S 35TH STREET (50' R/W)
DELAWARE AVENUE
VARIED WIDTH R/W
FDOT R/W MAP NO. 94500-2602
OBSERVED CL
EX. BASEBALL FIELD
EX. 1 STORY BUILDING FFE: 18.80
EX. 2 STORY BUILDING FFE: 19.45
EX. 1 STORY BUILDING FFE: 19.05
EX. COVERED WALK
EX. COVERED WALK
EX. GAZEBO
EX. BLEACHERS
EX. DUGOUT
EX. BATTING CAGE
EX. GATE
EX. 4' CLF
EX. 6' CLF
EX. 5' CLF
EX. 6' EDGE
EX. 6' CLF & TOB
EX. 5' CLF & TOB
EX. 6' CLF & 5' CLF COR
EX. 5' CLF LINE
EX. 6' CLF LINE
EX. 6' CLF & 5' CLF COR
EX. 6' PVC
EX. 6' CLF INT
EX. 5' CLF INT
EX. 5' CLF COR
EX. 6' CLF COR
EX. 6' CLF INT
EX. 5' CLF & TOB
EX. TOB
EX. EP
EX. GATE
EX. CB
EX. INLET
EX. MH
EX. FH
EX. WV
EX. FDC
EX. BBF
EX. SCOREBOARD
EX. FLAG POLE
EX. AUTO RAMP
EX. 8" SANITARY SEWER
EX. 8" WATER MAIN
EX. 12" FORCE MAIN
EX. 15" RCP
EX. 12" RCP
EX. 18" RCP
EX. 24" RCP
EX. 30" RCP
EX. 36" RCP
EX. 42" RCP
EX. 48" RCP
EX. 54" RCP
EX. 60" RCP
EX. 72" RCP
EX. 84" RCP
EX. 96" RCP
EX. 108" RCP
EX. 120" RCP
EX. 132" RCP
EX. 144" RCP
EX. 156" RCP
EX. 168" RCP
EX. 180" RCP
EX. 192" RCP
EX. 204" RCP
EX.

Section 1	Project Name and location information:	John Carroll Field House City of Fort Pierce, Florida
Section 2	Describe the nature of the construction activity:	Construction activities consist of the construction of a building with associated paved parking that will serve the project site in the City of Fort Pierce, Florida
Section 3	Describe the intended sequence of major soil disturbing activities: The following sequence of major activities shall be followed unless the contractor can propose an alternative that is equal or exceeds the erosion and sediment control practices described in this document, and is approved by the Engineer. The detailed sequence for the entire project can vary significantly from contractor to contractor. The contractor is responsible for providing a detailed sequence of construction for all construction activities.	1. Placement of all erosion control devices. 2. Clearing and grubbing, earthwork, filling of the existing lake, and excavation of the dry detention area. 3. Storm sewer construction; all storm sewer shall be constructed in the upstream direction. 4. Water & wastewater utility construction. 5. Earthwork associated with roadway, curb, subgrade, base and pavement. 6. Final seed and mulch and landscaping and sodding of the unpaved project area as called for in plans.
Section 4	Total area onsite and offsite:	8.746 acres
Section 5	Total area onsite and offsite to be disturbed:	8.746 acres
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site: The soils are silty fine sand to clean sands. The small sand particle size will make the potential for erosion high.	Runoff Data Runoff Coefficients: Before: 0.81 During: 0.30-0.81 After: 0.81
Section 7	Estimate the drainage area size for each discharge point:	8.746 acres
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	There is one (1) discharge point for the project and it is to the adjacent Delaware Ave. right-of-way, this ultimately outfalls to Five Mile Creek, a St. Lucie River estuary.
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.	
	The following defines general quantities for the sequence of construction and the use of stabilization and structural practices. The contractor is also responsible for documenting this portion of the SWPPP. The construction of this project is expected to last twelve months. Install stabilized construction entrances at all common areas where construction vehicles will be entering and exiting the construction site. The driveways shall be constructed per the Florida Sediment and Erosion Control Manual. Install silt fences, Type III, around all ditch bottom inlets on the project, and the project perimeter. Filter cloth under the grates on catch basins may be used in lieu of a silt fence. Install staked turbidity barriers at the locations as indicated in the Paving and Drainage Plan (discharge points).	
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.	
	Temporary: Seed and mulch, and sod in accordance with Specification Section 104. Permanent: All stabilization practices shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 7 days after the construction activity in that portion of the site has temporarily ceased. The contractor is also responsible for documenting this portion of the SWPPP.	
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.	
	Temporary: Silt fence in accordance with the Florida Sediment and Erosion Control Manual. Staked turbidity barrier in accordance with the Florida Sediment and Erosion Control Manual. Soil tracking prevention device in accordance with the Florida Sediment and Erosion Control Manual. A stabilized construction entrance to be constructed per the Florida Sediment and Erosion Control Manual. All sediment controls shall be in place prior to any soil disturbing activity upstream of the control.	
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.	
	N/A - less than 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.	
	Stormwater shall be captured via. swales, pipes and inlets which are conveyed to the onsite dry detention area where all required water quality and attenuation shall be provided prior to a controlled discharge to the adjacent right-of-way.	
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 inlet(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.
	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: • 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. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • 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. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.
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.
	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.
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.
	The contractor is required to submit a dewatering plan to SFWMD for approval prior to commencement of any construction activities that require dewatering. This plan shall include any stockpile areas and excavation areas. The contractor is responsible for documenting this portion of the SWPPP. If contaminated soil or groundwater is encountered, contact the District Hazardous Materials Coordinator
Section 22	Site Map The construction plans will substitute as site maps. Locations of the required information are described below. Drainage Patterns: The drainage flow directions are shown on the Paving and Drainage Plan. Approximate Slopes: The slopes of the site can be seen on the Grading and Drainage plan and cross sections. Areas of Soil Disturbance: The areas to be disturbed are indicated on the plan. Any areas where permanent features are shown to be constructed above or below ground will be disturbed. Areas not to be disturbed: Those areas shown outside of the limits of the silt fence will not be disturbed. Locations of Controls: The erosion control devices and locations are shown on the Sediment & Erosion Control Plan. Areas to be stabilized: Temporary stabilization practices are also shown on the plans, if applicable. Areas of permanent stabilization are shown on the Paving and Drainage Plan. Surface Water: Surface water runoff will be collected by inlets and culverts and direct stormwater south to the adjacent right-of-way. Flows are then directed west to the Five Mile Creek which is apart of the North Saint Lucie River Water Control Districts Master Stormwater Management System. Receiving Waters The master stormwater management system outfalls to the Five Mile Creek. Flows are then directed south to the Ultimate outfall, the north fork of the St. Lucie River.
Section 23	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. This document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations." _____ _____ Name (Operator and/or Responsible Authority) Date

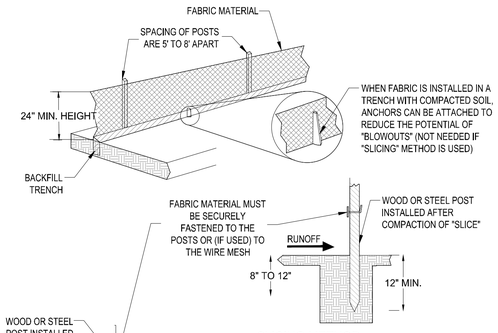
Section 23

Name	Title	Company Name, Address and Phone Number	Responsible Items	Date



SECTION A-A

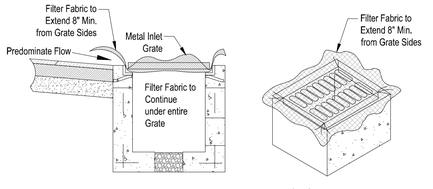
SOIL TRACKING PREVENTION DEVICE



TRENCHING METHOD

SLICING METHOD

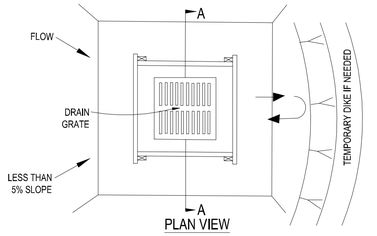
SILT FENCE BARRIER INSTALLATION



PICTORIAL VIEW

GENERAL NOTES:
1. THIS INLET IS DESIGNED WITH FILTER FABRIC PROTRUDING 8" FROM SIDES FOR GRIPPING WHEN SEDIMENT NEEDS TO BE CLEARED AFTER FINAL CONSTRUCTION.
2. FILTER FABRIC TO BE INSTALLED AND TRIMMED BEFORE GRATE IS INSET.

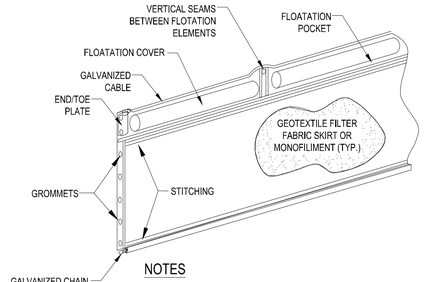
FILTER FABRIC DETAIL



SECTION A-A

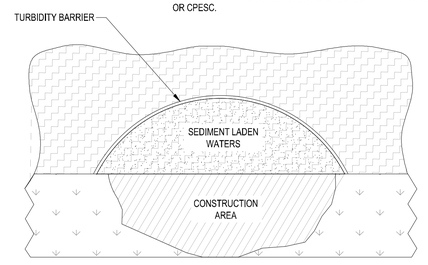
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. USE 2 x 4 WOOD OR EQUIVALENT METAL STAKES, (3' MIN. LENGTH)
3. INSTALL 2 x 4 WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE OF THE STRUCTURE.

SILT FENCE DROP INLET SEDIMENT BARRIER



NOTES

1. TURBIDITY BARRIERS ARE NOT TO BE INSTALLED WHERE FLOWS WILL CAUSE EXTENSIVE MOVEMENT OF THE FABRIC SKIRT
2. FLOATATION SIZE DETERMINED BY SKIRT DEPTH/SITE VARIABLES.
3. BEFORE TAKING THE TURBIDITY BARRIER AWAY FROM A CONSTRUCTION SITE, ACCUMULATED SEDIMENTS BEHIND FABRIC SKIRT MAY HAVE TO BE REMOVED AS DIRECTED BY THE ENGINEER OR CPESC.



TURBIDITY BARRIER

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/29/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - STORMWATER POLLUTION PREVENTION PLAN

SHEET TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER:
08

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J:\2025\25-1022 - STORMWATER POLLUTION PREVENTION PLAN - JOHN CARROLL HS\CAD\25-1022 - STORMWATER POLLUTION PREVENTION PLAN.dwg

John Carroll High School – New Classroom Building

REG Architects

Architectural Style / Design Justification Statement

Five Main Design Concepts

1. *Continuation of historic rhythm*
2. *Strong base for protection*
3. *Shelter under continuous roof*
4. *Transparency in social and learning spaces*
5. *Elevated chapel as anchor*

The proposed addition to John Carroll High School respects the existing 1960s mid-modern structure while expanding classrooms, administrative offices, and the chapel. The design is guided by five main concepts: continuation of rhythm, a strong base, shelter under one roof, transparency, and an elevated chapel anchor.

First, the new building continues the 15-foot structural bays of the original, ensuring consistent spatial organization. Chattahoochee tile at the ground level visually ties to the existing façade, breaking long walls into approachable segments, while vertical metal fins and wood soffits emphasize rhythm and shadow.

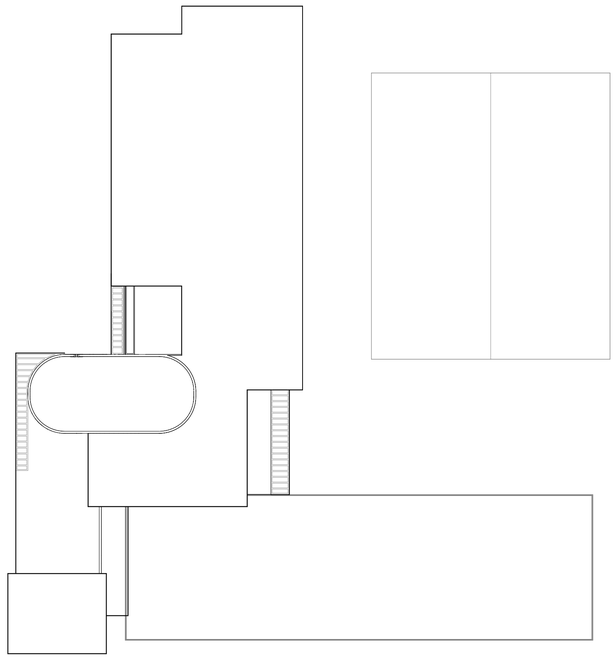
Second, a strong base conveys protection. Tile cladding with a stone-like appearance mirrors the original structure, while lighter stucco upper levels balance solidity with openness.

Third, a continuous roofline provides unifying shelter. Deep overhangs block harsh summer sunlight, and natural wood soffits connect interior spaces with the outdoors. All spaces sit beneath this protective canopy except the chapel, which rises above to connect symbolically with the sky.

Fourth, social and learning spaces use glazing for transparency, blurring interior and exterior boundaries. Elevated study areas encourage visual interaction across the campus, especially toward the courtyard.

Finally, the chapel acts as the project's anchor. Elevated and curved, it disrupts the grid to create a softer spiritual space. Its visibility across the campus reinforces its significance, guiding circulation and marking entry beneath it as a protected threshold.

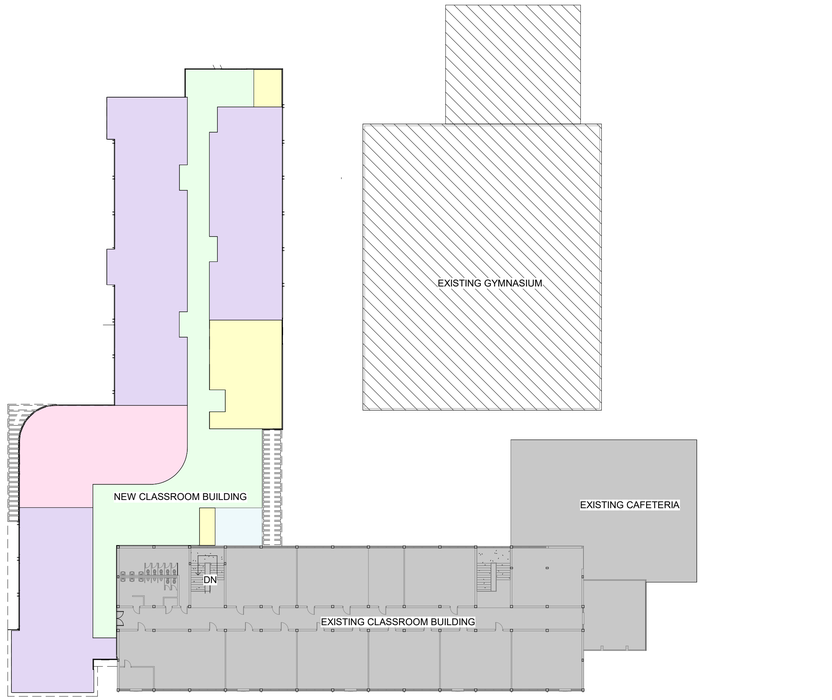
Overall, the design respects and preserves the richness of the existing building, incorporating clean lines, simple shapes, and a warm color palette with earthy tones and bold accents consistent with mid-century modern architecture. It furthermore creates a unified, light filled environment that enhances learning, community, and worship.



4 A-2 ROOF PLAN OVERALL P&Z

SCALE: 1" = 30'-0"

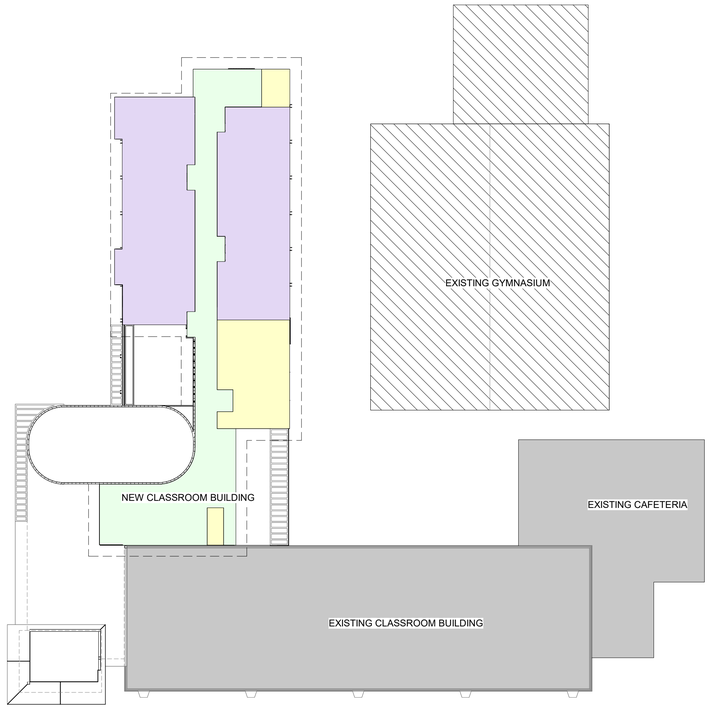
NORTH



2 A-2 SECOND FLOOR PLAN OVERALL

SCALE: 1" = 30'-0"

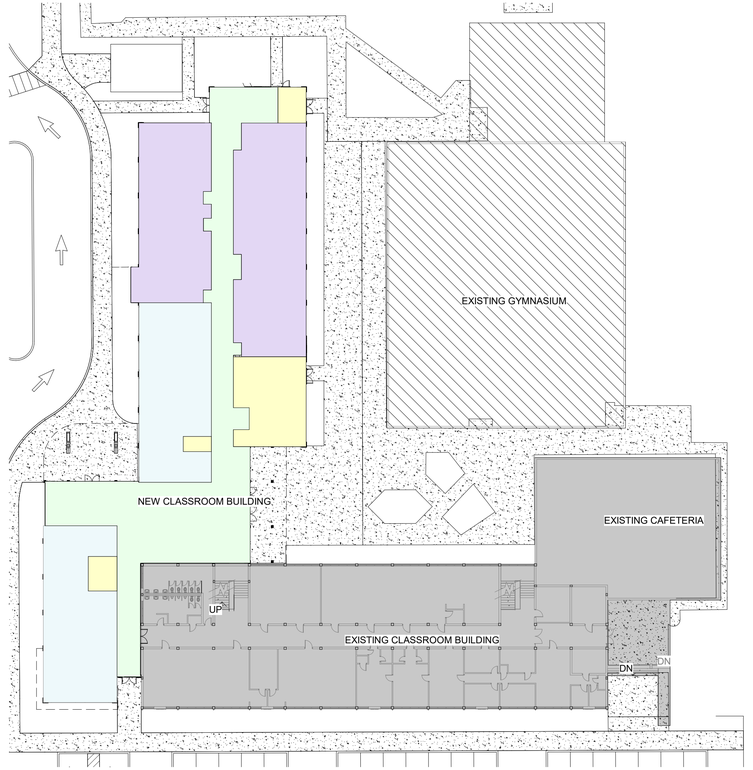
NORTH



3 A-2 THIRD FLOOR PLAN OVERALL P&Z

SCALE: 1" = 30'-0"

NORTH



1 A-2 FIRST FLOOR PLAN OVERALL

SCALE: 1" = 30'-0"

NORTH

COLOR LEGEND

	CIRCULATION	**13,257 SF**
	CHAPEL	**2,531 SF**
	ADMINISTRATIVE	**4,646 SF**
	UTILITIES / STORAGE	**4,971 SF**
	CLASSROOM	**20,017 SF**
	EXISTING CLASSROOM BUILDING	
	EXISTING GYMNASIUM	

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

(3RD FL TERRACE 954 SF)

REG ARCHITECTS since 1988

Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

JOHN CARROLL HIGH SCHOOL
NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

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USE DESIGNATION PLANS

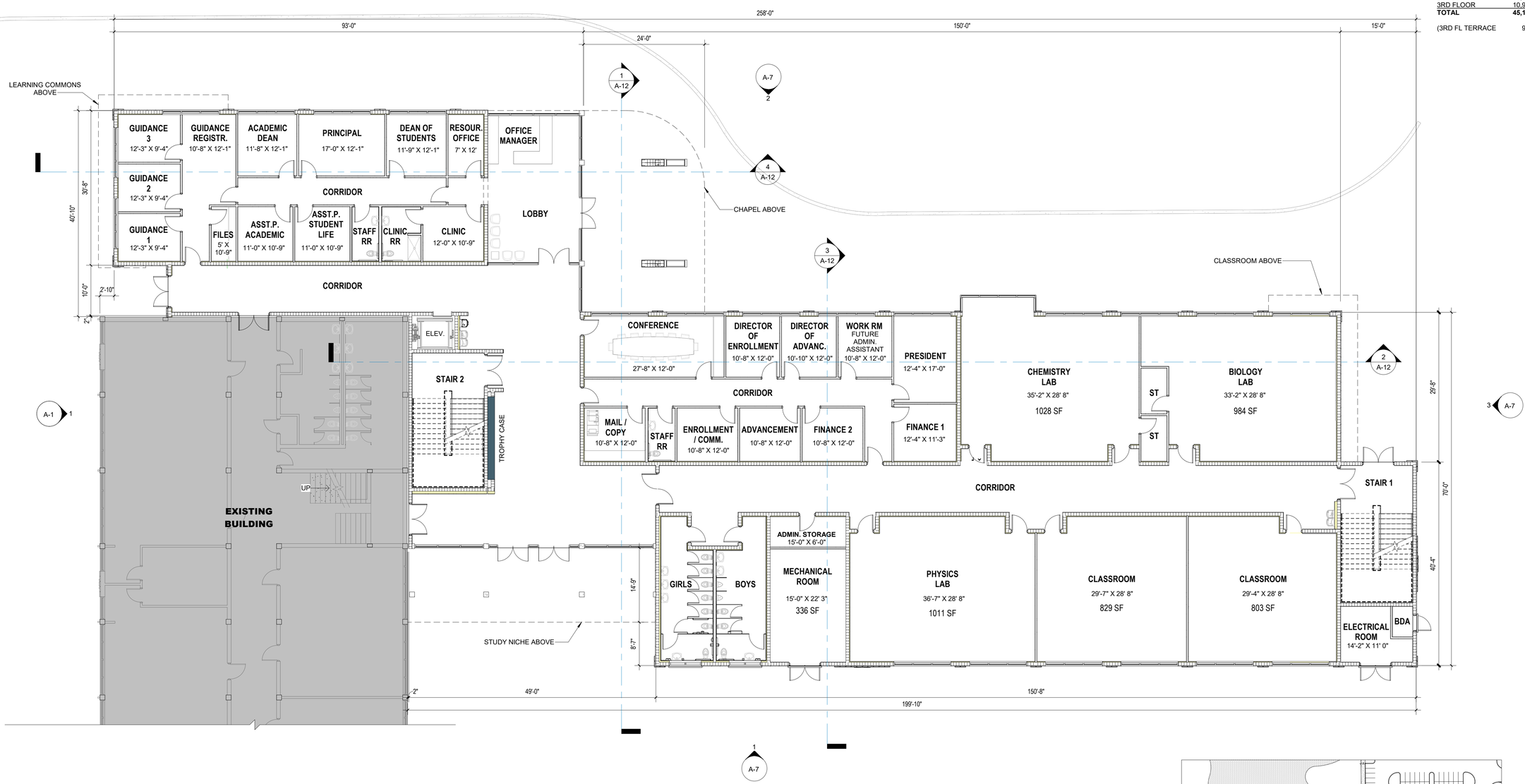
PROGRESS SET - P&Z

A-2

AREA BREAKDOWN

BUILDING AREA

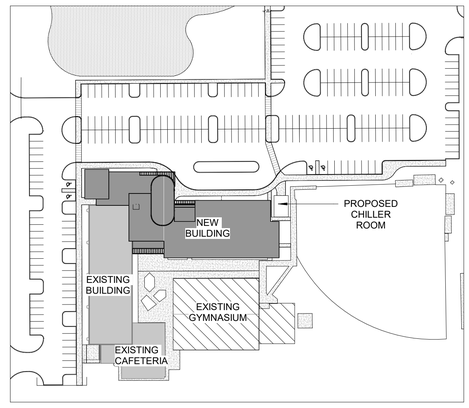
1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**
(3RD FL TERRACE	956 SF)



1 | A-3 FIRST FLOOR PLAN

SCALE: 1" = 10'-0"

NORTH



2 | A-3 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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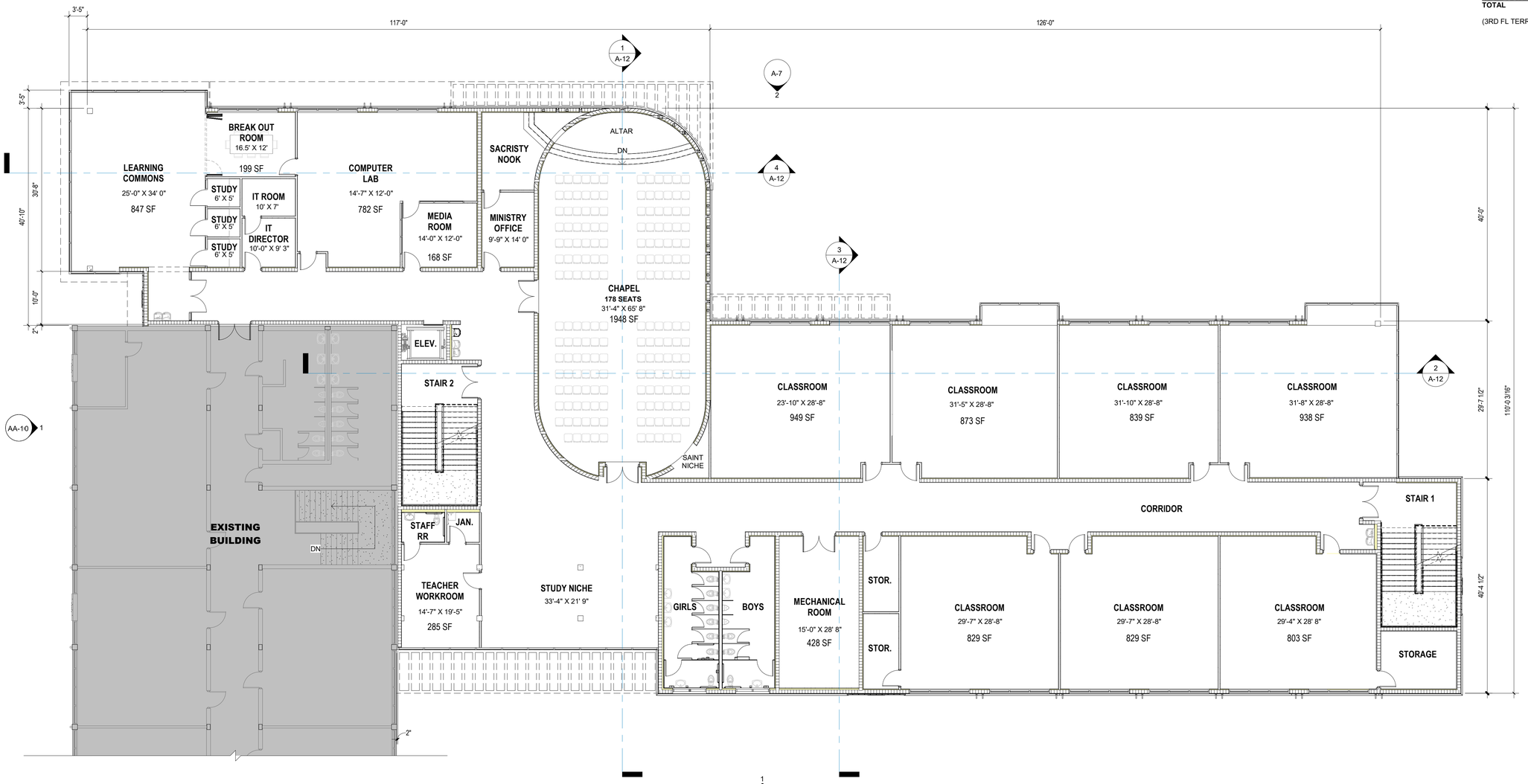
FIRST FLOOR PLAN

PROGRESS SET - P&Z

A-3



1 A-7

1 A-4 SECOND FLOOR PLAN P&Z

SCALE: 1" = 10'-0"

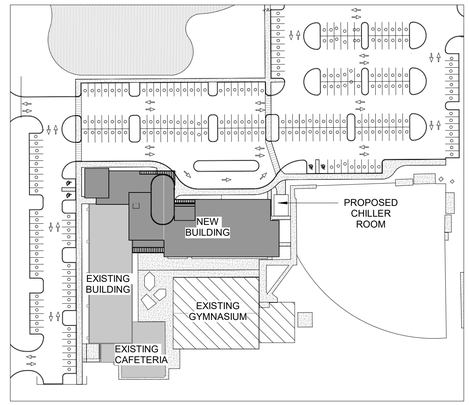
NORTH

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

(3RD FL TERRACE 956 SF)



2 A-4 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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SECOND FLOOR PLAN

PROGRESS SET - P&Z

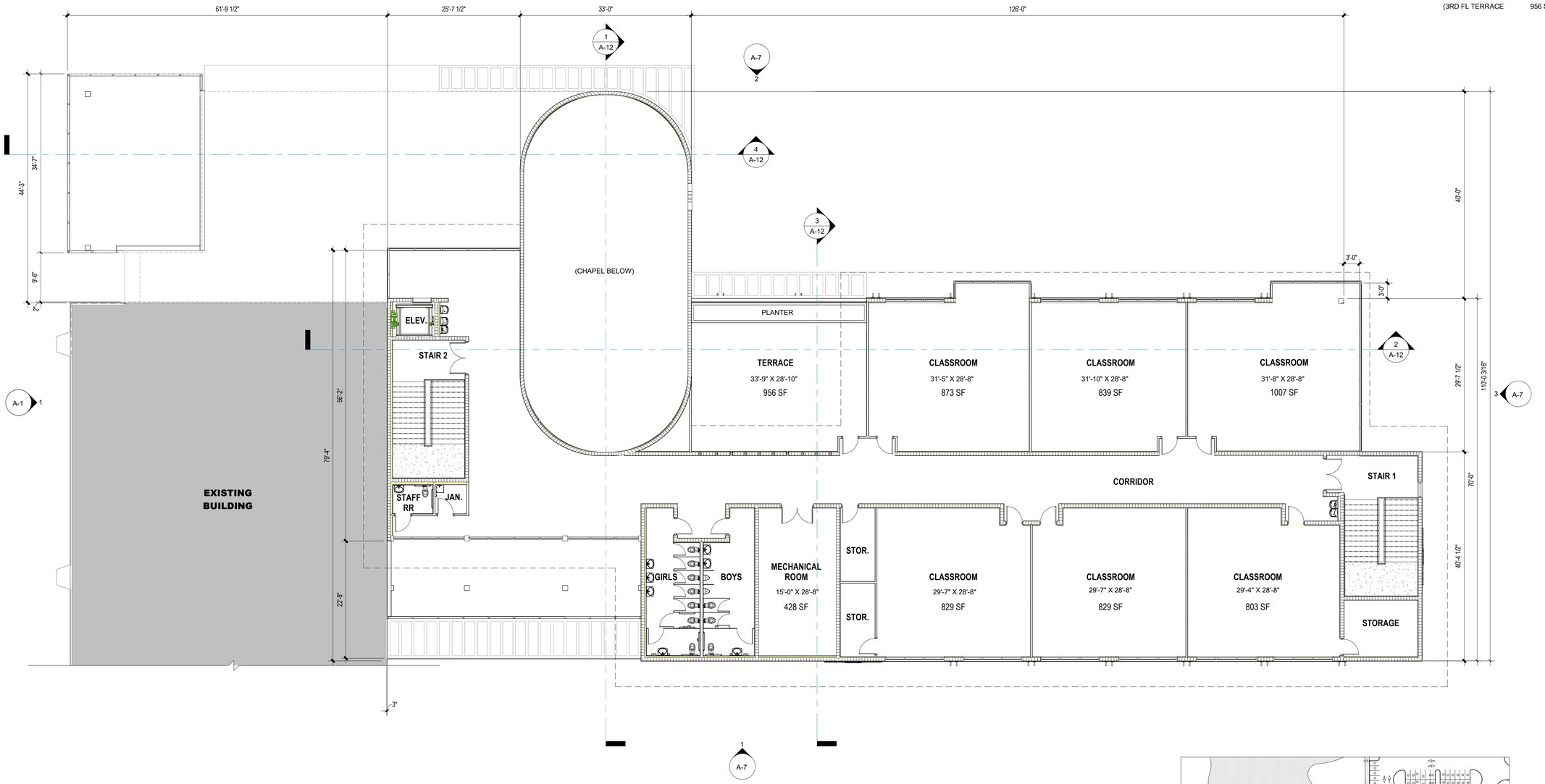
A-4

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

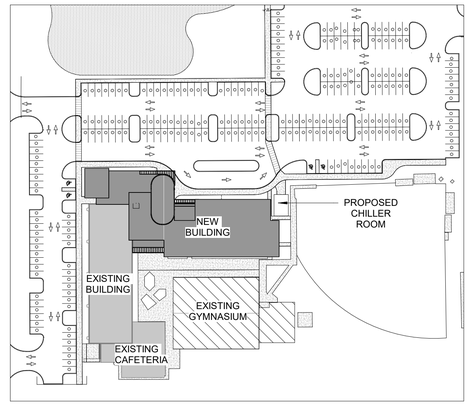
(3RD FL TERRACE 956 SF)



1 A-5 THIRD FLOOR PLAN P&Z

SCALE: 1" = 10'-0"

NORTH



2 A-5 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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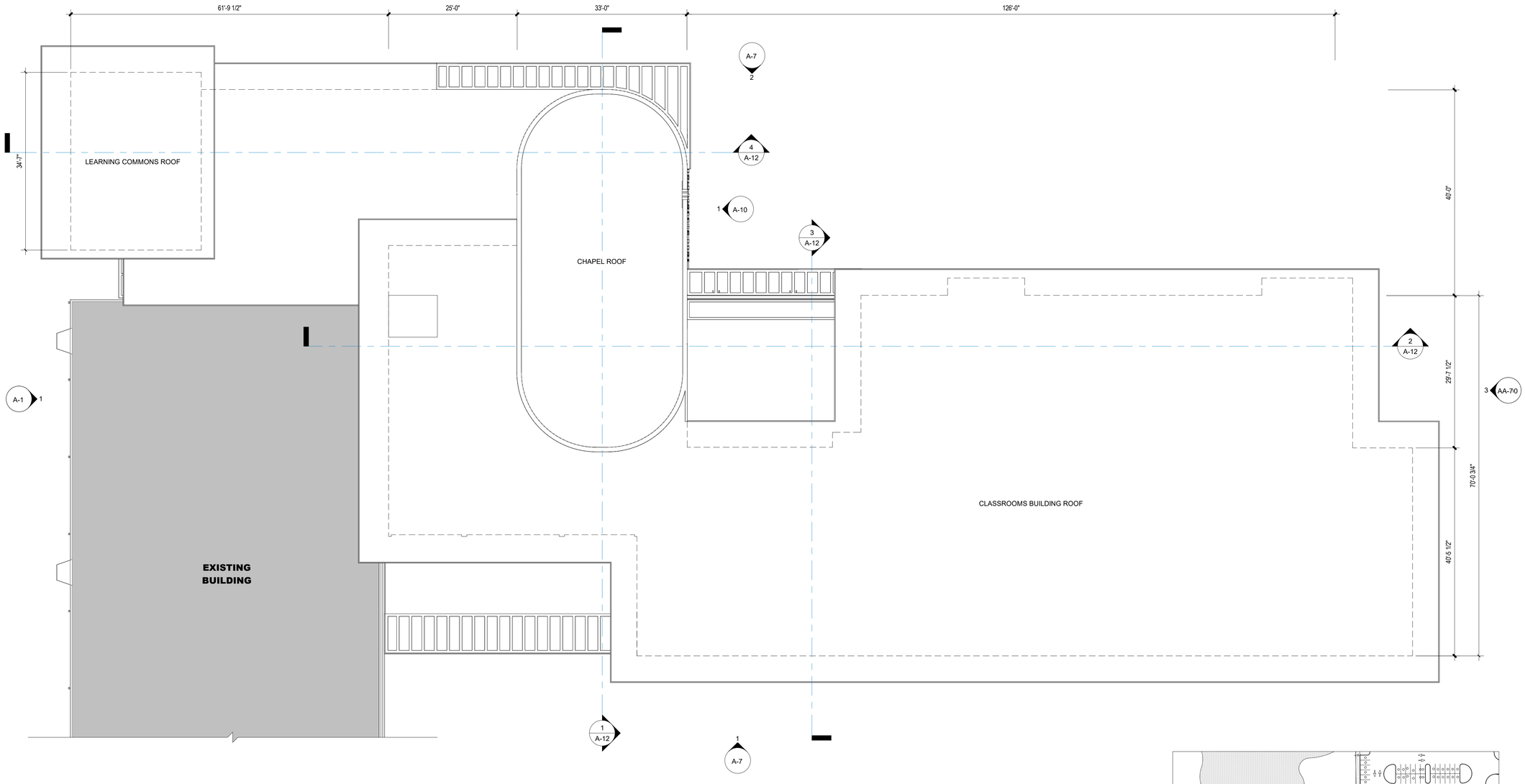
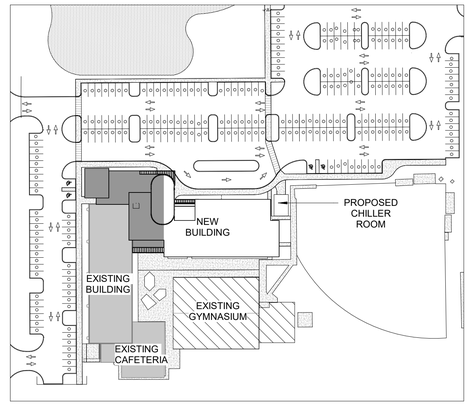
THIRD FLOOR PLAN

PROGRESS SET - P&Z

A-5



1 ROOF PLAN P&Z
A-6
SCALE: 1" = 10'-0"
NORTH



2 KEY PLAN
A-6
SCALE: 1" = 100'-0"
NORTH

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ROOF PLAN

PROGRESS SET - P&Z

A-6

JOHN CARROLL CATHOLIC HIGH SCHOOL FINISHES BOARD REG PROJECT #25008 10/02/2025

NICHE COLOR
SW 6965 - HYPER BLUE

NICHE COLOR
SW 6903 - CHEERFUL

NUBIO - THICKSET 90
SEVES GLASS BLOCKS
SIZE - 6” x 8”

INSPIRATION FOR CHAPEL LIGHTING
CHAPELLE NOTRE-DAME DU HAUT DE RONCHAMP

FIELD COLOR
SW 7004 - SNOWBOUND

INSPIRATION FOR CEILING AND OVERHANG
THERMOWOOD

PORCELAIN WALL TILE
AT70 - ECLIPSE
ASTRONOMY

TRIM COLOR
SW 6001 - GRAYISH

EXTERIOR DOORS
BLUE COLOR TO MATCH EXISTING DOORS

PRECAST CONCRETE TILE
MATCH TO EXISTING

TYPICAL ELEVATION DETAIL

INSPIRATION FOR METAL FINS

VERTICAL FINS, TRELLIS, CANOPIES, CURTAIN WALLS, WINDOWS
KB3C19695 - MATTE BLACK
2-COAT KYNAR 2604
AGS INC.

FRONT RENDERING

CORNER RENDERING

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-13

ENTRANCE RENDERING

BACK RENDERING

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-14

FRONT CORNER RENDERING

NORTH RENDERING

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JOHN CARROLL HIGH SCHOOL
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FORT PIERCE, FL, 34947

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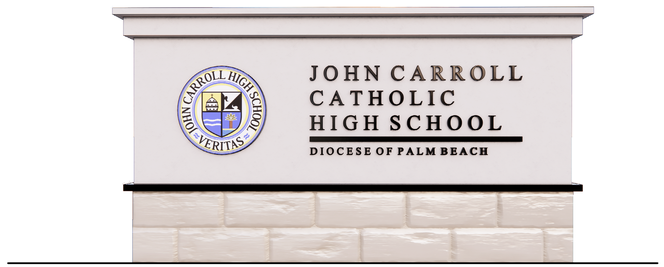
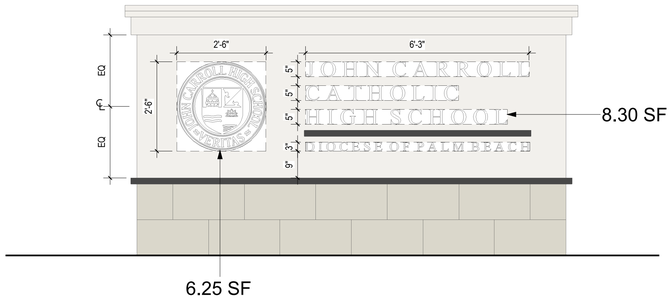
CONCEPTUAL RENDERING

PROGRESS SET - P&Z

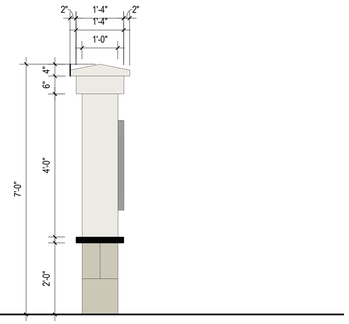
A-15



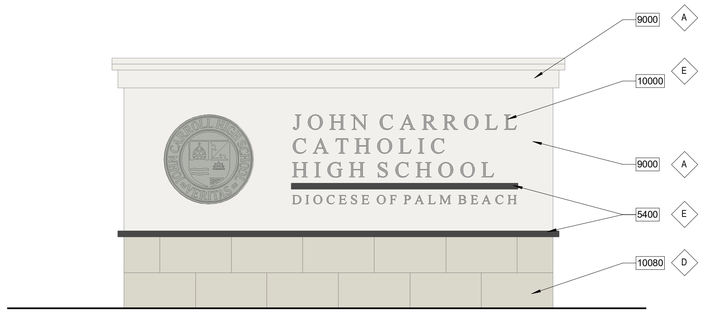
5 MONUMENT SIGN FRONT RENDERING
A-11 SCALE: 1/2" = 1'-0"



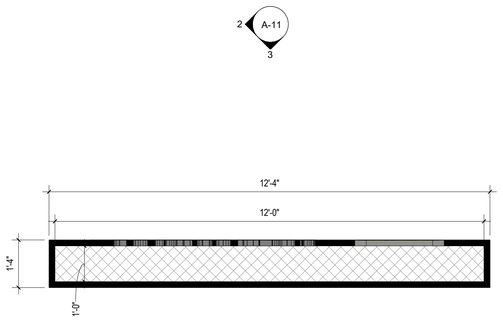
4 MONUMENT SIGN AREA DIAGRAM
A-11 SCALE: 1/2" = 1'-0"



2 MONUMENT SIGN SIDE ELEVATION
A-11 SCALE: 1/2" = 1'-0"



3 MONUMENT SIGN FRONT ELEVATION
A-11 SCALE: 1/2" = 1'-0"



1 MONUMENT SIGN PLAN
A-11 SCALE: 1/2" = 1'-0"

KEYNOTES - ELEVATIONS

TAG	DESCRIPTION
5400	ALUMINUM VERTICAL FINS
6500	WOOD FASCIA
8101	ALUMINUM CURTAIN WALL SYSTEM - IMPACT RATED
8211	COLOR GLASS BLOCK IMPACT RATED
9000	STUCCO FINISH
9001	STUCCO REVEAL
9002	STUCCO TRIM/BAND
9003	STUCCO RECESS
9400	PRECAST CONCRETE TILE (MATCH EXISTING)
9600	HIGH DENSITY FOAM TRIM/BAND
10000	ALUMINUM SIGN LETTERS
10080	DECORATIVE EXTERIOR TILE

EXTERIOR COLOR LEGEND

TAG	DESCRIPTION	COLOR
A	FIELD COLOR #1	SNOWBOUND, SW 7004
B	FIELD COLOR #2	BLACK
C	WALL TILE #2	CHATTAHOOCHEE (MATCH EXISTING)
D	WALL TILE #1	BEIGE
E	METAL	BLACK

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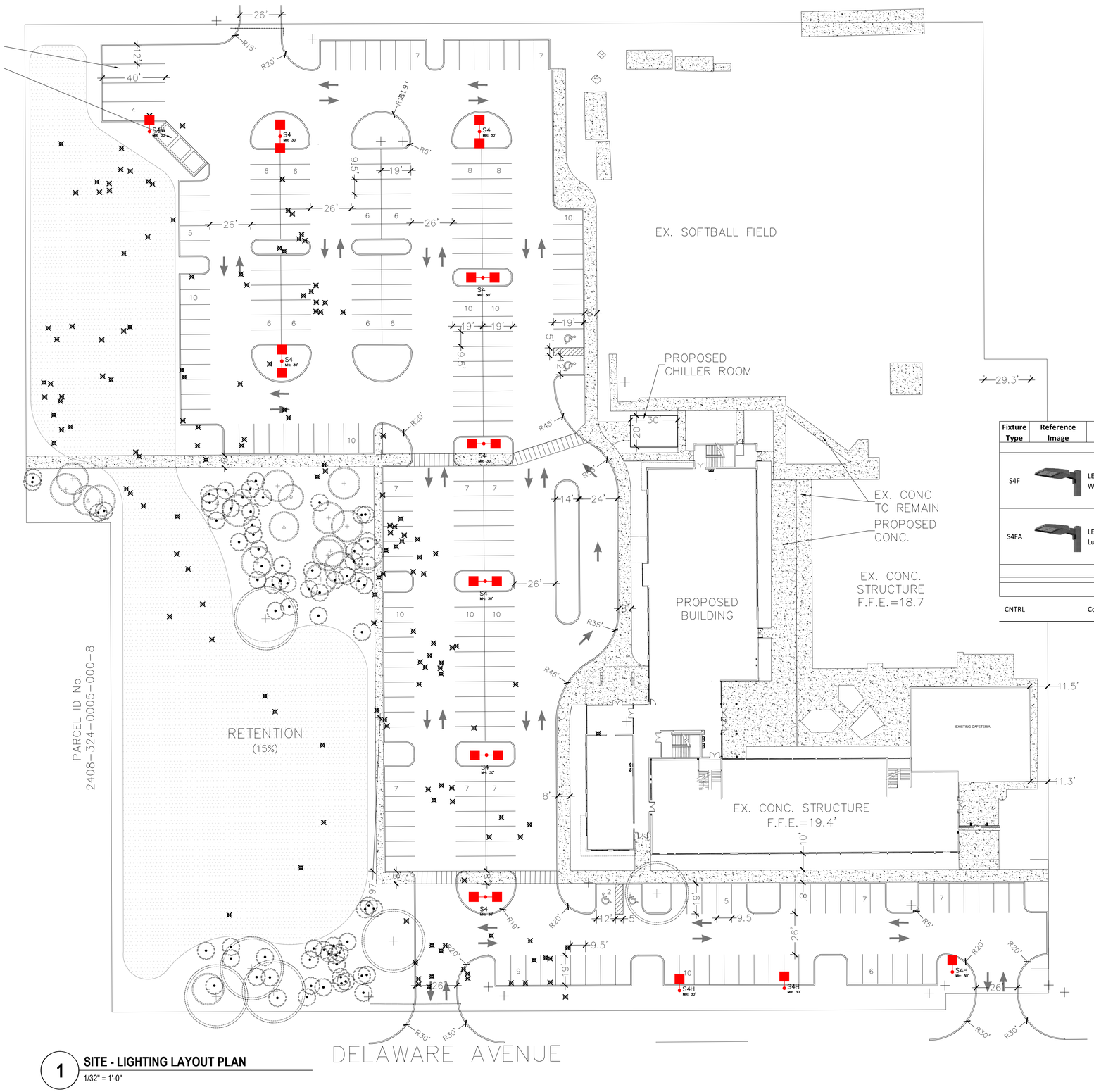
SIGNAGE DETAILS

PROGRESS SET - P&Z

A-11



Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
DECORATIVE FIXTURE TYPES								
S4F		LED Site Head Luminaire Type IV Wide Distribution	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish.
S4FA		LED Adjustable Site Head Luminaire Type IV Forward Wide	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT / SHD-1-HSS-90-B-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish with House Side Shield.
		SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.						
CNTRL	Controls Package - TBD							

1 SITE - LIGHTING LAYOUT PLAN
1/32" = 1'-0"

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

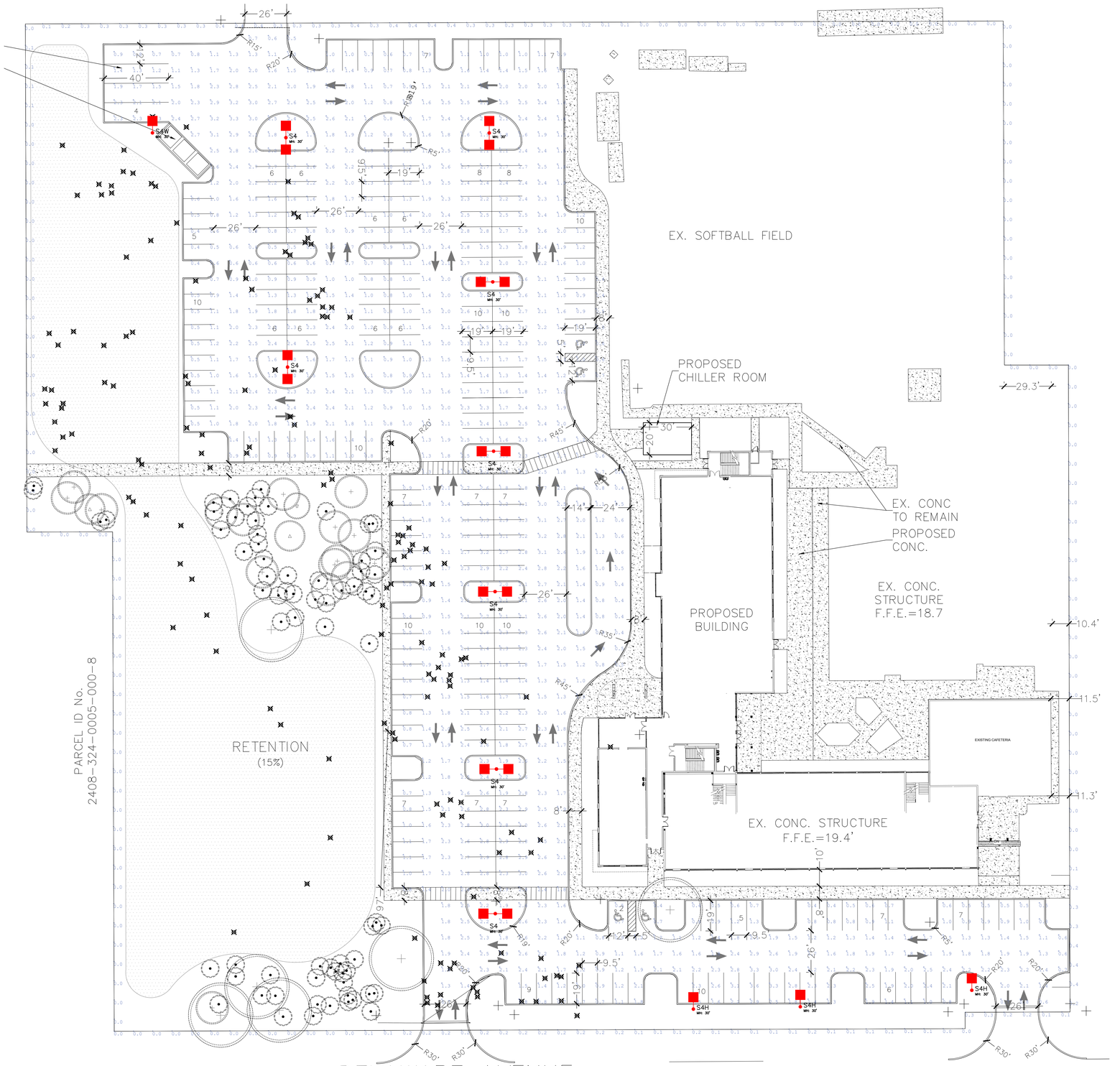
No.	Issue	Date
0.		11.14.2025

JCHS
FORT PIERCE, FL

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COMMERCIAL LIGHTING IND. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTORS AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

Title
SITE
LIGHTING PLAN

Scale	Date
AS SHOWN	11.14.2025
Drawn By	Checked By
S.L.	I.D.
Job No.	
Sheet No.	
LDE–1.1	

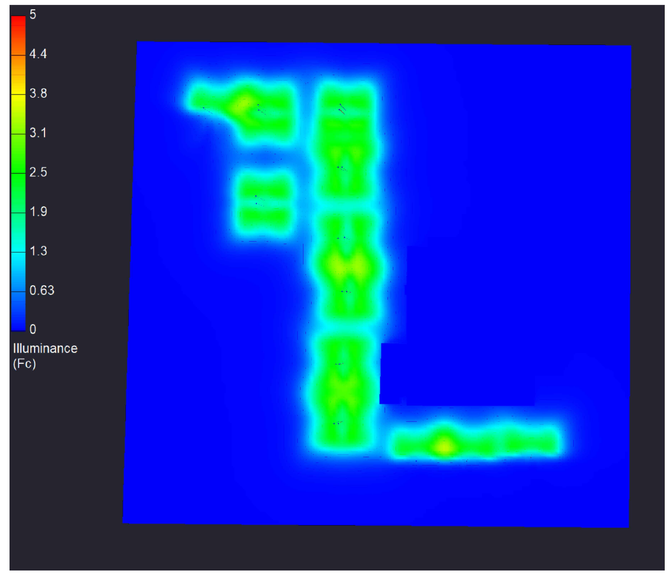


1 **SITE - PHOTOMETRIC DRAWING**

1/32" = 1'-0"

Luminaire Schedule						
Qty	Label	Arrangement	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
17	VP-1-160L-100-4K7-4W	Single	S4	12416	92	1564
3	VP-1-160L-100-4K7-4W-HSS-90-B	Single	S4H	11408	92	276

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site - Parking	Illuminance	Fc	1.70	3.6	0.4	4.25	9.00
Trespassing	Illuminance	Fc	0.08	0.4	0.0	N.A.	N.A.



2 **PSEUDO COLORS ANALYSIS**

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
0.		11.14.2025

JCHS
FORT PIERCE, FL

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Title

SITE
PHOTOMETRIC
DRAWING

Scale: AS SHOWN
Date: 11.14.2025
Drawn By: S.L.
Checked By: I.D.
Job No.

Sheet No.

LDE–1.2

Location Map

Site Data

PCN			2408-324-0002-000-7
ZONING			R-4
FUTURE LAND USE			RM
	SF	**AC**	**%**
TOTAL SITE AREA	**380,975**	**8.746**	**100.0%**
IMPERVIOUS AREA	**199,289**	**4.575**	**52.31%**
EX. BUILDINGS	34,166	0.784	8.97%
EX. PAVEMENT / WALKS	14,372	0.330	3.77%
PROPOSED BUILDINGS	16,735	0.384	4.39%
PROPOSED PAVEMENT / WALKS	134,016	3.077	35.18%
PERVIOUS AREA / OPEN SPACE	**181,686**	**4.171**	**47.69%**
PROPOSED RETENTION	55,170	1.267	14.48%
OTHER PERVIOUS	126,516	2.904	33.2%
PARKING		**PROVIDED**	
AUTOMOBILE SPACES		251	
BUS SPACES		4	
ADA ACCESSIBLE SPACES		4	
	TOTAL	255	

Landscape Data

	REQ.	PROV.	
NORTH PROPERTY LINE			4,050 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	14	14 PLANTED TREES	
WEST PROPERTY LINE			3,640 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	12	12 PLANTED TREES	
SOUTH PROPERTY LINE			5,380 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	18	18 TOTAL TREES: 13 PLANTED TREES, 2 EXISTING TREES, 9 SABAL PALMS (CREDITED 3:1)	
VUA LANDSCAPING			
LANDSCAPE AREA (1 SF PER 15 SF OF TOTAL VUA AREA 113,052 SF)	7,537	7600+	
TREES (1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA)	75	77 PLANTED TREES	
NATIVE TREE DATA			
NATIVE TREE PERCENTAGE OF REQUIRED TREES	50%	100%	

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
IAE*^	37	Ilex attenuata 'Eagleston'	Eagleston Holly	12'x 5', 2.5" CAL. min.	AS
LFT^	8	Lagerstroemia fauriei 'Tuskegee'	Tuskegee Crape Myrtle	6' OA, full	AS
MG*^	3	Magnolia grandiflora	Southern Magnolia	12'x 5', 2.5" CAL. min.	AS
MLG*^	20	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8' OA, full	AS
QV*^	32	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
QVS*^	8	Quercus virginiana	Live Oak Specimen	18'x 8', 5" CAL. min.	AS
SP*^	74	Sabal palmetto	Sabal Palm	10', 14', 18' CT, stagger heights	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
AE*^	33	Ardisia escallonioides	Marlberry	7g, 36"x 36"	AS
HP*^	141	Hamelia patens 'Calusa'	Native Firebush	7g, 36"x 36"	36" OC
IV*^	1021	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	3g, 12"x 14"	24" OC
MF*^	412	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MUH*^	163	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24"x 24"	36" OC
PL*^	151	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 30"x 24"	36" OC
TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
ZP*^	187	Zamia pumila	Coontie	7g, 20"x 26"	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION

Misc.
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight
PINE STRAW MULCH

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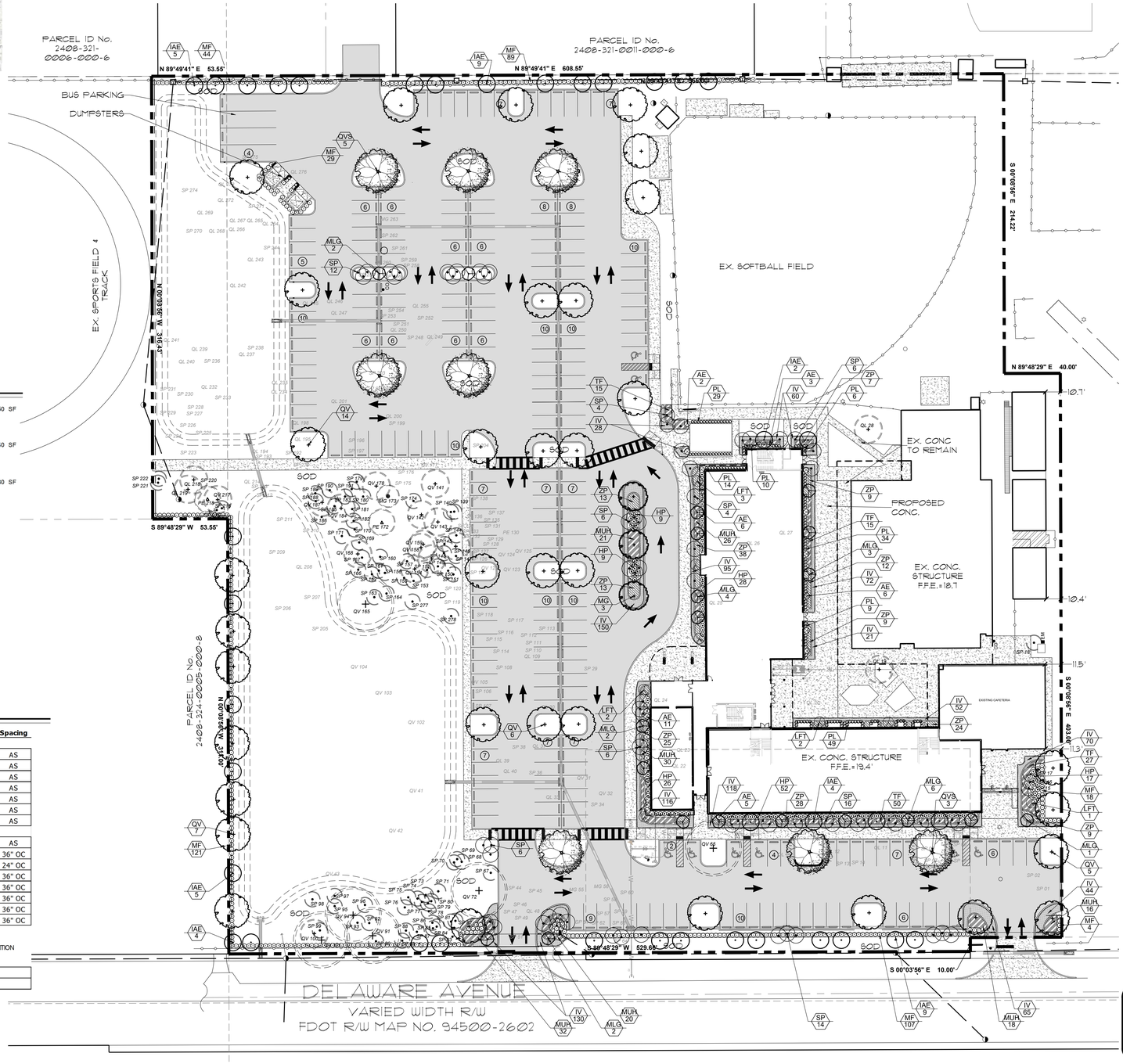
Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED



NORTH
Scale: 1" = 40'
0' 20' 40' 80'

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John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Landscape Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SMITH LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025
	1/30/2026

L1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

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 which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. 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: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from structures.

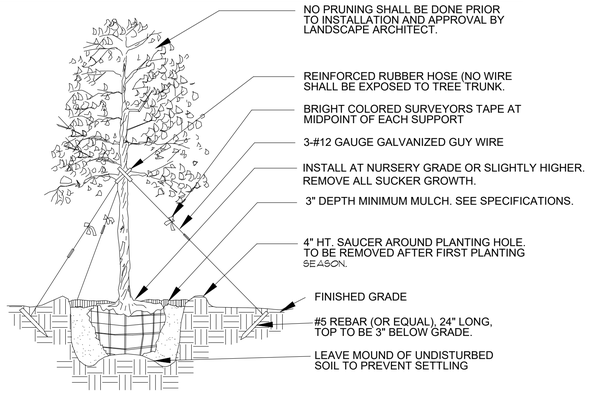
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

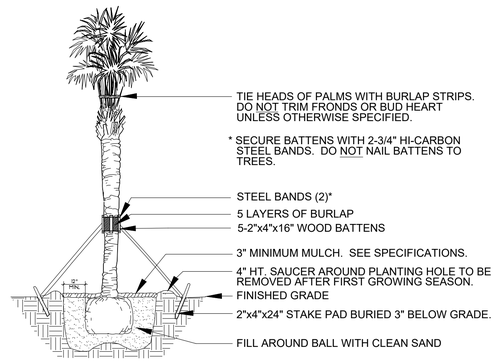
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



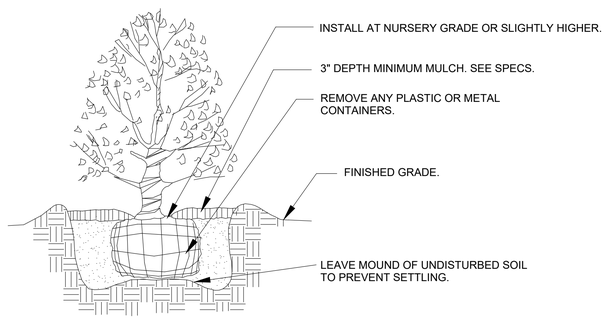
Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHINQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Plant List

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LFT^	8	Lagerstroemia faurlei 'Tuskegee'	Tuskegee Crape Myrtle	6' OA, full	AS
MG*^	3	Magnolia grandiflora	Southern Magnolia	12'x 5', 2.5" CAL. min.	AS
MLG*^	20	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8' OA, full	AS
QV*^	32	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
QVS*^	8	Quercus virginiana	Live Oak Specimen	18'x 8', 5" CAL. min.	AS
SP*^	74	Sabal palmetto	Sabal Palm	10', 14', 18' CT, stagger heights	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
AE*^	33	Ardisia escallonioides	Marlberry	7g, 36"x 36"	AS
HP*^	141	Hamelia patens 'Calusa'	Native Firebush	7g, 36"x 36"	36" OC
IV*^	1021	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	3g, 12"x 14"	24" OC
MF*^	412	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MUH*^	163	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24"x 24"	36" OC
PL*^	151	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 30"x 24"	36" OC
TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
ZP*^	187	Zamia pumila	Coontie	7g, 20"x 26"	36" OC

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Landscape Details

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SMITH LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025
	1/30/2026

L2

Ex. Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS	MITIGATION REQ. (INCHES) & (PALMS)	TREE CREDIT	PALM CREDIT
1	SP	Sabal palmetto	10'+ CT	REMOVE		1	
2	SP	Sabal palmetto	10'+ CT	REMOVE		1	
3	QL	Quercus laurifolia	25" DBH	REMOVE	25		
4	QL	Quercus laurifolia	16" DBH	REMOVE	16		
5	SP	Sabal palmetto	10'+ CT	REMOVE		1	
6	SP	Sabal palmetto	10'+ CT	REMOVE		1	
7	SP	Sabal palmetto	10'+ CT	REMOVE		1	
8	SP	Sabal palmetto	10'+ CT	REMOVE		1	
9	QL	Quercus laurifolia	19" DBH	REMOVE	19		
10	SP	Sabal palmetto	10'+ CT	REMOVE		1	
11	QL	Quercus laurifolia	19" DBH	REMOVE	19		
12	QL	Quercus laurifolia	13" DBH	REMOVE			
13	SP	Sabal palmetto	10'+ CT	REMOVE		1	
14	SP	Sabal palmetto	10'+ CT	RELOCATE			1
15	SP	Sabal palmetto	10'+ CT	REMAIN			1
16	SP	Sabal palmetto	10'+ CT	REMAIN			1
17	SP	Sabal palmetto	10'+ CT	REMAIN			1
18	SP	Sabal palmetto	10'+ CT	REMAIN			1
19	QL	Quercus laurifolia	10" DBH	REMAIN		10	
20	QL	Quercus laurifolia	11" DBH	REMOVE			
21	SP	Sabal palmetto	10'+ CT	REMOVE		1	
22	*QL	Quercus laurifolia	7" DBH	REMOVE			
23	*QL	Quercus laurifolia	42" DBH	REMOVE			
24	*QL	Quercus laurifolia	13" DBH	REMOVE			
25	QL	Quercus laurifolia	19" DBH	REMOVE	19		
26	*QL	Quercus laurifolia	12" DBH	REMOVE			
27	*QL	Quercus laurifolia	27" DBH	REMOVE			
28	*QL	Quercus laurifolia	17" DBH	REMAIN		17	
29	SP	Sabal palmetto	10'+ CT	REMOVE		1	
30	*QL	Quercus laurifolia	27" DBH	REMOVE			
31	*QV	Quercus virginiana	36" DBH	REMOVE			
32	*QV	Quercus virginiana	74" DBH	REMOVE			
33	*QL	Quercus laurifolia	17" DBH	REMOVE			
34	SP	Sabal palmetto	10'+ CT	REMOVE		1	
35	QV	Quercus virginiana	44" DBH	REMOVE	44		
36	SP	Sabal palmetto	10'+ CT	REMOVE		1	
37	*QL	Quercus laurifolia	34" DBH	REMOVE	34		
38	SP	Sabal palmetto	10'+ CT	REMOVE		1	
39	*QL	Quercus laurifolia	30" DBH	REMOVE			
40	*QL	Quercus laurifolia	24" DBH	REMOVE			
41	*QV	Quercus virginiana	26" DBH	REMOVE			
42	*QV	Quercus virginiana	32" DBH	REMOVE			
43	*QV	Quercus virginiana	20" DBH	REMOVE			
44	SP	Sabal palmetto	10'+ CT	REMOVE		1	
45	SP	Sabal palmetto	10'+ CT	REMOVE		1	
46	SP	Sabal palmetto	10'+ CT	REMOVE		1	
47	SP	Sabal palmetto	10'+ CT	REMOVE		1	
48	QL	Quercus laurifolia	7" DBH	REMOVE			
49	SP	Sabal palmetto	10'+ CT	REMOVE		1	
50	SP	Sabal palmetto	10'+ CT	REMOVE		1	
51	SP	Sabal palmetto	10'+ CT	REMOVE		1	
52	QL	Quercus laurifolia	11" DBH	REMOVE			
53	SP	Sabal palmetto	10'+ CT	REMOVE		1	
54	SP	Sabal palmetto	10'+ CT	REMOVE		1	
55	*MG	Magnolia grandifolia	6" DBH	REMOVE			
56	*MG	Magnolia grandifolia	6" DBH	REMOVE			
57	SP	Sabal palmetto	10'+ CT	REMOVE		1	
58	SP	Sabal palmetto	10'+ CT	REMOVE		1	
59	SP	Sabal palmetto	10'+ CT	REMOVE		1	
60	SP	Sabal palmetto	10'+ CT	REMOVE		1	
61	SP	Sabal palmetto	10'+ CT	REMOVE		1	
62	SP	Sabal palmetto	10'+ CT	REMOVE		1	
63	SP	Sabal palmetto	10'+ CT	REMOVE		1	
64	SP	Sabal palmetto	10'+ CT	REMOVE		1	
65	QV	Quercus virginiana	31" DBH	REMAIN			31
66	QL	Quercus laurifolia	16" DBH	REMOVE	16		
67	SP	Sabal palmetto	10'+ CT	REMAIN			1
68	SP	Sabal palmetto	10'+ CT	REMAIN			1
69	SP	Sabal palmetto	10'+ CT	REMAIN			1
70	SP	Sabal palmetto	10'+ CT	REMAIN			1
71	SP	Sabal palmetto	10'+ CT	REMAIN			1
72	QV	Quercus virginiana	30" DBH	REMAIN			30
73	SP	Sabal palmetto	10'+ CT	REMAIN			1
74	SP	Sabal palmetto	10'+ CT	REMAIN			1
75	SP	Sabal palmetto	10'+ CT	REMAIN			1
76	SP	Sabal palmetto	10'+ CT	REMAIN			1
77	SP	Sabal palmetto	10'+ CT	REMAIN			1
78	SP	Sabal palmetto	10'+ CT	REMAIN			1
79	SP	Sabal palmetto	10'+ CT	REMAIN			1
80	SP	Sabal palmetto	10'+ CT	REMAIN			1
81	SP	Sabal palmetto	10'+ CT	REMAIN			1
82	SP	Sabal palmetto	10'+ CT	REMAIN			1
83	SP	Sabal palmetto	10'+ CT	REMAIN			1
84	SP	Sabal palmetto	10'+ CT	REMAIN			1
85	SP	Sabal palmetto	10'+ CT	REMAIN			1
86	SP	Sabal palmetto	10'+ CT	REMAIN			1
87	SP	Sabal palmetto	10'+ CT	REMAIN			1
88	SP	Sabal palmetto	10'+ CT	REMAIN			1
89	SP	Sabal palmetto	10'+ CT	REMAIN			1
90	SP	Sabal palmetto	10'+ CT	REMAIN			1
91	QV	Quercus virginiana	12" DBH	REMAIN			12
92	SP	Sabal palmetto	10'+ CT	REMAIN			1
93	SP	Sabal palmetto	10'+ CT	REMAIN			1
94	QV	Quercus virginiana	29" DBH	REMAIN			29
95	SP	Sabal palmetto	10'+ CT	REMAIN			1
96	SP	Sabal palmetto	10'+ CT	REMAIN			1
97	SP	Sabal palmetto	10'+ CT	REMAIN			1
98	SP	Sabal palmetto	10'+ CT	REMAIN			1
99	SP	Sabal palmetto	10'+ CT	REMAIN			1
100	QV	Quercus virginiana	5" DBH	REMAIN			5
101	QV	Quercus virginiana	28" DBH	REMAIN			28
102	*QV	Quercus virginiana	47" DBH	REMOVE			
103	*QV	Quercus virginiana	34" DBH	REMOVE			
104	*QV	Quercus virginiana	30" DBH	REMOVE			
105	*QV	Quercus virginiana	29" DBH	REMOVE			
106	SP	Sabal palmetto	10'+ CT	REMOVE		1	
107	SP	Sabal palmetto	10'+ CT	REMOVE		1	
108	SP	Sabal palmetto	10'+ CT	REMOVE		1	
109	*QL	Quercus laurifolia	13" DBH	REMOVE			
110	SP	Sabal palmetto	10'+ CT	REMOVE		1	
111	SP	Sabal palmetto	10'+ CT	REMOVE		1	
112	SP	Sabal palmetto	10'+ CT	REMOVE		1	
113	SP	Sabal palmetto	10'+ CT	REMOVE		1	
114	SP	Sabal palmetto	10'+ CT	REMOVE		1	
115	SP	Sabal palmetto	10'+ CT	REMOVE		1	
116	SP	Sabal palmetto	10'+ CT	REMOVE		1	
117	SP	Sabal palmetto	10'+ CT	REMOVE		1	
118	SP	Sabal palmetto	10'+ CT	REMOVE		1	
119	SP	Sabal palmetto	10'+ CT	REMOVE		1	
120	SP	Sabal palmetto	10'+ CT	REMOVE		1	
121	SP	Sabal palmetto	10'+ CT	REMOVE		1	
122	*QV	Quercus virginiana	14" DBH	REMOVE			
123	*QV	Quercus virginiana	41" DBH	REMOVE			
124	*QV	Quercus virginiana	24" DBH	REMOVE			
125	*QV	Quercus virginiana	13" DBH	REMOVE			
126	SP	Sabal palmetto	10'+ CT	REMOVE		1	
127	SP	Sabal palmetto	10'+ CT	REMOVE		1	
128	SP	Sabal palmetto	10'+ CT	REMOVE		1	
129	SP	Sabal palmetto	10'+ CT	REMOVE		1	
130	PE	Pinus elliottii	21" DBH	REMOVE	21		
131	SP	Sabal palmetto	10'+ CT	REMOVE		1	
132	SP	Sabal palmetto	10'+ CT	REMOVE		1	
133	SP	Sabal palmetto	10'+ CT	REMOVE		1	
134	SP	Sabal palmetto	10'+ CT	REMOVE		1	
135	SP	Sabal palmetto	10'+ CT	REMOVE		1	
136	SP	Sabal palmetto	10'+ CT	REMOVE		1	
137	SP	Sabal palmetto	10'+ CT	REMOVE		1	
138	SP	Sabal palmetto	10'+ CT	REMOVE		1	
139	SP	Sabal palmetto	10'+ CT	REMAIN			1
140	SP	Sabal palmetto	10'+ CT	REMAIN			1
141	QV	Quercus virginiana	14" DBH	REMAIN			14
142	QV	Quercus virginiana	4.5" DBH	REMAIN			4.5
143	QV	Quercus virginiana	7" DBH	REMAIN			7
144	SP	Sabal palmetto	10'+ CT	REMAIN			1
145	SP	Sabal palmetto	10'+ CT	REMAIN			1
146	SP	Sabal palmetto	10'+ CT	REMAIN			1
147	SP	Sabal palmetto	10'+ CT	REMAIN			1
148	SP	Sabal palmetto	10'+ CT	REMAIN			1
149	SP	Sabal palmetto	10'+ CT	REMAIN			1
150	SP	Sabal palmetto	10'+ CT	REMAIN			1
151	SP	Sabal palmetto	10'+ CT	REMAIN			1
152	SP	Sabal palmetto	10'+ CT	REMAIN			1
153	SP	Sabal palmetto	10'+ CT	REMAIN			1
154	QV	Quercus virginiana	5" DBH	REMAIN			5
155	SP	Sabal palmetto	10'+ CT	REMAIN			1
156	SP	Sabal palmetto	10'+ CT	REMAIN			1
157	SP	Sabal palmetto	10'+ CT	REMAIN			1
158	QV	Quercus virginiana	6" DBH	REMAIN			6
159	QV	Quercus virginiana	5" DBH	REMAIN			5
160	SP	Sabal palmetto	10'+ CT	REMAIN			1
161	SP	Sabal palmetto	10'+ CT	REMAIN			1
162	SP	Sabal palmetto	10'+ CT	REMAIN			1
163	SP	Sabal palmetto	10'+ CT	REMAIN			1
164	SP	Sabal palmetto	10'+ CT	REMAIN			1
165	QV	Quercus virginiana	33" DBH	REMAIN			33
166	SP	Sabal palmetto	10'+ CT	REMAIN			1
167	SP	Sabal palmetto	10'+ CT	REMAIN			1
168	QV	Quercus virginiana	9" DBH	REMAIN			9
169	SP	Sabal palmetto	10'+ CT	REMAIN			1
170	SP	Sabal palmetto	10'+ CT	REMAIN			1
171	SP	Sabal palmetto	10'+ CT	REMAIN			1
172	PE	Pinus elliottii	4.5" DBH	REMAIN			4.5
173	MG	Magnolia grandifolia	13.5 DBH	REMAIN			13.5
174	SP	Sabal palmetto	10'+ CT	REMAIN			1
175	SP	Sabal palmetto	10'+ CT	REMOVE		1	
176	SP	Sabal palmetto	10'+ CT	REMOVE		1	
177	*QV	Quercus virginiana	20.5" DBH	REMOVE			
178	QV	Quercus virginiana	7.5" DBH	REMAIN			7.5
179	SP	Sabal palmetto	10'+ CT	REMAIN			1
180	SP	Sabal palmetto	10'+ CT	REMAIN			1
181	SP	Sabal palmetto	10'+ CT	REMAIN			1
182	SP	Sabal palmetto	10'+ CT	REMAIN			1
183	SP	Sabal palmetto	10'+ CT	REMAIN			1
184	QV	Quercus virginiana	5.5" DBH	REMAIN			5.5
185	SP	Sabal palmetto	10'+ CT	REMAIN			1
186	SP	Sabal palmetto	10'+ CT	REMAIN			1
187	QV	Quercus virginiana	13.5" DBH	REMAIN			13.5
188	SP	Sabal palmetto	10'+ CT	REMAIN			1
189	SP	Sabal palmetto	10'+ CT	REMAIN			1
190	SP	Sabal palmetto	10'+ CT	REMAIN			1
191	SP	Sabal palmetto	10'+ CT	REMAIN			1
192	SP	Sabal palmetto	10'+ CT	REMOVE		1	
193	SP	Sabal palmetto	10'+ CT	REMOVE		1	
194	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
195	*QL	Quercus laurifolia	17.5" DBH	REMOVE			
196	SP	Sabal palmetto	10'+ CT	REMOVE		1	
197	SP	Sabal palmetto	10'+ CT	REMOVE		1	
198	*QL	Quercus laurifolia	25.5" DBH	REMOVE			
199	SP	Sabal palmetto	10'+ CT	REMOVE		1	
200	*QL	Quercus laurifolia	21" DBH	REMOVE			
201	*QL	Quercus laurifolia	21" DBH	REMOVE			
202	SP	Sabal palmetto	10'+ CT	REMOVE		1	
203	SP	Sabal palmetto	10'+ CT	REMOVE		1	
204	SP	Sabal palmetto	10'+ CT	REMOVE		1	
205	SP	Sabal palmetto	10'+ CT	REMOVE		1	
206	SP	Sabal palmetto	10'+ CT	REMOVE		1	
207	SP	Sabal palmetto	10'+ CT	REMOVE		1	
208	*QL	Quercus laurifolia	6.5" DBH	REMOVE			
209	SP	Sabal palmetto	10'+ CT	REMOVE		1	
210	SP	Sabal palmetto	10'+ CT	REMOVE		1	
211	SP	Sabal palmetto	10'+ CT	REMOVE		1	
212	SP	Sabal palmetto	10'+ CT	REMOVE		1	
213	SP	Sabal palmetto	10'+ CT	REMOVE		1	
214	*QL	Quercus laurifolia	13.5" DBH	REMOVE			
215	SP	Sabal palmetto	10'+ CT	REMAIN			1
216	SP	Sabal palmetto	10'+ CT	REMAIN			1
217	QV	Quercus virginiana	8" DBH	REMAIN		8	
218	QL	Quercus laurifolia	6.5" DBH	REMAIN		6.5	
219	QL	Quercus laurifolia	9.5" DBH	REMAIN		9.5	
220	SP	Sabal palmetto	10'+ CT	REMAIN			1
221	SP	Sabal palmetto	10'+ CT	REMAIN			1
222	SP	Sabal palmetto	10'+ CT	REMAIN			1
223	SP	Sabal palmetto	10'+ CT	REMOVE		1	
224	SP	Sabal palmetto	10'+ CT	REMOVE		1	
225	SP	Sabal palmetto	10'+ CT	REMOVE		1	
226	SP	Sabal palmetto	10'+ CT	REMOVE		1	
227	SP	Sabal palmetto	10'+ CT	REMOVE		1	
228	SP	Sabal palmetto	10'+ CT	REMOVE		1	
229	SP	Sabal palmetto	10'+ CT	REMOVE		1	
230	SP	Sabal palmetto	10'+ CT	REMOVE		1	
231	SP	Sabal palmetto	10'+ CT	REMOVE		1	
232	*QL	Quercus laurifolia	35" DBH	REMOVE			
233	SP	Sabal palmetto	10'+ CT	REMOVE		1	
234	*QL	Quercus laurifolia	21" DBH	REMOVE			
235	*QL	Quercus laurifolia	21" DBH	REMOVE			
236	SP	Sabal palmetto	10'+ CT	REMOVE		1	
237	*QL	Quercus laurifolia	26" DBH	REMOVE			
238	SP	Sabal palmetto	10'+ CT	REMOVE		1	
239	*QL	Quercus laurifolia	9" DBH	REMOVE			
240	*QL	Quercus laurifolia	6" DBH	REMOVE			
241	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
242	*QL	Quercus laurifolia	26.5" DBH	REMOVE			
243	*QL	Quercus laurifolia	4" DBH	REMOVE			
244	SP	Sabal palmetto	10'+ CT	REMOVE		1	
245	*QL	Quercus laurifolia	32" DBH	REMOVE			
246	*QL	Quercus laurifolia	17" DBH	REMOVE			
247	*QL	Quercus laurifolia	24" DBH	REMOVE			
248	SP	Sabal palmetto	10'+ CT	REMOVE		1	
249	*QL	Quercus laurifolia	11" DBH	REMOVE			
250	*QL	Quercus laurifolia	21" DBH	REMOVE			
251	SP	Sabal palmetto	10'+ CT	REMOVE		1	
252	SP	Sabal palmetto	10'+ CT	REMOVE		1	
253	SP	Sabal palmetto	10'+ CT	REMOVE		1	
254	SP	Sabal palmetto	10'+ CT	REMOVE		1	
255	*QL	Quercus laurifolia	27" DBH	REMOVE			
256	SP	Sabal palmetto	10'+ CT	REMOVE		1	
257	SP	Sabal palmetto	10'+ CT	REMOVE		1	
258	SP	Sabal palmetto	10'+ CT	REMOVE		1	
259	SP	Sabal palmetto	10'+ CT	REMOVE		1	
260	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
261	SP	Sabal palmetto	10'+ CT	REMOVE		1	
262	SP	Sabal palmetto	10'+ CT	REMOVE		1	
263	*MG	Magnolia grandifolia	11" DBH	REMOVE			
264	*QL	Quercus laurifolia	23" DBH	REMOVE			
265	*QL	Quercus laurifolia	22" DBH	REMOVE			
266	*QL	Quercus laurifolia	17" DBH	REMOVE			
267	*QL	Quercus laurifolia	5" DBH	REMOVE			
268	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
269	*QL	Quercus laurifolia	7" DBH	REMOVE			
270	SP	Sabal palmetto	10'+ CT	REMOVE		1	
271	SP	Sabal palmetto	10'+ CT	REMOVE		1	
272	*QL	Quercus laurifolia	30" DBH	REMOVE			
273	*QL	Quercus laurifolia	31" DBH	REMOVE			
274	SP	Sabal palmetto	10'+ CT	REMOVE		1	
275	SP	Sabal palmetto	10'+ CT	REMOVE		1	
276	*QL	Quercus laurifolia	26" DBH	REMOVE			
277	SP	Sabal palmetto	10'+ CT	REMAIN			1
278	SP	Sabal palmetto	10'+ CT	REMAIN			1
279	SP	Sabal palmetto	10'+ CT	REMOVE		1	

*NOTE EXISTING TREES IN DECLINE/ DISEASED/ DAMAGED; NOT COUNTED TOWARDS MITIGATION.

Ex. Tree Legend

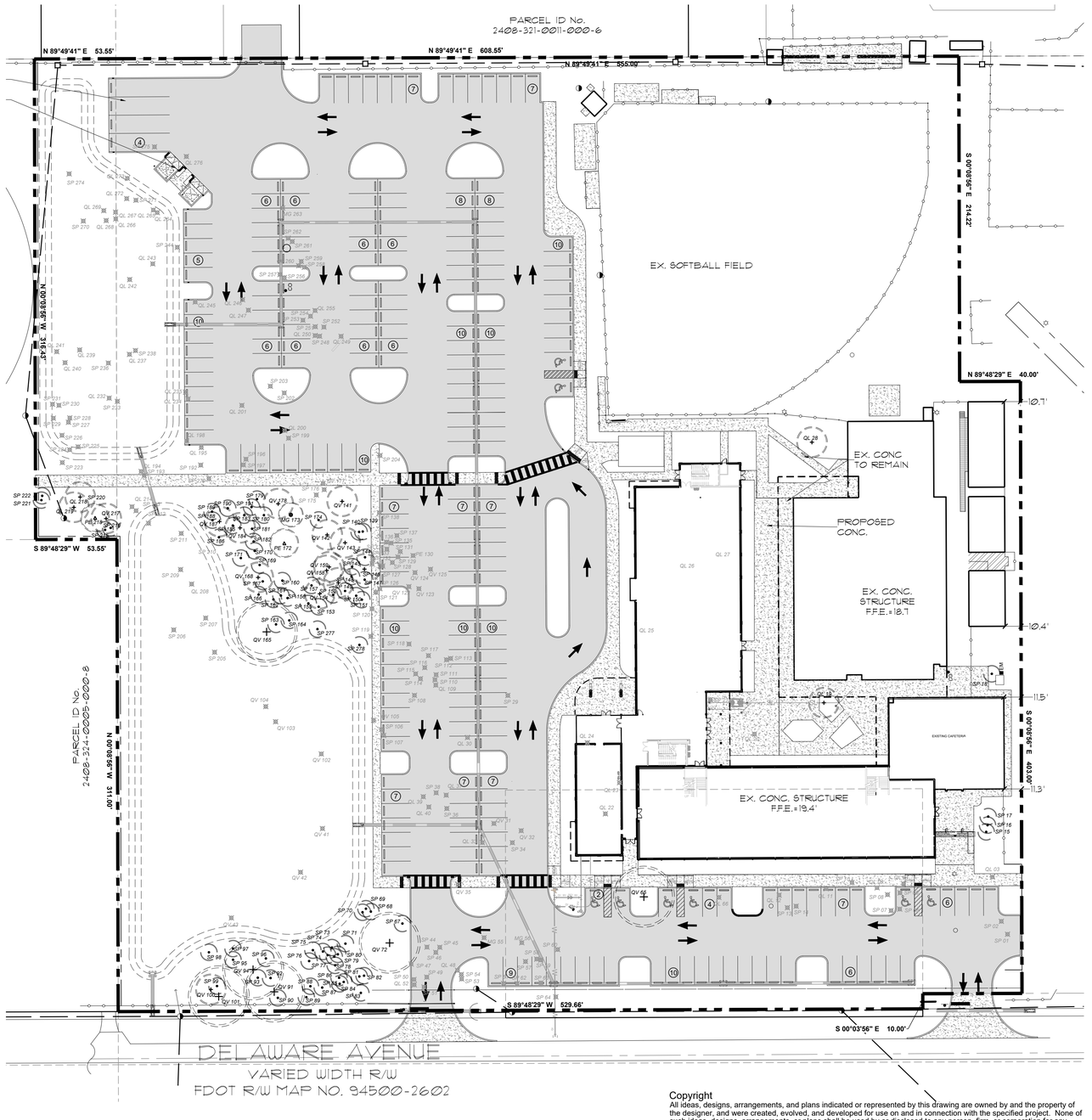
- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED

Tree Mitigation Data

TREES REMOVED REQUIRING MITIGATION (INCHES)	213
TREES PRESERVED ONSITE (INCHES) CREDITED PER 1:1 RATIO	314
SABAL PALMS REMOVED REQUIRING MITIGATION	104
SABAL PALMS PRESERVED ONSITE CREDITED PER 1:1 RATIO	79
SABAL PALMS PROPOSED ONSITE CREDITED PER 1:1 RATIO	74

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
1-800-432-4770
IT'S THE LAW!!
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NORTH
Scale: 1" = 40'
0' 20' 40' 80'



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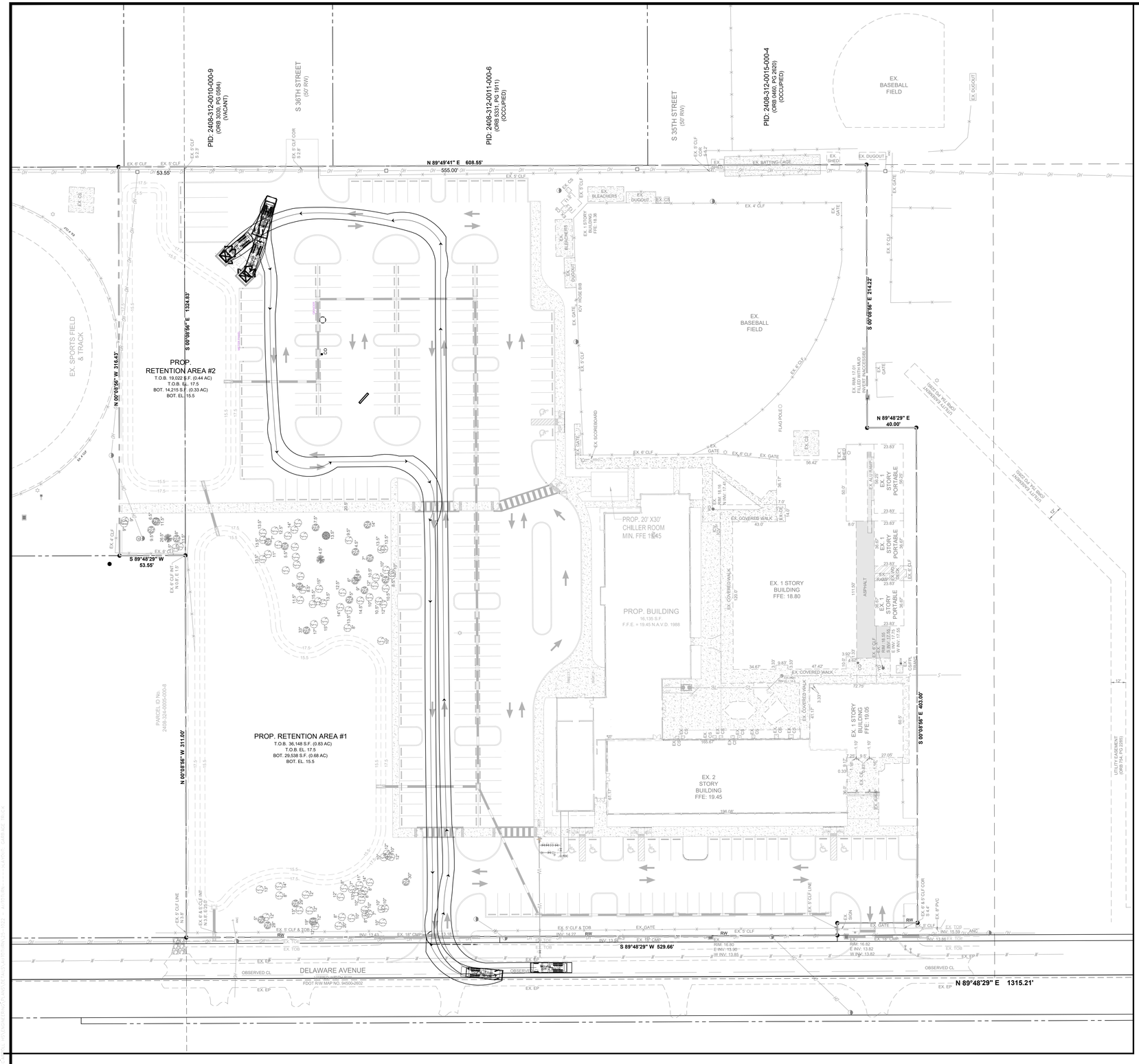
LAND PLANNING AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

John Carroll High School
Bishop of Diocese of Palm Beach
Fort Pierce, Florida
Tree Management Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE' FLORIDA LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025
	1/30/2026

L3



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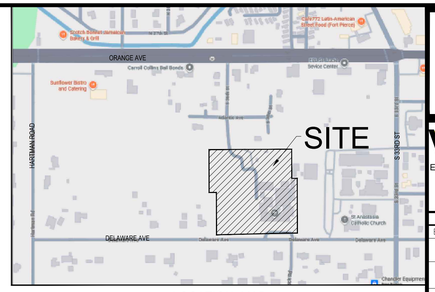
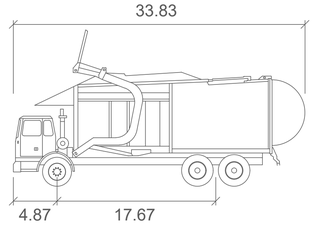
1"= 40'



LOCATION MAP

N.T.S.

SECTIONS 8, TWP. 35 S, RGE. 40 E



Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/30/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - AUTOTURN

SHEET TITLE:
AUTOTURN GARBAGE TRUCK

SHEET NUMBER:
02

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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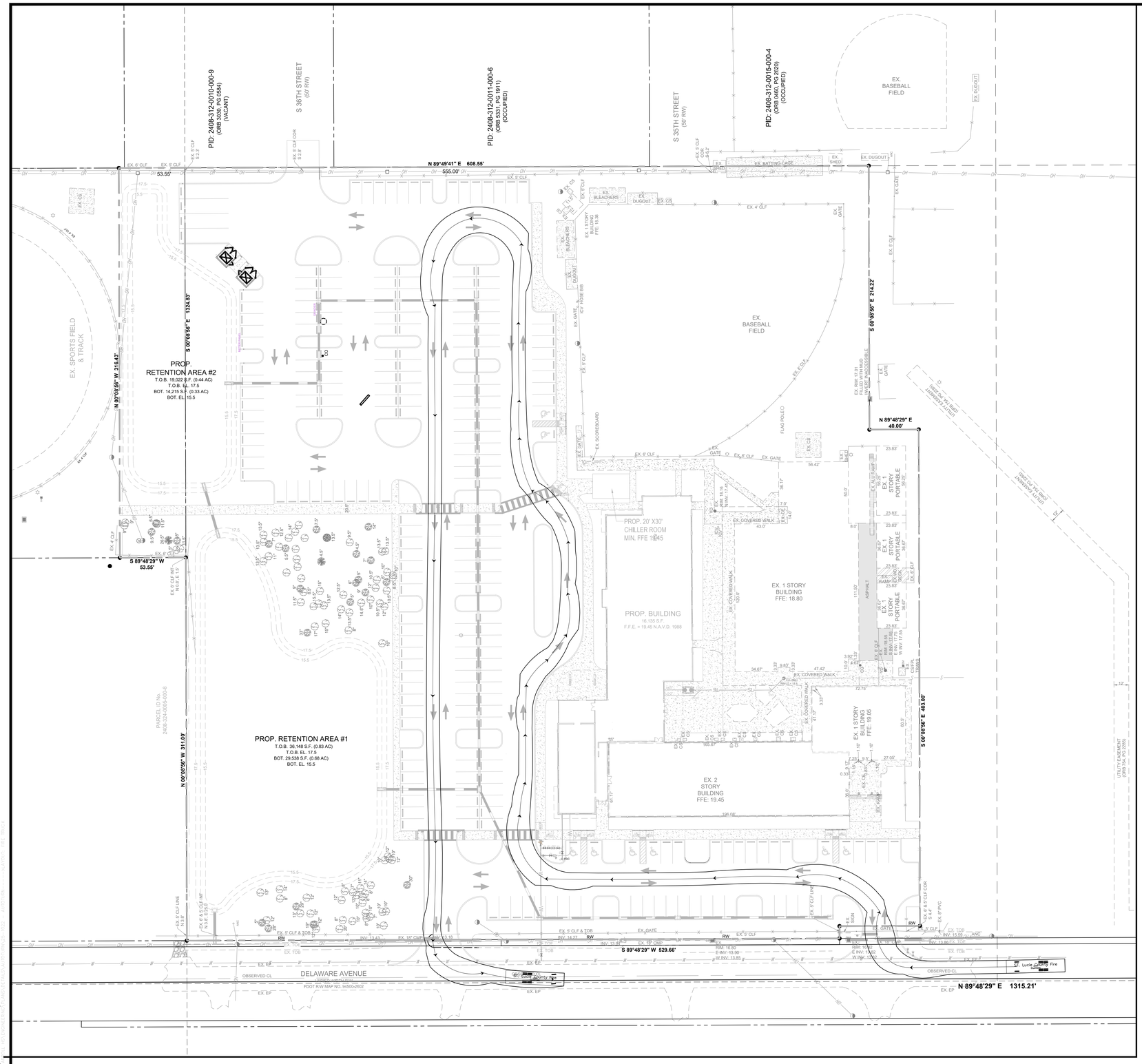
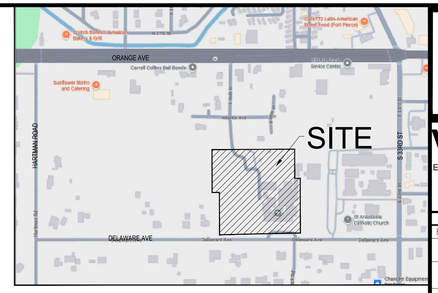
Printed on Friday, January 30, 2026, 3:09 PM by Jacob McClellan
J:\2025\25-1022 - AUTOTURN\25-1022 - AUTOTURN - GARBAGE TRUCK



40 20 10 0 40

1"= 40'

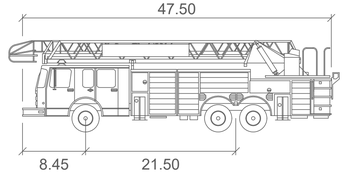
NORTH



LOCATION MAP

N.T.S.

SECTIONS 8, TWP. 35 S, RGE. 40 E



ST. Lucie County Fire

	feet
Width	: 10.50
Track	: 8.40
Lock to Lock Time	: 6.0
Steering Angle	: 41.5

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VELCON

ENGINEERING & SURVEYING, LLC.

1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
FBPE C.O.A. # 32222

REVISIONS:

BY:	DATE:	COMMENT:
--	-----	-----

PROJECT:
JOHN CARROLL HIGH SCHOOL
CITY OF FORT PIERCE, FLORIDA

CLIENT:
BISHOP OF DIOCESE OF PALM BEACH

DARREN GUETTLER LICENSE NO. 74637 STATE OF FLORIDA PROFESSIONAL ENGINEER

DARREN GUETTLER, PE
FLORIDA LICENSE No. 74637
1/30/26

PROJECT No.: 25-1022
DRAWN BY: JM
CHECKED BY: DG
DATE: 11/05/2025
CAD I.D.: 25-1022 - AUTOTURN

SHEET TITLE:
AUTOTURN FIRE TRUCK

SHEET NUMBER:
01

Printed on Friday, January 30, 2026, 3:10 PM by Jacob McClellan
J:\2025\25-1022 - JOHN CARROLL HIGH SCHOOL\CAD\25-1022 - AUTOTURN - AUTOTURN FIRE TRUCK

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

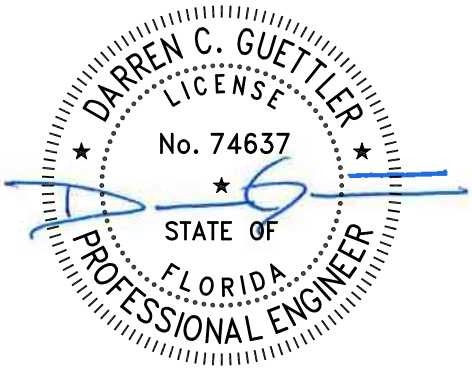
Re: John Carroll High School
3402 Delaware Ave, Fort Pierce, FL 34947
Traffic Statement

John Carroll High School, located within the City of Fort Pierce in Saint Lucie County, is a private Catholic school dedicated to providing academic excellence in a faith-based environment for students in grades 9–12. To support and enhance campus facilities, we are proposing a Major Site Plan Amendment. This amendment includes the demolition of existing school buildings and the removal of modular classrooms to be replaced by a new academic building designed to accommodate the same enrollment of students. Additionally, the project will feature an all-new parking lot to improve traffic flow, accessibility, and safety for students, staff, and visitors. This is a renovation of the existing campus not an expansion, these new buildings do not increase student enrollment but rather offer the same students more resources and a better learning environment compared to the outdated buildings and modular classrooms currently in use.

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 12th EDITION CATEGORY: Private High School (534)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	# OF STUDENTS	TRIPS
WEEKDAY DAILY TRIPS:	2.17 x per student	500	1,085
P.M. PEAK HOUR TRIPS:	0.66 x per student	500	330
A.M. PEAK HOUR TRIPS:	0.40 x per student	500	200



This item has been digitally signed and sealed by Darren C. Guettler on the date adjacent to the seal. Signature must be verified on any electronic copies.

Stormwater Management Report

for

John Carroll High School

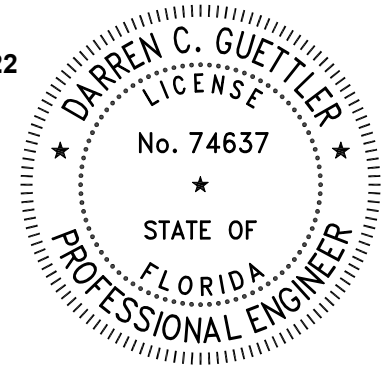
Fort Pierce, Florida

January, 2026

Prepared By:

Velcon Engineering & Surveying LLC
1449 NW Commerce Centre Drive, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477
http://velconfl.com

Certificate of Authorization No. 32222
Engineer's Project No. 23-1002



Darren C. Guettler, P.E.
Florida Lic. No 74637
Date: 01-29-2026

1. Purpose

The purpose of this report is to provide the City of Fort Pierce & SFWMD with calculations and documentation which demonstrate that the proposed surface water management system complies with state and local criteria.

2. Background

The 8.746 acre site is located on the north side of the Delaware Ave. and west of 33rd Ave. The site is currently occupied with multiple buidlings and modular classrooms. The purpose of the project is to provide a remodel for the existing John Carroll High School with new buildings and a new parking lot. The project is bordered to the north and west by an existing sports fields and some residential property. South of the proposed site is Delaware Ave. with more residential properties across the street. To the east is the Saint Anastasia Church and shcool which parterned with John Carroll. The existing site grading slopes towards the permitter and conveys stormwater out to the Delaware Ave. right-of-way.

3. Proposed System

The proposed project entails the construction of a paved parking area, along with a stormwater management system consisting of a dry retention area to serve the site.

The stormwater management system will provide water quality treatment and attenuation for the 10-year, 24-hour 10-year, 72-hour and 25-year, 72-hour storm events, with a controlled discharge to Delaware Ave. road side swale. Attenuation is also provided for the 100-year, 72-hour storm event with no discharge.

The existing conveyance ditch onsite at a TOE elevation of 14.5' NAVD stays dry year round, this equates to an apparent water table elevation of 14.5' NAVD. Following a conservative approach, we estimated the wet season water table elevation at 14.5' NAVD.

Drainage Calculations

Site Data

Area	SF	AC	%
Project Area	380,975	8.75	
Undeveloped Area Not Included	0	0.00	
Drainage Area	380,975	8.75	100.00
Impervious Areas:			
Prop. Bldg.	16,735	0.38	4.39
Ex. Bldg.	34,166	0.78	8.97
Prop. Pavement & Walks	134,016	3.08	35.18
Ex. Pavement to Remain	14,372	0.33	3.77
Total Impervious	199,289	4.58	52.31
Pervious Areas:			
Dry Retention Area	55,170	1.27	14.48
Other Pervious	126,516	2.90	33.21
Total Pervious	181,686	4.17	47.69

Soil Storage

Wet Season
Water Table Elevation = 14.5 NAVD
Avg. Grade Elevation = 18.5 NAVD
Depth to Wet Season W.T. = **4.0 FT**

Soil Storage - Reference SFWMD Permit Manual Vol IV						
Depth to	**Coastal (1)**		**Flatwoods (2)**		**Depression (3)**	
W.T. (ft)	**Storage (in)**	**CN**	**Storage (in)**	**CN**	**Storage (in)**	**CN**
1.0	0.6	94	0.6	94	0.6	94
1.5	1.6	87	1.6	87	1.4	88
2.0	2.5	80	2.5	80	2.1	83
2.5	4.6	70	4.0	72	3.3	76
3.0	6.6	60	5.4	65	4.4	69
3.5	8.8	54	7.2	59	5.6	65
4.0	10.9	48	**9.0**	53	6.8	60

Soil Storage = 9.0 inches

Soil Moisture Storage, S = (0.75)(% Pervious)(Soil Storage)

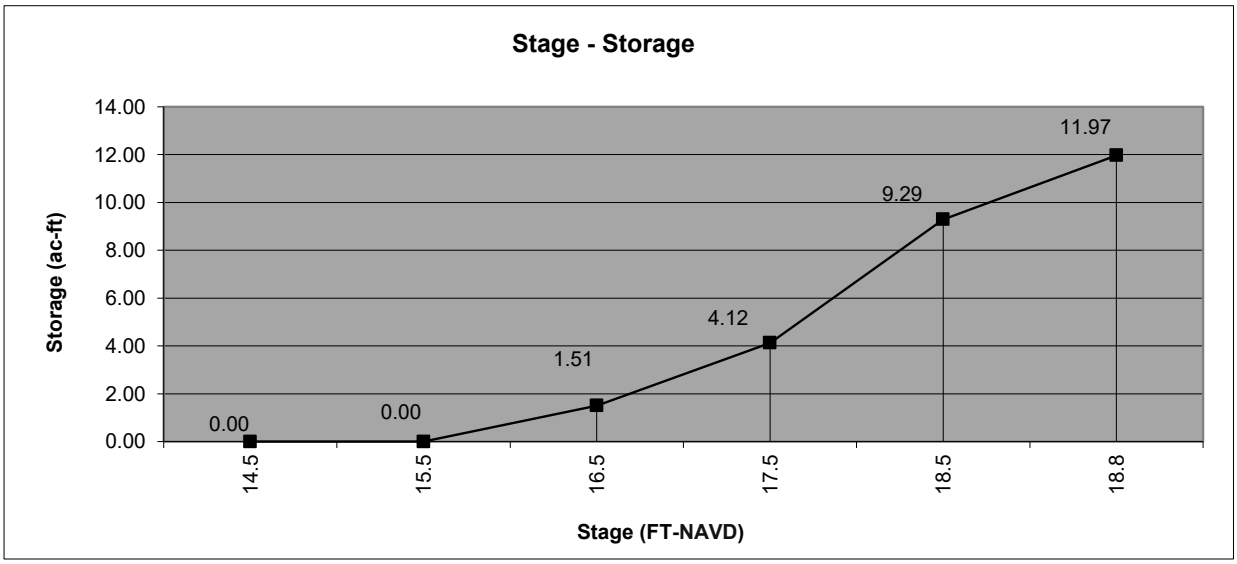
S = 2.24 inches

Stage - Storage

Elevation (FT - NAVD)	Dry Detention Area (SF)	Dry Detention Vol. (ac-ft)	Other Areas Pavement[1] (ac-ft)	Other Areas Pervious[2] (ac-ft)	Other Areas Exfiltration (ac-ft)	Total Volume (ac-ft)	Cumm. Volume (ac-ft)
14.5	0	0.00	0.00	0.00	0.00	0.00	0.00
15.5	43,754	0.00	0.00	0.00	0.00	0.00	0.00
16.5	49,361	1.07	0.00	0.44	0.00	1.51	1.51
17.5	55,170	1.20	0.10	1.32	0.00	2.62	4.12
18.5	55,170	1.27	1.70	2.20	0.00	5.17	9.29
18.8	55,170	0.38	1.02	1.27	0.00	2.67	11.97

[1]Pavement Area Varies Linearly from EL. 17.20 to EL. 18.80 NAVD
Impervious Areas = 3.41 ac

[2]Pervious Area Varies Linearly from EL. 15.50 to EL. 18.80 NAVD
Pervious Areas = 2.90 ac



Water Quality Calculations

1.0 Inch Over the Project Area

1.0 inch * 1ft / 12in * 8.75 (Drainage Area (AC)) = 0.73 (Treated Volume) ac-ft

OR

2.5 Inches Times the Percent Impervious

(Site Area) 8.75 (Project Area (AC)) - (0.00 (Lakes (AC)*) + 0.00 (Wetlands (AC)*) + 1.17 (Roofs)) = 7.58 (Site Area)

(Impervious Area) 7.58 (Site Area (AC)) - 4.17 (Pervious Area (AC)) = 3.41 (Impervious Area) ac

(% Impervious) Impervious Area / Site Area (AC) * 100 % = 45.0%

(2.5 in. * % Imp.) 2.50 inches * 45.0% (Percent Impervious) = 1.12 (Inches To Be Treated) inches

(Treated Volume) 1.12 (Treated Inches) * 1ft / 12 inches * 8.75 (Site Area (AC)) = 0.82 (Treated Volume) ac-ft

Required Wet Detention = 0.82 ac-ft

Required Dry Detention = 0.61 ac-ft

Required DRY Retention = 0.41 ac-ft

Required DRY Retention Per BMPTrains Nutrient Loading = 1.02 ac-ft ⇦

PLEASE SEE ATTACHED BMPTRAINS REPORT

Water Quality is Achieved at:	**Elev. 16.18 NAVD**

(dry retention area)

(See Stage-Storage Section)

Water Quality is Provided at:	**Elev. 16.50 NAVD**

1.51 ac-ft

Post-Development Discharge

(See Output From ICPR Software)

Event	Rainfall (inches)	Max Stage (FT-NAVD)		Q_{max} (CFS) Pre Vs. Post	
		ICPR Model	Plan Grade		
10yr-1 day (Parking)	6.00	16.99	< 17.20 min. pavt.	24.84	> 1.55
10yr-3 day (NSLRWCD)	8.50	17.35	< 17.5 min. berm	28.66	> 3.72
25yr-3 day (Berm)	9.50	17.45	< 17.5 min. berm	32.24	> 4.34
100yr-3 day (FFE)	12.23	18.24	< 18.80 FFE min. FFE	Zero Discharge	

Conclusion

As demonstrated in this drainage report, all the proposed improvements meet the development criteria for the City of Fort Pierce and SFWMD stormwater management and flood protection. All required water quality pretreatment will be provided in the proposed dry detention system, all minimum elevations are met for the proposed site improvements, and the discharge rate meets the minimum requirements for discharge rates established by SFWMD.

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
BUILDINGS	B/D	1.04	11.9%	98	102
PAVEMENT	B/D	2.02	23.1%	98	198
PERVIOUS	B/D	5.69	65.1%	79	450
	TOTAL	8.75	100.0%		86

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	3.05 AC-ft	
TOTAL IMPERVIOUS AREA	3.05 AC-ft	
BUILDINGS =	1.04 AC-ft	
PAVEMENT =	2.02 AC-ft	
TOTAL PERVIOUS AREA	5.69 AC-ft	
GREEN SPACE =	5.69 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	3.05 AC-ft	34.91% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	3.05 AC-ft	

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
DRY RETENTION	B/D	1.27	14.5%	69	87
BUILDINGS	B/D	1.17	13.4%	98	115
PAVEMENT	B/D	3.41	38.9%	98	334
PERVIOUS	B/D	2.90	33.2%	69	200
	TOTAL	8.75	100.0%		84

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	4.58 AC-ft	
TOTAL IMPERVIOUS AREA	4.58 AC-ft	
BUILDINGS =	1.17 AC-ft	
PAVEMENT =	3.41 AC-ft	
TOTAL PERVIOUS AREA	2.90 AC-ft	
GREEN SPACE =	2.90 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	4.58 AC-ft	52.31% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	4.58 AC-ft	

Appendix A - BMPTrains Nutrient Loading

Complete Report Ver 5.3.2

Project: John Carroll High School
Date: 11/12/2025 4:41:05 PM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name	Onsite
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	56.00

Pre-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.35
Non DCIA Curve Number	79.00
DCIA Percent (0-100)	34.90
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	14.304
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	19.929
Phosphorus Loading (kg/yr)	3.316

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.45
Non DCIA Curve Number	69.00
DCIA Percent (0-100)	52.31
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130

Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	18.341
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	25.554
Phosphorus Loading (kg/yr)	4.251

Catchment Number: 1 Name: Onsite

Project: John Carroll High School
Date: 11/12/2025

Retention Design

Retention Depth (in)	1.400
Retention Volume (ac-ft)	1.021

Watershed Characteristics

Catchment Area (acres)	8.75
Contributing Area (acres)	8.750
Non-DCIA Curve Number	69.00
DCIA Percent	52.31
Rainfall Zone	Florida Zone 2
Rainfall (in)	56.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	60
Provided TN Treatment Efficiency (%)	90
Required TP Treatment Efficiency (%)	90
Provided TP Treatment Efficiency (%)	90

Media Mix Information

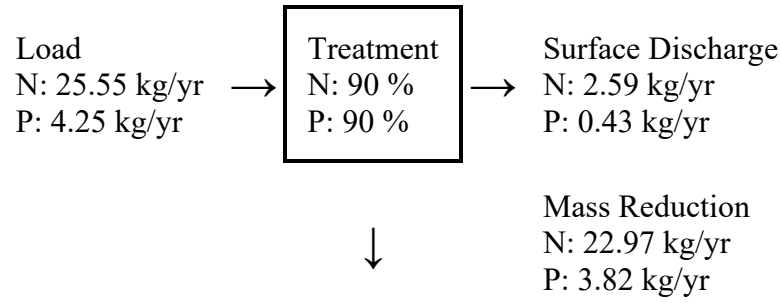
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

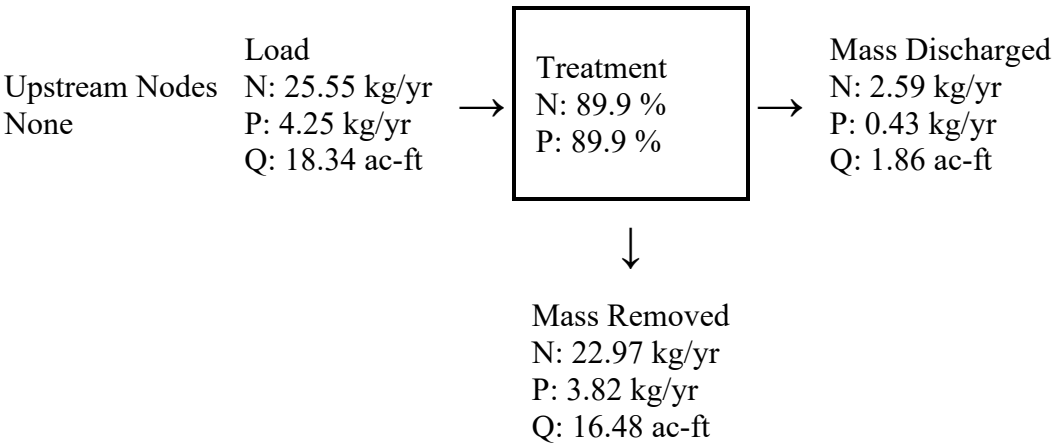
Treatment Rate (MG/yr)	0.000

TN Mass Load (kg/yr)	22.968
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	3.821
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Date:11/12/2025

Project: John Carroll High School

Routing Summary
Catchment 1 Routed to Outlet

Analysis Type: Specified
Removal Efficiency
BMP Types:
Catchment 1 - (Onsite)
Retention
Based on % removal values to
the nearest percent
Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	19.93 kg/yr	
Total N post load	25.55 kg/yr	
Target N load reduction	60 %	
Target N discharge load	10.22 kg/yr	
Percent N load reduction	90 %	
Provided N discharge load	2.59 kg/yr	5.7 lb/yr
Provided N load removed	22.97 kg/yr	50.64 lb/yr

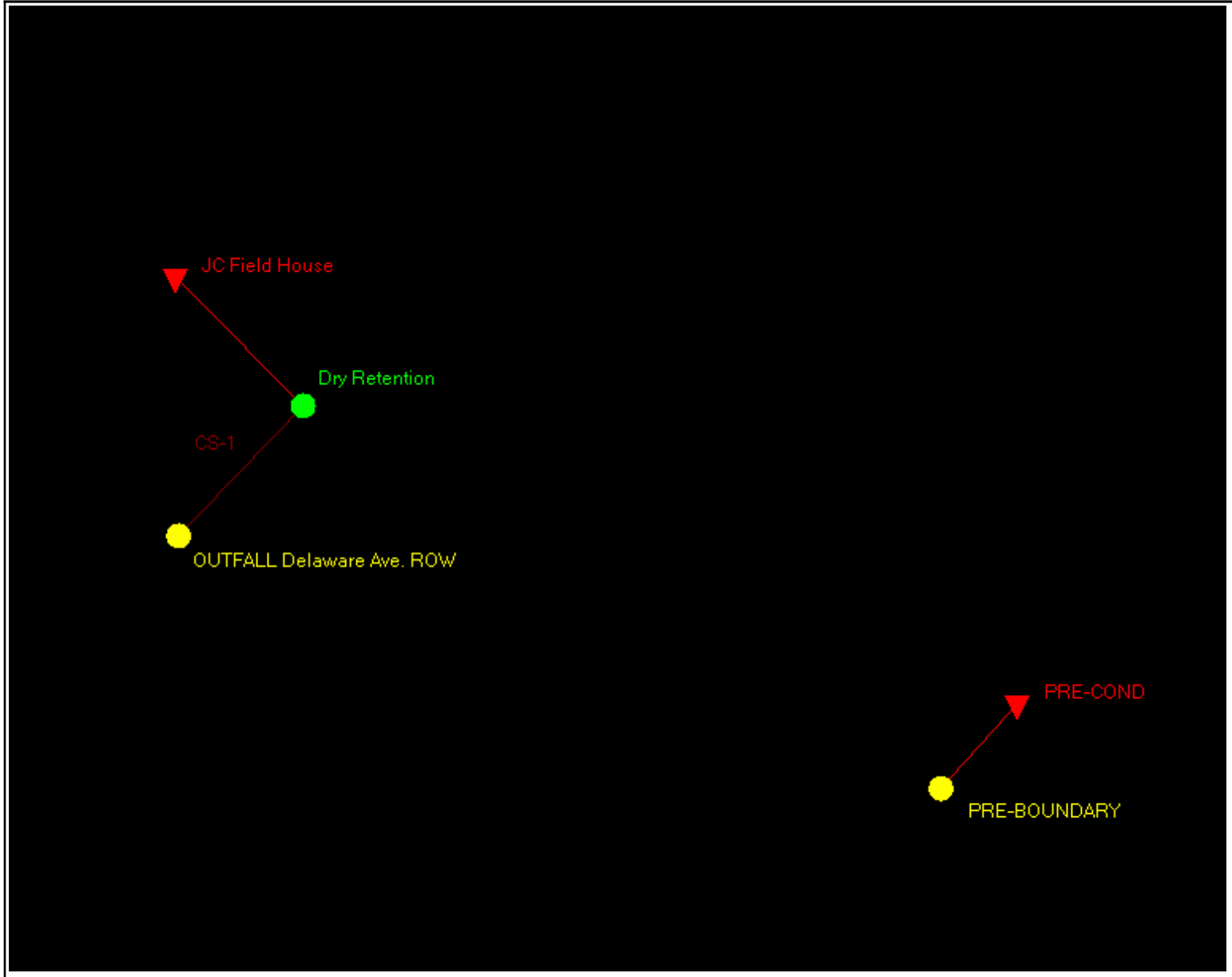
Phosphorus

Surface Water Discharge

Total P pre load	3.316 kg/yr	
Total P post load	4.251 kg/yr	
Target P load reduction	90 %	
Target P discharge load	.425 kg/yr	
Percent P load reduction	90 %	
Provided P discharge load	.43 kg/yr	.95 lb/yr
Provided P load removed	3.821 kg/yr	8.426 lb/yr

Appendix B - ICPR Flood Routing Model

Background Image: Capture



Simple Basin: JC High School

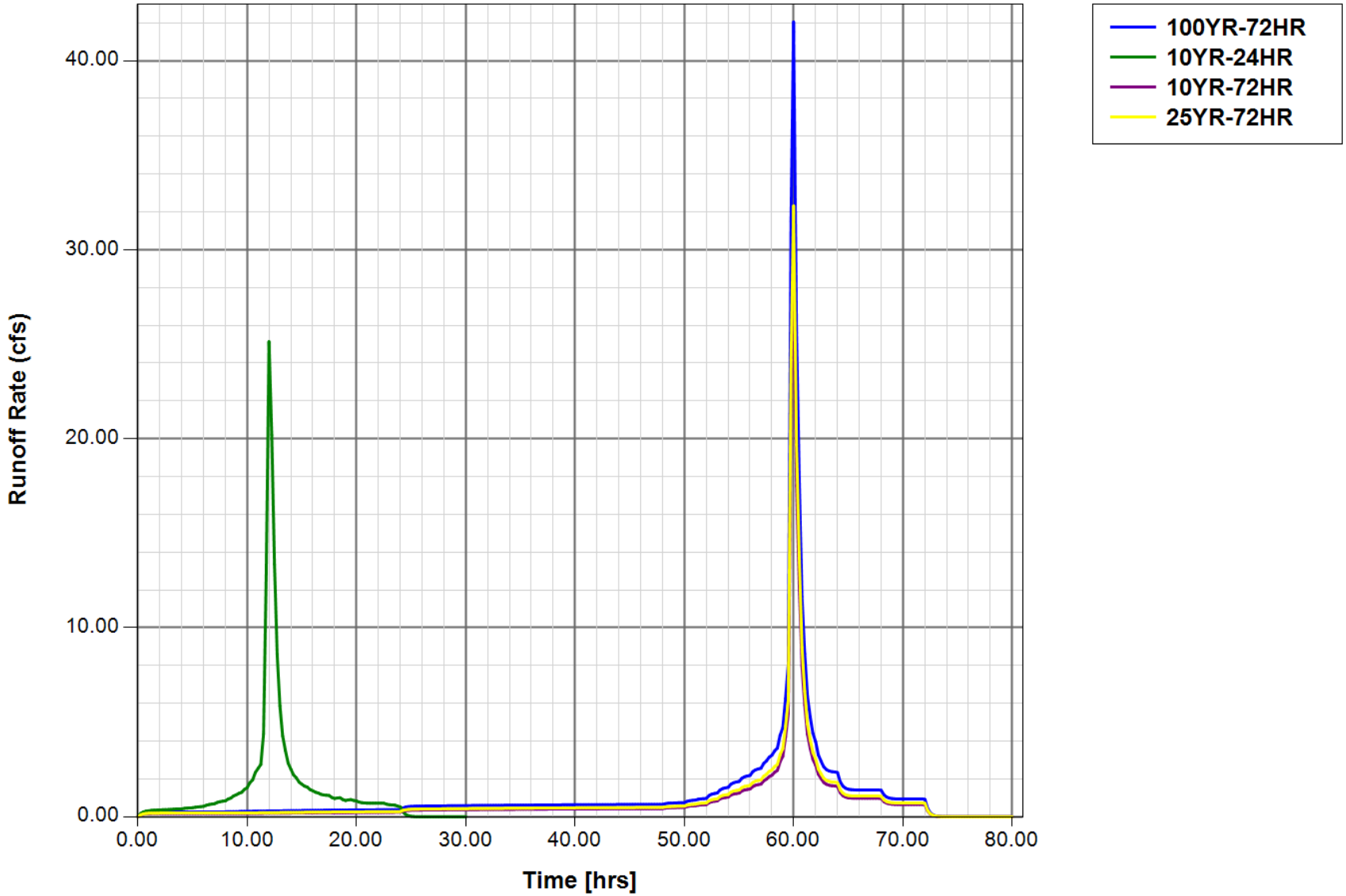
Scenario:	w/ Discharge
Node:	Dry Retention
Hydrograph Method:	Santa Barbara Urban Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Area:	8.7500 ac
Curve Number:	84.0
% Impervious:	52.31
% DCIA:	52.31
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin Runoff Summary [w/ Discharge]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
JC High School	100YR-72HR	42.05	60.0000	12.23	11.27	8.7500	92.2	52.31	52.31
JC High School	10YR-24HR	25.14	12.0167	6.00	5.14	8.7500	92.6	52.31	52.31
JC High School	10YR-72HR	28.74	60.0000	8.50	7.58	8.7500	92.4	52.31	52.31
JC High School	25YR-72HR	32.32	60.0000	9.50	8.57	8.7500	92.3	52.31	52.31

Simple Basin Runoff Rate: JC High School [w/ Discharge]



Simple Basin: PRE-COND

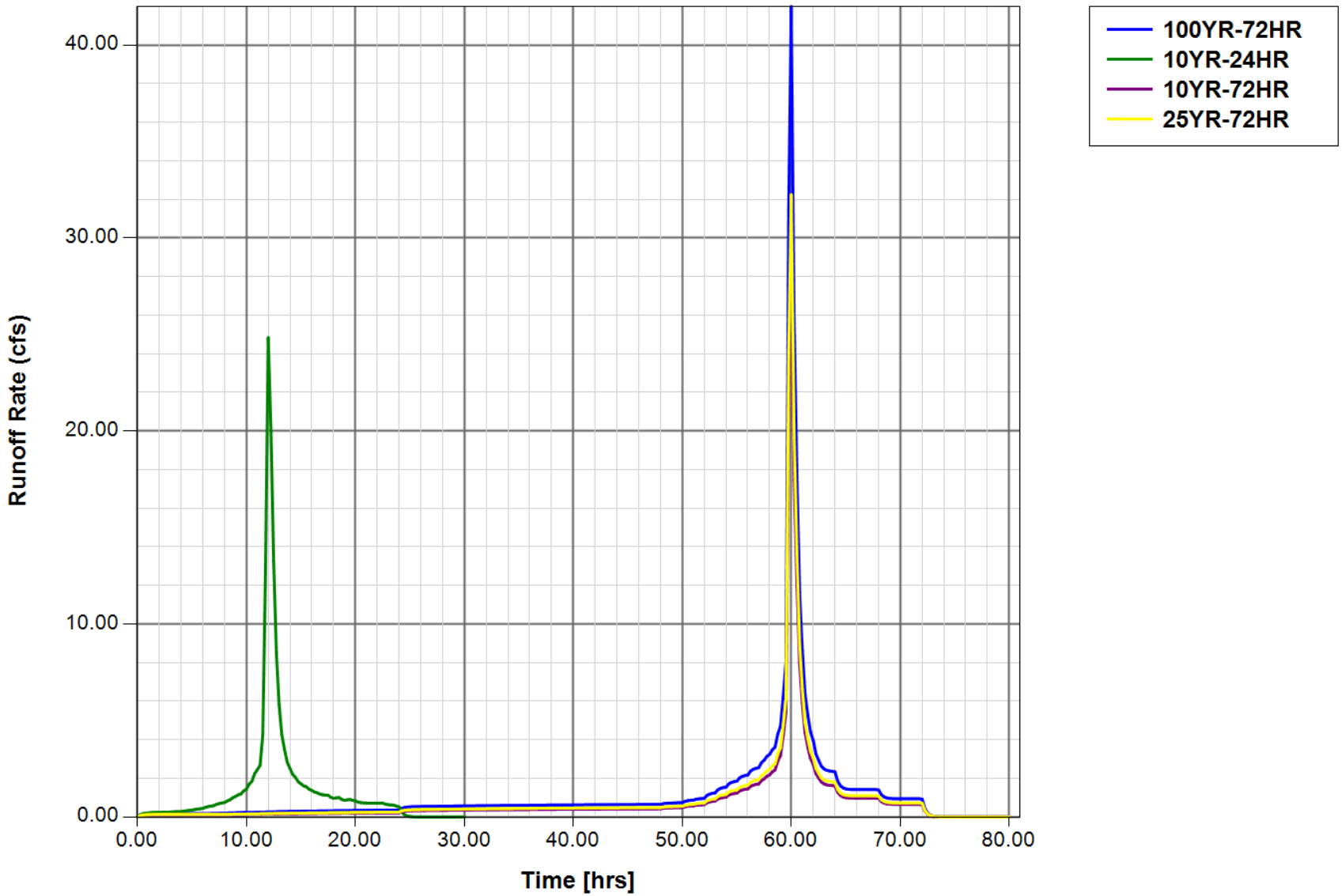
Scenario:	w/ Discharge
Node:	PRE-BOUNDARY
Hydrograph Method:	Santa Barbara Urban Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Area:	8.7460 ac
Curve Number:	86.0
% Impervious:	34.90
% DCIA:	34.90
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin Runoff Summary [w/ Discharge]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
PRE-COND	100YR-72HR	41.99	60.0000	12.23	11.09	8.7460	90.7	34.90	34.90
PRE-COND	10YR-24HR	24.84	12.0167	6.00	4.96	8.7460	91.1	34.90	34.90
PRE-COND	10YR-72HR	28.66	60.0000	8.50	7.40	8.7460	90.9	34.90	34.90
PRE-COND	25YR-72HR	32.24	60.0000	9.50	8.39	8.7460	90.8	34.90	34.90

Simple Basin Runoff Rate: PRE-COND [w/ Discharge]



Node: OUTFALL Delaware Ave. ROW

Scenario: w/ Discharge
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 13.80 ft
Warning Stage: 17.90 ft
Boundary Stage:

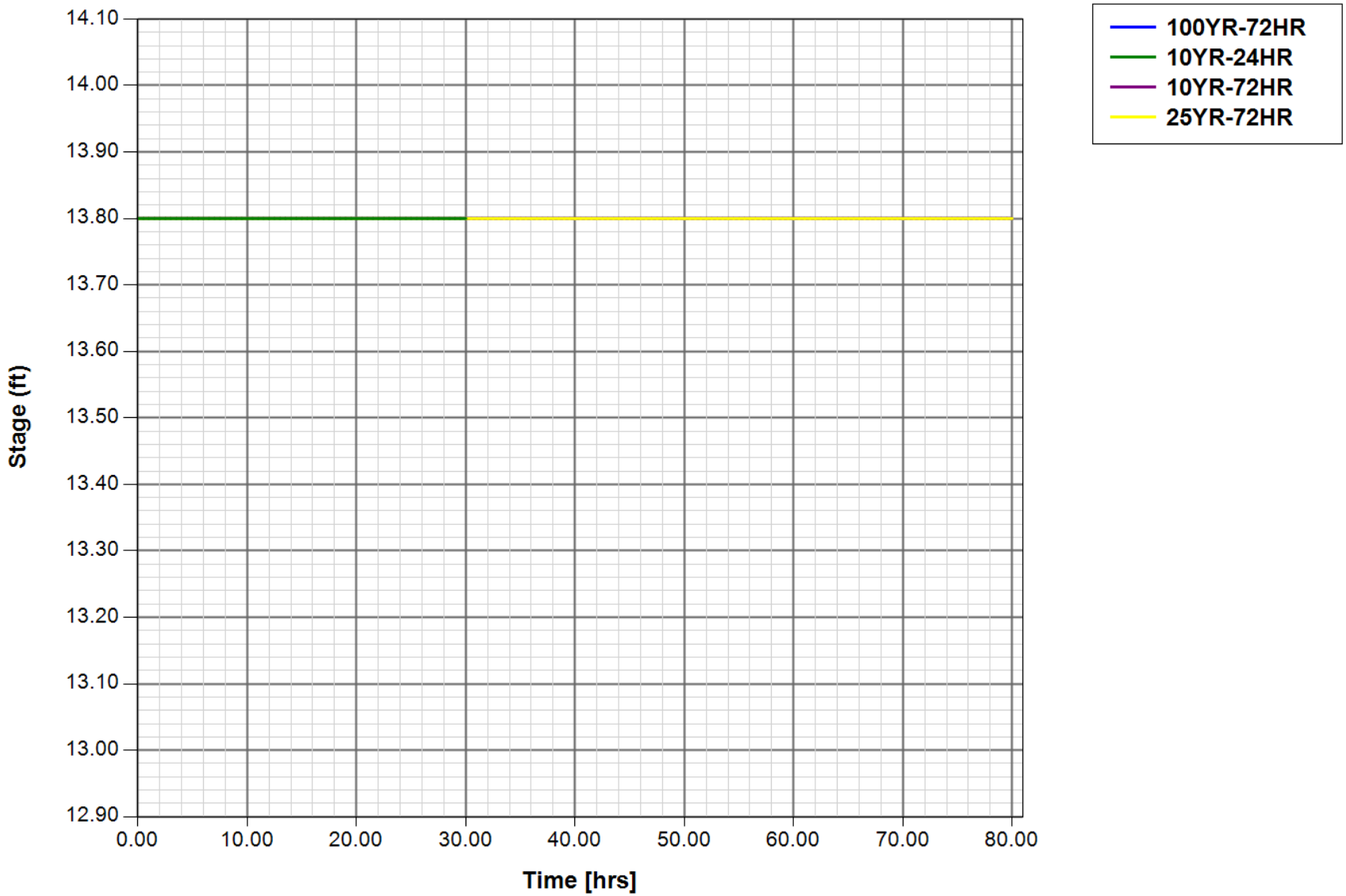
Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	13.80
0	0	0	72.0000	13.80

Comment:

Node Max Conditions [w/ Discharge]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
OUTFALL Delaware Ave. ROW	100YR-72HR	17.90	13.80	0.0000	0.00	0.00	0
OUTFALL Delaware Ave. ROW	10YR-24HR	17.90	13.80	0.0000	1.55	0.00	0
OUTFALL Delaware Ave. ROW	10YR-72HR	17.90	13.80	0.0000	3.72	0.00	0
OUTFALL Delaware Ave. ROW	25YR-72HR	17.90	13.80	0.0000	4.34	0.00	0

Stage [Node: OUTFALL Delaware Ave. ROW]



Node Max Conditions [w/ Discharge]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Dry Retention	100YR-72HR	18.80	18.24	0.0010	42.04	0.00	271059
OUTFALL Delaware Ave. ROW	100YR-72HR	17.90	13.80	0.0000	0.00	0.00	0
PRE-BOUNDARY	100YR-72HR	17.90	13.80	0.0032	41.98	0.00	0
Dry Retention	10YR-24HR	18.80	16.99	0.0010	25.13	1.55	128779
OUTFALL Delaware Ave. ROW	10YR-24HR	17.90	13.80	0.0000	1.55	0.00	0
PRE-BOUNDARY	10YR-24HR	17.90	5.75	0.0032	24.84	0.00	0
Dry Retention	10YR-72HR	18.80	17.35	0.0010	28.73	3.72	157102
OUTFALL Delaware Ave. ROW	10YR-72HR	17.90	13.80	0.0000	3.72	0.00	0
PRE-BOUNDARY	10YR-72HR	17.90	13.80	0.0032	28.65	0.00	0
Dry Retention	25YR-72HR	18.80	17.45	0.0010	32.31	4.34	165508
OUTFALL Delaware Ave. ROW	25YR-72HR	17.90	13.80	0.0000	4.34	0.00	0
PRE-BOUNDARY	25YR-72HR	17.90	13.80	0.0032	32.23	0.00	0

Drop Structure Link: CS-1		Upstream Pipe		Downstream Pipe	
Scenario:	w/ Discharge	Invert:	15.70 ft	Invert:	15.70 ft
From Node:	Dry Retention	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	OUTFALL Delaware Ave. ROW	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	None	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	10	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0130	Manning's N:	0.0130
Length:	16.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	1.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0130	Manning's N:	0.0130
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	16.50 ft	Ref Node:	
Control Elevation:	13.00 ft	Discharge Coefficients	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	1.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	2	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical		

Geometry Type:	Rectangular
Invert:	17.00 ft
Control Elevation:	13.00 ft
Max Depth:	999.00 ft
Max Width:	2.50 ft
Fillet:	0.00 ft

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

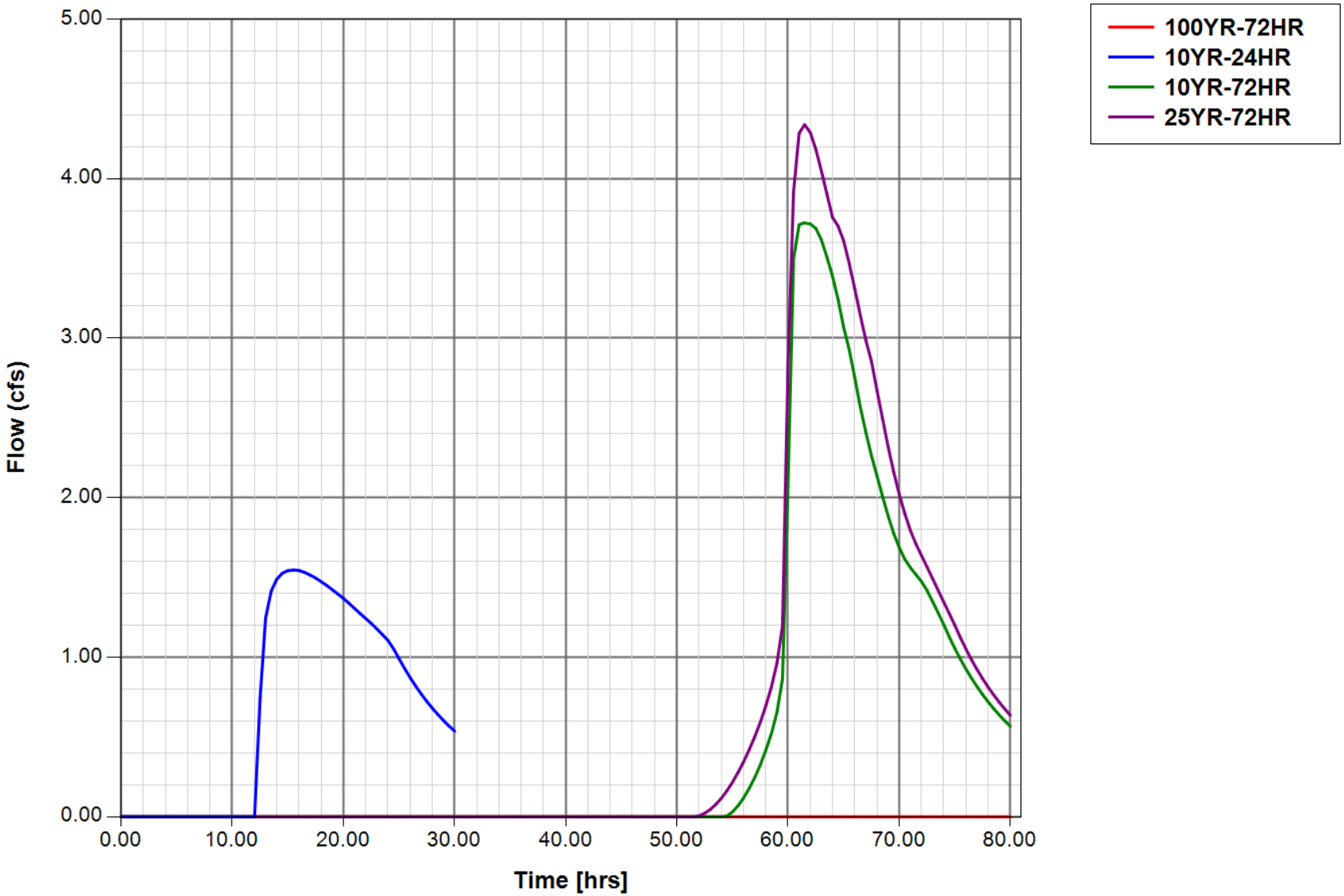
Weir Comment:

Drop Structure Comment:

Link Min/Max Conditions [w/ Discharge]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
CS-1 - Pipe	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 2	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 3	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-24HR	1.55	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-24HR	1.55	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-72HR	3.72	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-72HR	2.14	0.00	0.01	1.33	1.33	1.33
CS-1 - Pipe	25YR-72HR	4.34	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	25YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	25YR-72HR	2.72	0.00	0.01	1.33	1.33	1.33

Link Flow: CS-1 [w/ Discharge]



Appendix C - FEMA Flood Map

National Flood Hazard Layer FIRMette

FEMA

80°22'9"W 27°26'56"N

80°21'32"W 27°26'24"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2024 at 3:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix D - USDA Soil Survey

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for St. Lucie County, Florida

January 28, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
St. Lucie County, Florida.....13
2—Ankona and Farmton sands.....13
16—Hilolo loamy sand, 0 to 2 percent slopes.....15
38—Riviera fine sand, 0 to 2 percent slopes.....18
References.....21

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,630 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 19, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	2.3	20.5%
16	Hilolo loamy sand, 0 to 2 percent slopes	2.9	26.7%
38	Riviera fine sand, 0 to 2 percent slopes	5.8	52.9%
Totals for Area of Interest		**11.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

2—Ankona and Farmton sands

Map Unit Setting

National map unit symbol: 1jptv
Landscape: Coastal plains
Elevation: 0 to 200 feet
Mean annual precipitation: 49 to 58 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Ankona and similar soils: 50 percent
Farmton and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ankona

Setting

Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 11 inches: sand
E - 11 to 38 inches: sand
Bh - 38 to 48 inches: loamy sand
Btg - 48 to 57 inches: sandy loam
Cg - 57 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 31 to 50 inches to ortstein
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 1.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks

Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Description of Farmton

Setting

Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 7 inches: sand
E - 7 to 34 inches: sand
Bh - 34 to 50 inches: sand
Btg - 50 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: B/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Minor Components

Electra

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Rises on marine terraces, Knolls on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear

Ecological site: F155XY150FL - Sandy Flatwoods and Hammocks on Rises and Knolls of Mesic Uplands
Other vegetative classification: Sandy soils on rises and knolls of mesic uplands (G156BC131FL)
Hydric soil rating: No

Waveland

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

Lawnwood

Percent of map unit: 3 percent
Landscape: Coastal plains
Landform: Marine terraces on flatwoods
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)
Hydric soil rating: No

16—Hilolo loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlft
Landscape: Coastal plains
Elevation: 0 to 100 feet
Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Hilolo and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hilolo

Setting

Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
Btkg1 - 6 to 12 inches: fine sandy loam
Btkg2 - 12 to 28 inches: sandy clay loam
Btkg3 - 28 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F155XY140FL - Loamy and Clayey Flats and Hammocks
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Pineda

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Riviera

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Winder

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flats on marine terraces, Drainageways on marine terraces, Depressions on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, convex, concave
Across-slope shape: Linear, concave
Ecological site: F155XY140FL - Loamy and Clayey Flats and Hammocks
Other vegetative classification: Wetland Hardwood Hammock (R156BY012FL), Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Pople

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Brynwood

Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

38—Riviera fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw2
Landscape: Coastal plains
Elevation: 0 to 80 feet
Mean annual precipitation: 44 to 59 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Riviera and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landscape: Coastal plains
Landform: Drainageways on marine terraces, Flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand
E - 6 to 28 inches: fine sand
Bt/E - 28 to 32 inches: fine sandy loam
Btg - 32 to 42 inches: sandy clay loam
C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Minor Components

Wabasso
Percent of map unit: 8 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

Pinellas
Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY130FL - Sandy over Loamy Flatwoods and Hammocks
Other vegetative classification: Cabbage Palm Flatwoods (R155XY005FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: No

Brynwood
Percent of map unit: 4 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: Yes

Floridana
Percent of map unit: 2 percent
Landscape: Coastal plains
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps

Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Oldsmar

Percent of map unit: 2 percent
Landscape: Coastal plains
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: South Florida Flatwoods (R155XY003FL), Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Hydric soil rating: No

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Location Map

SITE
Moore Creek
Orange Ave
Avenue B
Rostrin Ave
Dreamland Park
Ellis Park
Easter Ave
Chesterfield Rd
Harbor Rd
Seminole Rd
Lakewood Regional Park
John B Park Sport Complex
Virginia Ave
Wyoming Ave
Indian River State College
Okeechobee Rd
Cortez Blvd
Manatee Park
Garden
Lucerne Rd
Graham Rd
Peters Rd
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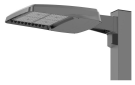
Luminaire Schedule (Issue: November 14th, 2025) Project No. **JCHS - Fort Pierce, FL**

Contact McCay Green with Commercial Lighting Industries, 772-485-0561-, McCay@Commercial-Lighting.net for pricing

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
DECORATIVE FIXTURE TYPES								
S4F		LED Site Head Luminaire Type IV Wide Distribution	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish.
S4FA		LED Adjustable Site Head Luminaire Type IV Forward Wide	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT / SHD-1-HSS-90-B-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish with House Side Shield.
		SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.						
CNTRL	Controls Package - TBD							

Notes, Exceptions, Clarifications

PURCHASING: All Lighting is supplied by ___. Consult with the above listed Mfgs for pricing at pre-established customer pricing. The complete package is approved and available at established discounted pricing from Commercial Lighting Industries, 81161 Indio Blvd, Indio, CA 92201, 800-755-0155 / 760-831-9815. Contact Farren Halcovich , Farren@Commercial-Lighting.net, for purchase order placement, and coordinating delivery of the package.

LTG SPEC VERIFICATION: Purchaser assumes responsibility for, and must verify with CLI the following prior to purchasing: Voltage, specific mounting details (including recessed downlight hanger bars if non-standard from the Mfg) , NYC or Chicago codes, IC Rating, wind/gust pole factors, integral luminaire wiring gauge, custom reflector reflectances, Kelvin temperature, distribution, emergency use and dimming method. The above catalog #s may not be completely solidified at time of drawing issuance for construction.

PHOTOMETRIC COMPLIANCE: A complete Photometric drawing for this project as currently drawn and specified, has been submitted to approving authorities a applicable. Any substitutions or changes nullify the report and compliance and are strictly forbid without writtent approval from the owner, architect or lighting designer - **NO SUBSTITUTIONS ARE ALLOWED**.

ENERGY COMPLIANCE: The purchasing party is responsible for solidifying the lighting package in compliance with the State Energy Code, both with respect to Lighting Power Density (LPD) and the use of mandated controls (dimmers, photocells, occupancy sensors, etc.). Consult with Istvan Derzsi, Sr. Lighting Designer of Commercial Lighting Industries 323-905-2220 to ensure compliance prior to ordering.

CONTROLS: The control system being implemented has been designed per meetings with the owner and architect, determining the complete requirements of the control system, and engineered to the exact specifications of the luminaires in this schedule, and in compliance with the State Energy Code. Any changes to the above would affect the Controls engineering and thus would require re-submission to all parties: Owner, Architect, Lighting Designer, Controls Manufacturer and the State Energy Compliance Department.

DIMMING: The method of dimming each fixture type (generally either Non-Dim, ELV/MLV, 0-10v or DALI/Ecosystem) may not have been known at the time the of preliminary specifications submission. Some luminaires may be available with different dimming than is indicated - see the catalog cuts. When requesting a quotation, and ordering, the purchaser must verify the dimming method desired (to match the wiring and type of dimming that will get installed) of each type and request the quotation accordingly. Once product is on site, the dimming installed will have to be compatible with the luminaires. Note: the default dimming specifications are: For CA, US - all 0-10V wherever possible if using central Control System - same. Otherwise, any luminaire that is not 0-10V or combo ELV/120V, is specified as ELV because it cannot be assumed that LV wiring will be run.

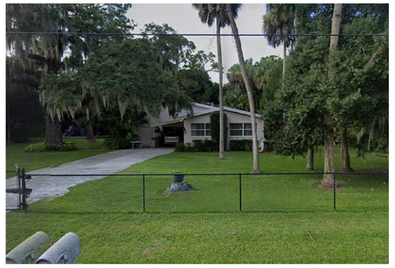
WIRING: 120V Leading Edge dimmers (old technology for mostly incandescent fixtures) aka Triac/120V dimming, and 120V Trailing Edge dimmers aka ELV dimming (utilizing standard 3 wire White/Black/Green) are not interchangeable with 0-10V dimming which has two additional low voltage wires (Grey/Violet) for analog control signal, using one volt increments from 0 to 10, thus dimming the LED fixtures down to 10% or even 1%. Each fixture much be ordered with the appropriate 120V or the 0-10V driver depending on which will dim it, they are NOT interchangeable. Do Not assume a fixture with 0-10V is "standard" and will thus dim correctly if only 120V dimming is available.

VOLTAGE: Voltage to be verified. See Volt column: DV means Dual-Volt - fixtures come compatible for either 120 or 277V. MV means Multi-Volt - fixtures come compatible for either 120/208/240/277/347 volts. TBD means the fixture comes in 120 or 277 but not both and thus the voltage for these fixtures must be verified prior to ordering.

TURNING WEST ON DELAWARE AVE WITH SUBJECT PROPERTY ON NORTH SIDE

TRAVELING EAST ON DELAWARE AVE

3730 DELAWARE AVE



3750 DELAWARE AVE

3820 DELAWARE AVE

3915 DELAWARE AVE

3912 DELAWARE AVE

4000 DELAWARE AVE

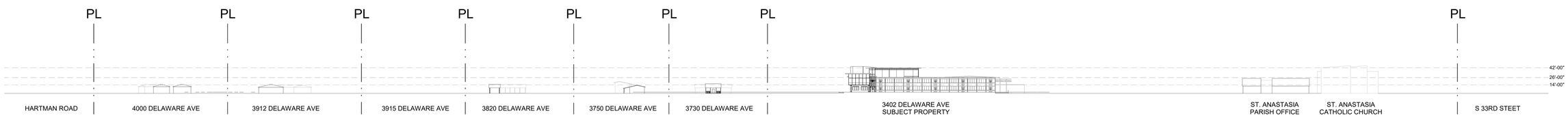
ST. ANASTASIA
PARISH OFFICE

ST. ANASTASIA
CATHOLIC CHURCH

AERIAL - NEIGHBORHOOD STREETSCAPE

2 A-1

SCALE: 1" = 300'-0"



SOUTH ELEVATION P&Z - STREETSCAPE

1 A-1

SCALE: 1" = 80'-0"

REG ARCHITECTS
since 1988

Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

JOHN CARROLL HIGH SCHOOL NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

© REG 2025

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

NEIGHBORHOOD ANALYSIS

PROGRESS SET - P&Z

A-1

TURNING WEST ON DELAWARE AVE WITH SUBJECT PROPERTY ON NORTH SIDE

TRAVELING EAST ON DELAWARE AVE

3730 DELAWARE AVE

3750 DELAWARE AVE

3820 DELAWARE AVE

3915 DELAWARE AVE

3912 DELAWARE AVE

4000 DELAWARE AVE

ST. ANASTASIA
PARISH OFFICE

ST. ANASTASIA
CATHOLIC CHURCH

2 A-1 AERIAL - NEIGHBORHOOD STREETSCAPE

SCALE: 1" = 300'-0"

1 A-1 SOUTH ELEVATION P&Z - STREETSCAPE

SCALE: 1" = 80'-0"

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NEIGHBORHOOD ANALYSIS

PROGRESS SET - P&Z

A-1

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Ave, Suite 104
Stuart Fl 34994
772-341-9322

JOHN CARROLL HIGH SCHOOL REDEVELOPMENT PROJECT NARRATIVE & JUSTIFICATION STATEMENT

Design Review Site Plan, Major Site Plan Amendment – Commercial & Conditional Use
City of Fort Pierce, Florida

1. Summary

This narrative supports three concurrent applications submitted to the City of Fort Pierce for the redevelopment of a portion of the existing John Carroll High School campus: Design Review Site Plan, Major Site Plan Amendment – Commercial, and Conditional Use Permit. The project proposes a new three-story, 45,159 GSF academic and administrative building replacing outdated classrooms and portables. The redevelopment modernizes facilities, enhances safety, and improves campus functionality.

2. Project Background & Existing Conditions

Property Address: 3402 Delaware Avenue, Fort Pierce, FL

Total Site Area: 8.75 acres

Zoning: R-4 Medium Density Residential

Use: Private high school (50+ years)

3. Pre-Application Meeting Summary (August 13, 2025)

Topics included zoning confirmation, required applications, concurrency evaluation, utility coordination with FPUA, compatibility expectations, buffering requirements, and hearing procedures. Staff expressed support for redevelopment.

4. Proposed Redevelopment Program

A new three-story building totaling 45,159 GSF:

• 1st Floor – 16,089 SF: classrooms, chapel, learning commons, breakout rooms

• 2nd Floor – 18,100 SF: classrooms, mechanical, administrative support

• 3rd Floor – 10,970 SF: science labs, offices, conference rooms, resource rooms

• Terrace – 954 SF

Building footprint: 16,735 SF.

5. Site Plan & Civil Engineering Summary

Includes reconfigured parking, improved circulation, ADA walkways, new dry retention stormwater system and drainage improvements, updated potable water, wastewater, and fire protection infrastructure (FPUA).

6. Traffic & Transportation Analysis

Based on ITE 12th Ed. LUC 534 Private High School:

• Daily Trips: 1,085

• AM Peak: 200

• PM Peak: 330

Redevelopment does not increase student enrollment; traffic impacts remain consistent.

7. Concurrency Analysis Summary

Water, wastewater, solid waste, stormwater, and transportation capacities remain adequate. Stormwater system meets LOS and SFWMD criteria.

8. Zoning Compliance & Conditional Use Justification

Educational institutions are allowed via Conditional Use in R-4. The project is compatible with surrounding development, maintains operational continuity, and enhances neighborhood character.

9. Environmental, Stormwater & Flood Compliance

Stormwater system provides water quality treatment, attenuation for major storm events, and a 90% reduction in nitrogen and phosphorus. No wetlands or protected species impacts.

10. Landscaping, Open Space & Buffers

Open spaces, pedestrian pathways, shaded areas, and residential buffers are maintained and enhanced.

11. Public Benefits & Community Impact

Includes modern educational facilities, improved safety, upgraded ADA compliance, enhanced infrastructure, positive neighborhood compatibility, and long-term community value.

12. Demolition & Construction Phasing

Removes outdated buildings and portables. School remains operational with sequenced construction and maintained life-safety access.

13. Conclusion

The redevelopment complies with City of Fort Pierce requirements, meets concurrency and compatibility standards, modernizes essential educational facilities, and provides substantial public benefits. Approval of all three applications is respectfully requested.

McCarty & Associates

Land Planning and Design LLC
www.McCartyLandPlanning.com
772/341-9322

Agent Authorization

To Whom It May Concern:

This letter authorizes McCarty & Associates Land Planning and Design LLC, to act as agent and represent our interests for the purpose of obtaining permits and approvals from state and local government agencies for the project known as: **John Carroll High School, which is identified by Parcel ID#s: 2408-313-0001-000-6 & 2408-313-0002-000-3**

John Carroll High School

By: Charles E. Notabartolo

Its: **Director**

Printed Name: **Very Rev. Charles E. Notabartolo, V.G.** Date: 11/13/2025

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I HEREBY CERTIFY that for foregoing instrument was acknowledged before me this **13th** day of **November**, 2025, by **Very Rev. Charles E. Notabartolo, V.G.** of **John Carroll High School** on behalf of the company who ( ) has produced _____ as identification or (✓) is personally known to me.

{NOTARY SEAL}
DESTINY R. GIBBONS
Commission # HH 617777
Expires March 31, 2029

Notary Public
D R Gibbons
Name Printed: Destiny R. Gibbons
My commission expires: March 31, 2029

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR

DIOCESE OF PALM BEACH

NOTES:

1. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS OF RECORD.

2. A TITLE SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN MADE BY THIS OFFICE.

3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENTS). THE BEARING BASE FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA. SAID LINE BEARS S 00°13'56" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

4. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011). ALL HORIZONTAL ACCURACY IS 0.05 FOOT PLUS OR MINUS.

5. ELEVATIONS ARE IN FEET AND RELATED TO SAINT LUCIE COUNTY VERTICAL CONTROL BENCHMARK "MOBIL", HAVING A PUBLISHED ELEVATION OF 17.51 FEET NAVD88 (NORTH AMERICAN VERTICAL DATUM,). ALL OTHER ELEVATIONS ARE RELATIVE THERETO.

6. ELEVATIONS WERE ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME KINEMATICS (RTK) USING FLORIDA DEPARTMENT OF TRANSPORTATION - FLORIDA PERMANENT REFERENCE NETWORK (FDOT - FPRN) WITH REDUNDANCY OF MEASUREMENTS PERFORMED. ALL VERTICAL ACCURACY IS 0.10 FOOT PLUS OR MINUS.

7. LEGAL DESCRIPTION WRITTEN BY SURVEYOR.

8. PROPERTY LIES IN F.I.R.M. ZONE "X", AS PER MAP NUMBER 12111C0178J, DATED 02/16/2012. FLOOD ZONES ARE APPROXIMATE AS SCALED FROM FLOOD INSURANCE RATE MAPS.

9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. UTILITIES SHOWN HEREON ARE VISIBLE ABOVE GROUND FEATURES. ADDITIONAL SUBSURFACE UTILITIES AND OR FEATURES MAY EXIST.

11. THERE ARE NO ABOVE GROUND ENCROACHMENTS UNLESS OTHERWISE SHOWN.

12. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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

14. BOUNDARY DIMENSIONS SHOWN HEREON ARE CALCULATED AND FIELD MEASURED UNLESS OTHERWISE NOTED.

15. THE EXPECTED USE OF THE SURVEY AND MAP IS COMMERCIAL.

16. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN ACCORDANCE WITH US SURVEY FEET.

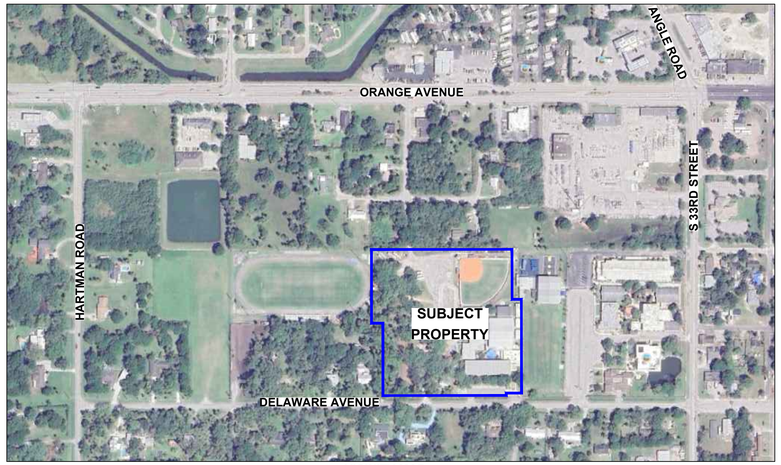
17. ALL DIRECTIONAL MEASUREMENTS SHOWN ARE IN THE FORMAT OF DEGREES, MINUTES AND SECONDS.

18. THIS SURVEY DELINEATES THE LOCATION OF THE LEGAL DESCRIPTION ON THE GROUND BUT DOES NOT DETERMINE OWNERSHIP OF PROPERTY RIGHTS. LEGAL DESCRIPTION NOT TO BE USED FOR CONVEYANCE.

19. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN IMPROVEMENTS AND/OR LOT LINES. DIMENSION SHOWN SHALL CONTROL THE LOCATION OF IMPROVEMENTS OVER THE SCALED POSITIONS.

LAST DATE OF FIELD DATA ACQUISITION (BOUNDARY & TOPOGRAPHIC SURVEY): 09/26/25.
FILE NUMBER: 22-1034, DATA COLLECTOR NUMBER: DAD233400484.

CERTIFIED TO: DIOCESE OF PALM BEACH.



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS:

SHEET 1	COVER SHEET
SHEET 2	SOUTHWEST QUARTER SECTION BREAKDOWN & BOUNDARY
SHEET 3	EXISTING CONDITIONS

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AT FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;

THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;

THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;

THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET, TO THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE CONTINUE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 214.22 FEET;

THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;

THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYORS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES.

FRANCIS N. GUETTLER License Number 7473 STATE OF FLORIDA Professional Surveyor and Mapper

FRANCIS N. GUETTLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA (PSM)#7473

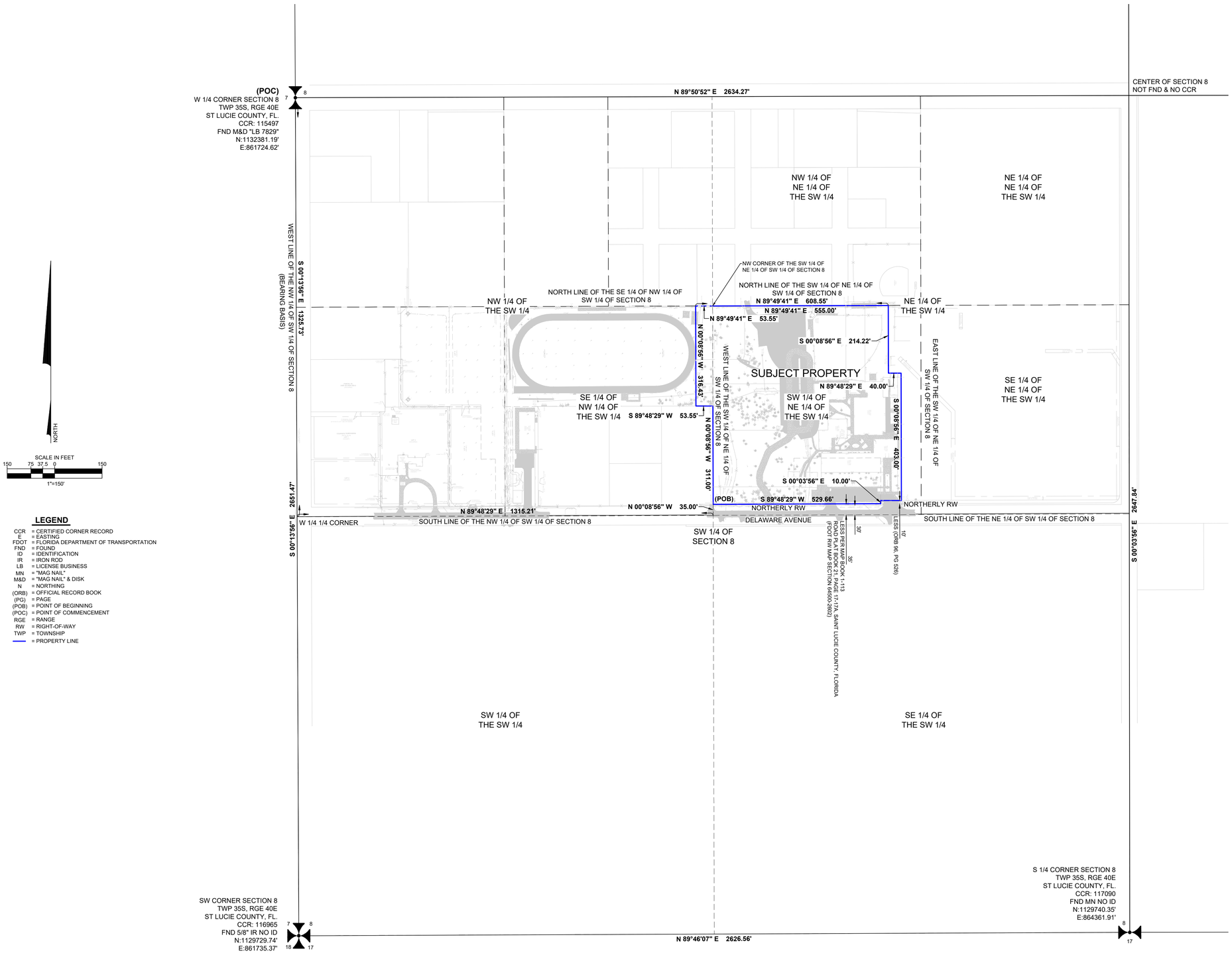
VELCON
ENGINEERING & SURVEYING, LLC.
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

BY	DATE	REVISIONS:

BOUNDARY AND TOPOGRAPHIC SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: NONE
DATE: 09-17-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: **22-1034**
SHEET: **1 OF 3**

J:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\22-SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3



LEGEND

CCR	= CERTIFIED CORNER RECORD
E	= EASTING
FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
FND	= FOUND
ID	= IDENTIFICATION
IR	= IRON ROD
LB	= LICENSE BUSINESS
MN	= "MAG NAIL"
M&D	= "MAG NAIL" & DISK
N	= NORTHING
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
(POB)	= POINT OF BEGINNING
(POC)	= POINT OF COMMENCEMENT
RGE	= RANGE
RW	= RIGHT-OF-WAY
TWP	= TOWNSHIP
——	= PROPERTY LINE

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION
NO. LB 8206

BY	DATE	REVISIONS:

BOUNDARY & TOPOGRAPHIC SURVEY
SOUTHWEST QUARTER BREAKDOWN SHEET
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY:	GJS
APPROVED BY:	F. GUETTLER
SCALE:	1" = 150'
DATE:	09-17-25
FIELD BOOK/PAGES	SURVEY MAP
JOB NUMBER:	22-1034
SHEET:	2 OF 3

I:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\ST SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3

LEGEND

ALU	= ALUMINUM
ANC	= ANCHOR
ASP	= ASPHALT
CE	= COVERED ENTRY
CL	= CENTERLINE
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CO	= CLEAN OUT
CONC	= CONCRETE
COR	= CORNER
CS	= CONCRETE SLAB
DC	= "D" CURB
DIP	= DUCTILE IRON PIPE
ELC	= ELECTRIC BOX
EM	= ELECTRIC METER
EP	= EDGE OF PAVEMENT
ESB	= ELECTRIC SERVICE BOX
(FDOT)	= FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	= FINISHED FLOOR ELEVATION
FPL	= FLORIDA POWER & LIGHT
ICV	= IRRIGATION CONTROL VALVE
INT	= INTERSECTION
INV	= INVERT
LB	= LICENSE BUSINESS
OH	= OVERHEAD ELECTRIC
(ORB)	= OFFICIAL RECORD BOOK
(PG)	= PAGE
PID	= PROPERTY IDENTIFICATION
PVC	= POLYVINYL CHLORIDE
R&C	= IRON ROD & CAP
RCP	= REINFORCED CONCRETE PIPE
RPZ	= REDUCED PRESSURE ZONE
RW	= RIGHT-OF-WAY
TOB	= TOP OF BANK
TOE	= TOE OF SLOPE
TRANS	= TRANSFORMER
WD	= WOOD
WV	= WATER VALVE
YD	= YARD DRAIN
———	= PROPERTY LINE
●	= SET 5/8" R&C "LB 8206" (UNLESS OTHERWISE NOTED)
☼	= LIGHT POLE
□	= CONCRETE POWER POLE
◑	= WOOD POWER POLE
⊏	= MITERED END SECTION
▬	= CATCH BASIN
	= PALM TREE
	= MAGNOLIA TREE
	= OAK TREE
16.93	= SPOT ELEVATION

(NOT PART OF THIS SURVEY)
PID: 2408-324-0005-000-8
(ORB 0734, PG 0512)
(OCCUPIED)

PID: 2408-324-0001-000-0
(ORB 0460, PG 2622)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0010-000-9
(ORB 3030, PG 0584)
(VACANT)

(NOT PART OF THIS SURVEY)
S 36TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0011-000-6
(ORB 5331, PG 1911)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
S 35TH STREET
(50' RW)

(NOT PART OF THIS SURVEY)
PID: 2408-312-0015-000-4
(ORB 0460, PG 2620)
(OCCUPIED)

(NOT PART OF THIS SURVEY)
PID: 2408-313-0001-000-6
(ORB 0460, PG 2621)
(OCCUPIED)

PID: 2408-313-0002-000-3
(ORB 0460, PG 2625)
(OCCUPIED)

LESS PER MAP BOOK 1-113
ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA
(FDOT RW MAP SECTION 64500-2602)

LESS (ORB 96, PG 526)

N 00°08'56" W 316.43'

N 00°08'56" W 311.00'

S 89°48'29" W 53.55'

N 89°48'41" E 608.55'

S 00°03'56" E 10.00'

S 89°48'29" W 65.33'

S 00°08'56" E 403.00'

S 00°08'56" E 214.22'

N 89°48'29" E 40.00'

WEST LINE OF THE SW 1/4 OF NE 1/4 OF SW 1/4

NORTH LINE OF THE SW 1/4 OF NE 1/4 OF SW 1/4

SOUTH LINE OF THE NE 1/4 OF SW 1/4

DELAWARE AVENUE (20' ASPHALT)

OBSERVED CL

1 STORY MODULAR BUILDING FFE: 19.49

1 STORY MODULAR BUILDING FFE: 19.50

1 STORY BUILDING FFE: 19.05

2 STORY BUILDING FFE: 19.45

1 STORY BUILDING FFE: 18.78

1 STORY BUILDING FFE: 18.71

1 STORY BUILDING FFE: 18.80

1 STORY BUILDING FFE: 18.38

1 STORY BUILDING FFE: 18.36

GRINDER STATION

METER PANEL

DRINKING FOUNTAIN

SCOREBOARD

BASEBALL FIELD

BATTING CAGE

BLEACHERS

DUGOUT

1 STORY PORTABLE

WD DECK

ALU RAMP

ASPHALT

CONC

ASP

COVERED WALK

CONC WALK

CONC DRIVE

FLAG POLE

SIGN

SHED

GATE

HOSE BIB

ICV

CS/FPL TRANS

RIM: 16.93
S INV: 13.43
W INV: 13.43

INV: 13.98
INV: 14.61

RIM: 16.89
S INV: 14.85

RIM: 16.97
N INV: 15.87

RIM: 16.79
S INV: 15.18
N INV: 15.18
W INV: 15.25

RIM: 16.80
S INV: 15.70

RIM: 18.04
SW INV: 16.59
SE INV: 16.59
E INV: 16.69

RIM: 18.16
N INV: 17.41

RIM: 17.01
FILLED WITH MUD
INVERT INACCESSIBLE

RIM: 18.55
S INV: 17.55
E INV: 17.75
W INV: 17.55

RIM: 17.47
INV: 14.27

RIM: 16.82
E INV: 13.82
W INV: 13.82

RIM: 16.80
W INV: 13.85

INV: 13.96

INV: 14.70

INV: 15.08

INV: 16.23

INV: 13.86

8" PVC
INV:15.59

8" HDPE

15" RCP

10" DIP

6' CLF

5' CLF

4' CLF

4'.5' & 6' CLF INT
S 2.0'

5' CLF
S 2.3'

5' CLF COR
S 2.8'

6' & 5' CLF INT
N 3.8', E 25.0'

5' CLF LINE
N 3.8'

6' CLF INT
N 0.8', E 1.5'

6' & 5' CLF COR
S 4.4'

5' CLF COR
S 5.2'

TOB
TOE
ANC
EP
EM
CO
DC
CE
YD
RAMP
CONC WALK

235.89'
373.85'
334.32'
149.24'
555.00'
608.55'
403.00'
214.22'
40.00'
98.95'
61.17'
63.33'
50.75'
246.39'
240.29'
152.30'
111.50'
120.0'
43.0'
41.17'
36.83'
39.33'
29.33'
69.67'
100.67'
165.67'
196.08'
59.33'
47.42'
56.42'
60.5'
53.66'
51.78'
89.37'
72.75'
61.42'
37.67'
40.0'
19.77'
24.75'
24.67'
26.0'
24.23'
14.0'
17.0'
36.17'
41.17'
34.67'
20.34'
22.00'
50.0'
8.07'
14.75'
13.35'
11.81'
10.0'
9.17'
36.0'
48.0'
36.5'
53.55'
149.24'
152.30'
608.55'
555.00'
214.22'
40.00'
403.00'

NORTH

SCALE IN FEET
30 15 7.5 0 30
1"= 30'

VELCON
ENGINEERING & SURVEYING, LLC
1449 NW COMMERCE CENTRE DR
PORT ST. LUCIE, FL 34986
PHONE: (772) 879-0477
CERTIFICATE OF AUTHORIZATION NO. LB 8206

REVISIONS:	DATE	BY

BOUNDARY & TOPOGRAPHIC SURVEY
BOUNDARY SURVEY
PREPARED FOR
DIOCESE OF PALM BEACH

DRAWN BY: GJS
APPROVED BY: F. GUETTLER
SCALE: 1" = 30'
DATE: 09-22-25
FIELD BOOK/PAGES: SURVEY MAP
JOB NUMBER: 22-1034
SHEET: 3 OF 3

J:\2022\22-1034 Diocese of PB - St Anastasia School\SURVEY\02 SCHOOL AREA B&T FOR ENG\22-1034 B&T SCHOOL SURVEY.dwg, 11/13/2025 4:07:44 PM, AutoCAD PDF (General Documentation).pc3

Location Map

Legal Description

METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL IS DESCRIBED AT FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 00°13'56" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1325.73 FEET, TO THE WEST QUARTER QUARTER CORNER OF SAID SECTION 8;

THENCE NORTH 89°48'29" EAST, ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1315.21 FEET, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 00°08'56" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 35.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°08'56" WEST, ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 311.00 FEET;

THENCE SOUTH 89°48'29" WEST, TO A LINE LYING WEST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET;

THENCE NORTH 00°08'56" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.43 FEET, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 53.55 FEET, TO THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8;

THENCE CONTINUE NORTH 89°49'41" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 555.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 214.22 FEET;

THENCE NORTH 89°48'29" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°08'56" EAST, A DISTANCE OF 403.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 96, PAGE 526, SAINT LUCIE COUNTY PUBLIC RECORDS;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 65.33 FEET;

THENCE SOUTH 00°03'56" EAST, A DISTANCE OF 10.00 FEET, TO A POINT ON SAID RIGHT-OF-WAY LINE OF DELAWARE AVENUE AS SHOWN ON ROAD PLAT BOOK 21, PAGE 17-17A, SAINT LUCIE COUNTY, FLORIDA;

THENCE SOUTH 89°48'29" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 35.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 529.66 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE-DESCRIBED PARCEL CONTAINS 380,975 SQUARE FEET OR 8.75 ACRES, MORE OR LESS.

Site Data

PCN			2408-324-0002-000-7
ZONING			R-4
FUTURE LAND USE			RM
	SF	**AC**	**%**
TOTAL SITE AREA	**380,975**	**8.746**	**100.0%**
IMPERVIOUS AREA	**199,289**	**4.575**	**52.31%**
EX. BUILDINGS	34,166	0.784	8.97%
EX. PAVEMENT / WALKS	14,372	0.330	3.77%
PROPOSED BUILDINGS	16,735	0.384	4.39%
PROPOSED PAVEMENT / WALKS	134,016	3.077	35.18%
PERVIOUS AREA / OPEN SPACE	**181,686**	**4.171**	**47.69%**
PROPOSED RETENTION	55,170	1.267	14.48%
OTHER PERVIOUS	126,516	2.904	33.2%
PARKING		**PROVIDED**	
AUTOMOBILE SPACES		251	
BUS SPACES		4	
ADA ACCESSIBLE SPACES		4	
	TOTAL	255	

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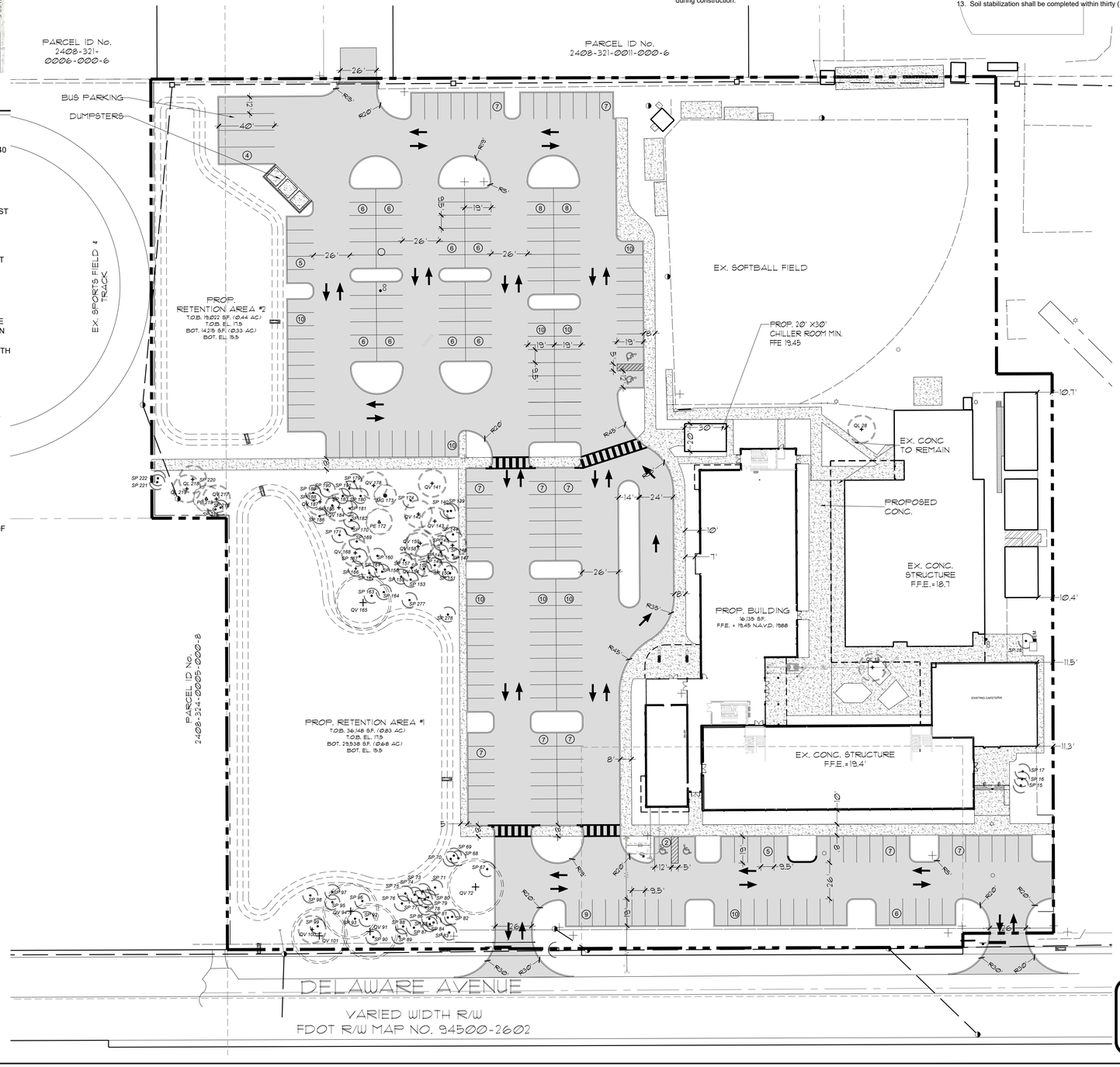
Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN

General Notes

1. All signs shall meet City of Fort Pierce Developement Regulations.
2. All invasive exotic vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas.
4. The applicant will notify the City for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
     - Rope must be a minimum of four (4) feet off the ground.
     - Rope may not be attached to vegetation
     - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
     - Lathe strips are not acceptable.
   - Silt Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
8. During constructions activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
9. Any proposed lighting will be directed away from any residential units or adjacent roadways.
10. No clearing, including the installation of erosion control devices, is authorized until the Permit for the Installation of Erosion Control Devices and Preserve Area Barricade has been issued.
11. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
12. All contruction barricades and silt fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
13. Soil stabilization shall be completed within thirty (30) days of vegetation removal.



NORTH

Scale: 1" = 40'

0' 20' 40' 80'

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STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

JCHS
Fort Pierce, Florida
Site Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE SURVEY STATE OF FLORIDA LA 6667190

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025

S1

Location Map

Site Data

PCN			2408-324-0002-000-7
ZONING			R-4
FUTURE LAND USE			RM
	SF	**AC**	**%**
TOTAL SITE AREA	**380,975**	**8.746**	**100.0%**
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PARKING		**PROVIDED**	
AUTOMOBILE SPACES		251	
BUS SPACES		4	
ADA ACCESSIBLE SPACES		4	
	TOTAL	255	

Landscape Data

	REQ.	PROV.
NORTH PROPERTY LINE		4,050 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	14	14 PLANTED TREES
WEST PROPERTY LINE		3,640 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	12	12 PLANTED TREES
SOUTH PROPERTY LINE		5,380 SF
1 TREE / 300 SF OF LANDSCAPE STRIP AREA & 36" HEDGE	18	18 TOTAL TREES: 13 PLANTED TREES, 2 EXISTING TREES, 9 SABAL PALMS (CREDITED 3:1)
VUA LANDSCAPING		
LANDSCAPE AREA (1 SF PER 15 SF OF TOTAL VUA AREA 113,052 SF)	7,537	7600+
TREES (1 TREE / 100 SF OF REQUIRED LANDSCAPE AREA)	75	77 PLANTED TREES
NATIVE TREE DATA		
NATIVE TREE PERCENTAGE OF REQUIRED TREES	50%	100%

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
IAE*^	37	Ilex attenuata 'Eagleston'	Eagleston Holly	12'x 5', 2.5" CAL. min.	AS
LFT^	8	Lagerstroemia faurei 'Tuskegee'	Tuskegee Crape Myrtle	6' OA, full	AS
MG*^	3	Magnolia grandiflora	Southern Magnolia	12'x 5', 2.5" CAL. min.	AS
MLG*^	20	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8' OA, full	AS
QV*^	32	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
QVS*^	8	Quercus virginiana	Live Oak Specimen	18'x 8', 5" CAL. min.	AS
SP*^	74	Sabal palmetto	Sabal Palm	10', 14', 18' CT, stagger heights	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
AE*^	33	Ardisia escalonioides	Marlberry	7g, 36"x 36"	AS
HP*^	141	Hamelia patens 'Calusa'	Native Firebush	7g, 36"x 36"	36" OC
IV*^	1021	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	3g, 12"x 14"	24" OC
MF*^	404	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MUH*^	163	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24"x 24"	36" OC
PL*^	151	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 30"x 24"	36" OC
TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
ZP*^	187	Zamia pumila	Coontie	7g, 20"x 26"	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
*DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION

Misc.
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight
PINE STRAW MULCH

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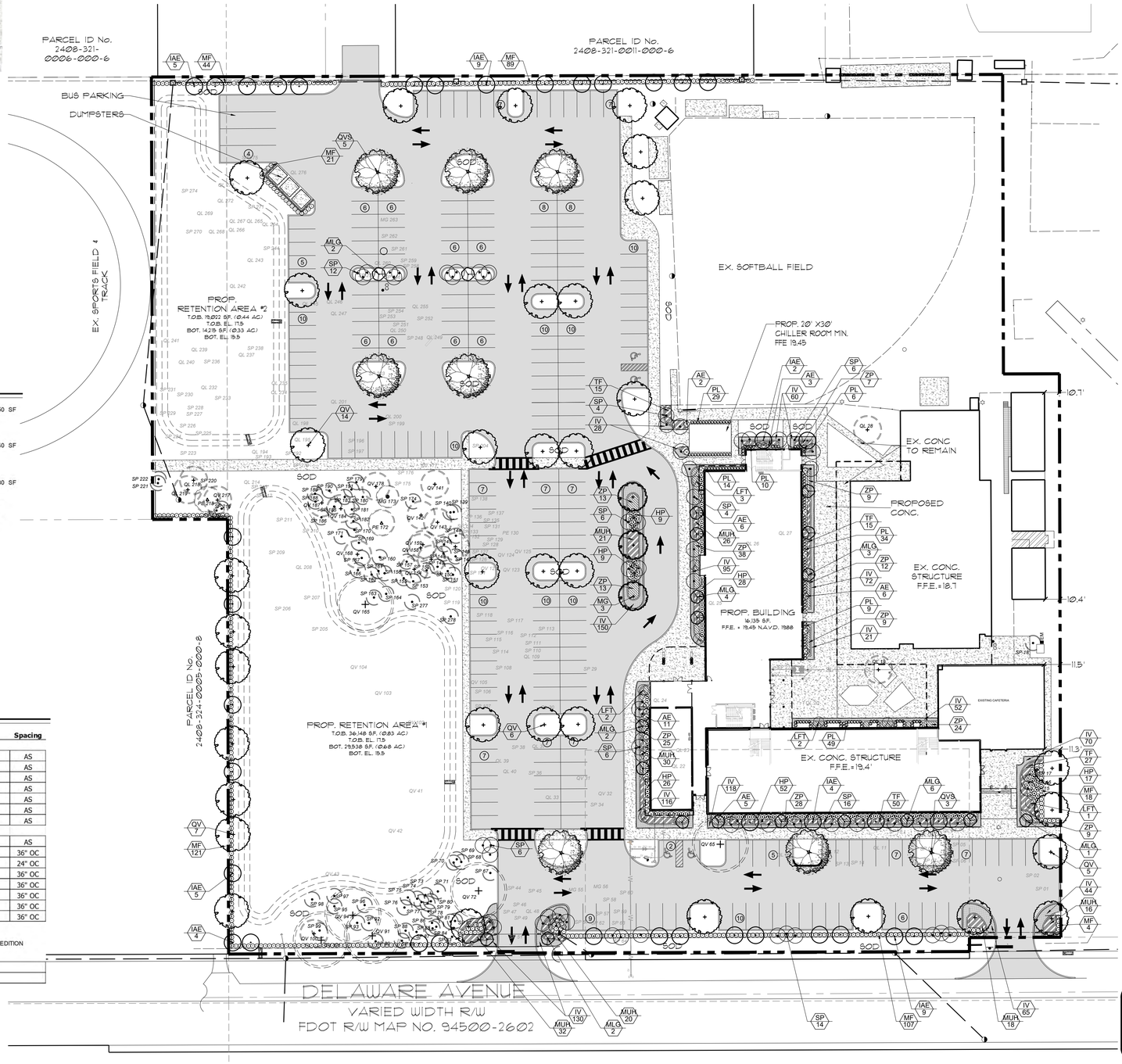
Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED



NORTH
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JCHS
Fort Pierce, Florida
Landscape Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE BUCKLEY LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025

L1

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

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 which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. 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: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from structures.

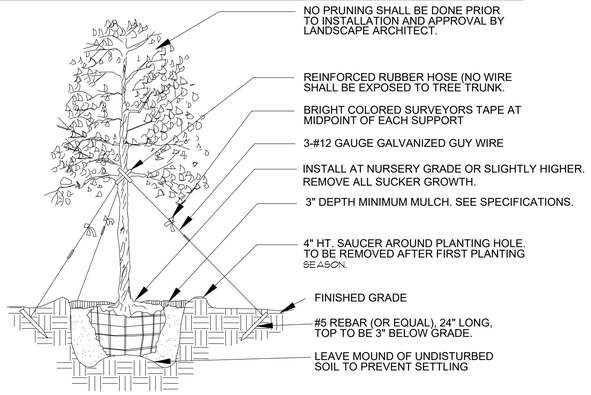
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

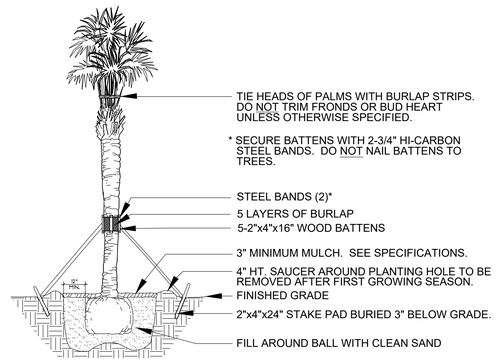
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



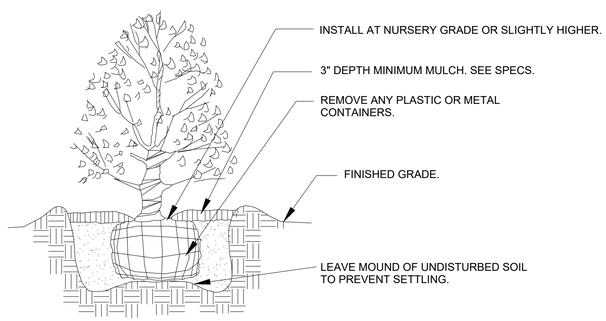
Tree Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
* BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHINQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS
* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



Shrub Planting

* SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES					
IAE*^	37	Ilex attenuata 'Eagleston'	Eagleston Holly	12'x 5', 2.5" CAL. min.	AS
LFT^	8	Lagerstroemia faurei 'Tuskegee'	Tuskegee Crape Myrtle	6' OA, full	AS
MG*^	3	Magnolia grandiflora	Southern Magnolia	12'x 5', 2.5" CAL. min.	AS
MLG*^	20	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	8' OA, full	AS
QV*^	32	Quercus virginiana	Live Oak	12'x 5', 2.5" CAL. min.	AS
QVS*^	8	Quercus virginiana	Live Oak Specimen	18'x 8', 5" CAL. min.	AS
SP*^	74	Sabal palmetto	Sabal Palm	10', 14', 18' CT, stagger heights	AS
ACCENTS, SHRUBS & GROUNDCOVERS					
AE*^	33	Ardisia escalloniodes	Marlberry	7g, 36"x 36"	AS
HP*^	141	Hamelia patens 'Calusa'	Native Firebush	7g, 36"x 36"	36" OC
IV*^	1021	Ilex vomitoria 'Schillings'	Dwarf Yaupon Holly	3g, 12"x 14"	24" OC
MF*^	404	Myrcianthes fragrans	Simpson Stopper	36"x 20", full	36" OC
MUH*^	163	Muhlenbergia capillaris	Pink Muhly Grass	3g, 24"x 24"	36" OC
PL*^	151	Psychotria ligustrifolia	Bahama Wild Coffee	7g, 30"x 24"	36" OC
TF*^	107	Tripsacum floridana	Dwarf Fakahatchee Grass	3g, 30"x 24"	36" OC
ZP*^	187	Zamia pumila	Coontie	7g, 20"x 26"	36" OC

*DENOTES FLORIDA NATIVE PLANT MATERIAL
^DENOTES MODERATELY DROUGHT TOLERANT SPECIES
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION

Misc.
SOD - Paspalum notatum - Bahia Sod - solid sod, laid tight
PINE STRAW MULCH

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Mike@McCartyLandPlanning.com

JCHS
Fort Pierce, Florida
Landscape Details

Drawn By DMS
Checked By MM
Scale 1"=40'
Drawing Date 11/13/2025

L2

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Ex. Tree Chart

NO.	SYM.	SPECIES	SPECIFICATION	STATUS	MITIGATION REQ. (INCHES) & (PALMS)	TREE CREDIT	PALM CREDIT
1	SP	Sabal palmetto	10'+ CT	REMOVE		1	
2	SP	Sabal palmetto	10'+ CT	REMOVE		1	
3	QL	Quercus laurifolia	25" DBH	REMOVE	25		
4	QL	Quercus laurifolia	16" DBH	REMOVE	16		
5	SP	Sabal palmetto	10'+ CT	REMOVE		1	
6	SP	Sabal palmetto	10'+ CT	REMOVE		1	
7	SP	Sabal palmetto	10'+ CT	REMOVE		1	
8	SP	Sabal palmetto	10'+ CT	REMOVE		1	
9	QL	Quercus laurifolia	19" DBH	REMOVE	19		
10	SP	Sabal palmetto	10'+ CT	REMOVE		1	
11	QL	Quercus laurifolia	19" DBH	REMOVE	19		
12	QL	Quercus laurifolia	13" DBH	REMOVE			
13	SP	Sabal palmetto	10'+ CT	REMOVE		1	
14	SP	Sabal palmetto	10'+ CT	RELOCATE			1
15	SP	Sabal palmetto	10'+ CT	REMAIN			1
16	SP	Sabal palmetto	10'+ CT	REMAIN			1
17	SP	Sabal palmetto	10'+ CT	REMAIN			1
18	SP	Sabal palmetto	10'+ CT	REMAIN			1
19	QL	Quercus laurifolia	10" DBH	REMAIN		10	
20	QL	Quercus laurifolia	11" DBH	REMOVE			
21	SP	Sabal palmetto	10'+ CT	REMOVE		1	
22	*QL	Quercus laurifolia	7" DBH	REMOVE			
23	*QL	Quercus laurifolia	42" DBH	REMOVE			
24	*QL	Quercus laurifolia	13" DBH	REMOVE			
25	QL	Quercus laurifolia	19" DBH	REMOVE	19		
26	*QL	Quercus laurifolia	12" DBH	REMOVE			
27	*QL	Quercus laurifolia	27" DBH	REMOVE			
28	*QL	Quercus laurifolia	17" DBH	REMAIN		17	
29	SP	Sabal palmetto	10'+ CT	REMOVE		1	
30	*QL	Quercus laurifolia	27" DBH	REMOVE			
31	*QV	Quercus virginiana	36" DBH	REMOVE			
32	*QV	Quercus virginiana	74" DBH	REMOVE			
33	*QL	Quercus laurifolia	17" DBH	REMOVE			
34	SP	Sabal palmetto	10'+ CT	REMOVE		1	
35	QV	Quercus virginiana	44" DBH	REMOVE	44		
36	SP	Sabal palmetto	10'+ CT	REMOVE		1	
37	*QL	Quercus laurifolia	34" DBH	REMOVE	34		
38	SP	Sabal palmetto	10'+ CT	REMOVE		1	
39	*QL	Quercus laurifolia	30" DBH	REMOVE			
40	*QL	Quercus laurifolia	24" DBH	REMOVE			
41	*QV	Quercus virginiana	26" DBH	REMOVE			
42	*QV	Quercus virginiana	32" DBH	REMOVE			
43	*QV	Quercus virginiana	20" DBH	REMOVE			
44	SP	Sabal palmetto	10'+ CT	REMOVE		1	
45	SP	Sabal palmetto	10'+ CT	REMOVE		1	
46	SP	Sabal palmetto	10'+ CT	REMOVE		1	
47	SP	Sabal palmetto	10'+ CT	REMOVE		1	
48	QL	Quercus laurifolia	7" DBH	REMOVE			
49	SP	Sabal palmetto	10'+ CT	REMOVE		1	
50	SP	Sabal palmetto	10'+ CT	REMOVE		1	
51	SP	Sabal palmetto	10'+ CT	REMOVE		1	
52	QL	Quercus laurifolia	11" DBH	REMOVE			
53	SP	Sabal palmetto	10'+ CT	REMOVE		1	
54	SP	Sabal palmetto	10'+ CT	REMOVE		1	
55	*MG	Magnolia grandiflolia	6" DBH	REMOVE			
56	*MG	Magnolia grandiflolia	6" DBH	REMOVE			
57	SP	Sabal palmetto	10'+ CT	REMOVE		1	
58	SP	Sabal palmetto	10'+ CT	REMOVE		1	
59	SP	Sabal palmetto	10'+ CT	REMOVE		1	
60	SP	Sabal palmetto	10'+ CT	REMOVE		1	
61	SP	Sabal palmetto	10'+ CT	REMOVE		1	
62	SP	Sabal palmetto	10'+ CT	REMOVE		1	
63	SP	Sabal palmetto	10'+ CT	REMOVE		1	
64	SP	Sabal palmetto	10'+ CT	REMOVE		1	
65	QV	Quercus virginiana	31" DBH	REMAIN			31
66	QL	Quercus laurifolia	16" DBH	REMOVE	16		
67	SP	Sabal palmetto	10'+ CT	REMAIN			1
68	SP	Sabal palmetto	10'+ CT	REMAIN			1
69	SP	Sabal palmetto	10'+ CT	REMAIN			1
70	SP	Sabal palmetto	10'+ CT	REMAIN			1
71	SP	Sabal palmetto	10'+ CT	REMAIN			1
72	QV	Quercus virginiana	30" DBH	REMAIN			30
73	SP	Sabal palmetto	10'+ CT	REMAIN			1
74	SP	Sabal palmetto	10'+ CT	REMAIN			1
75	SP	Sabal palmetto	10'+ CT	REMAIN			1
76	SP	Sabal palmetto	10'+ CT	REMAIN			1
77	SP	Sabal palmetto	10'+ CT	REMAIN			1
78	SP	Sabal palmetto	10'+ CT	REMAIN			1
79	SP	Sabal palmetto	10'+ CT	REMAIN			1
80	SP	Sabal palmetto	10'+ CT	REMAIN			1
81	SP	Sabal palmetto	10'+ CT	REMAIN			1
82	SP	Sabal palmetto	10'+ CT	REMAIN			1
83	SP	Sabal palmetto	10'+ CT	REMAIN			1
84	SP	Sabal palmetto	10'+ CT	REMAIN			1
85	SP	Sabal palmetto	10'+ CT	REMAIN			1
86	SP	Sabal palmetto	10'+ CT	REMAIN			1
87	SP	Sabal palmetto	10'+ CT	REMAIN			1
88	SP	Sabal palmetto	10'+ CT	REMAIN			1
89	SP	Sabal palmetto	10'+ CT	REMAIN			1
90	SP	Sabal palmetto	10'+ CT	REMAIN			1
91	QV	Quercus virginiana	12" DBH	REMAIN			12
92	SP	Sabal palmetto	10'+ CT	REMAIN			1
93	SP	Sabal palmetto	10'+ CT	REMAIN			1
94	QV	Quercus virginiana	29" DBH	REMAIN			29
95	SP	Sabal palmetto	10'+ CT	REMAIN			1
96	SP	Sabal palmetto	10'+ CT	REMAIN			1
97	SP	Sabal palmetto	10'+ CT	REMAIN			1
98	SP	Sabal palmetto	10'+ CT	REMAIN			1
99	SP	Sabal palmetto	10'+ CT	REMAIN			1
100	QV	Quercus virginiana	5" DBH	REMAIN			5
101	QV	Quercus virginiana	28" DBH	REMAIN			28
102	*QV	Quercus virginiana	47" DBH	REMOVE			
103	*QV	Quercus virginiana	34" DBH	REMOVE			
104	*QV	Quercus virginiana	30" DBH	REMOVE			
105	*QV	Quercus virginiana	29" DBH	REMOVE			
106	SP	Sabal palmetto	10'+ CT	REMOVE		1	
107	SP	Sabal palmetto	10'+ CT	REMOVE		1	
108	SP	Sabal palmetto	10'+ CT	REMOVE		1	
109	*QL	Quercus laurifolia	13" DBH	REMOVE			
110	SP	Sabal palmetto	10'+ CT	REMOVE		1	
111	SP	Sabal palmetto	10'+ CT	REMOVE		1	
112	SP	Sabal palmetto	10'+ CT	REMOVE		1	
113	SP	Sabal palmetto	10'+ CT	REMOVE		1	
114	SP	Sabal palmetto	10'+ CT	REMOVE		1	
115	SP	Sabal palmetto	10'+ CT	REMOVE		1	
116	SP	Sabal palmetto	10'+ CT	REMOVE		1	
117	SP	Sabal palmetto	10'+ CT	REMOVE		1	
118	SP	Sabal palmetto	10'+ CT	REMOVE		1	
119	SP	Sabal palmetto	10'+ CT	REMOVE		1	
120	SP	Sabal palmetto	10'+ CT	REMOVE		1	
121	SP	Sabal palmetto	10'+ CT	REMOVE		1	
122	*QV	Quercus virginiana	14" DBH	REMOVE			
123	*QV	Quercus virginiana	41" DBH	REMOVE			
124	*QV	Quercus virginiana	24" DBH	REMOVE			
125	*QV	Quercus virginiana	13" DBH	REMOVE			
126	SP	Sabal palmetto	10'+ CT	REMOVE		1	
127	SP	Sabal palmetto	10'+ CT	REMOVE		1	
128	SP	Sabal palmetto	10'+ CT	REMOVE		1	
129	SP	Sabal palmetto	10'+ CT	REMOVE		1	
130	PE	Pinus elliottii	21" DBH	REMOVE	21		
131	SP	Sabal palmetto	10'+ CT	REMOVE		1	
132	SP	Sabal palmetto	10'+ CT	REMOVE		1	
133	SP	Sabal palmetto	10'+ CT	REMOVE		1	
134	SP	Sabal palmetto	10'+ CT	REMOVE		1	
135	SP	Sabal palmetto	10'+ CT	REMOVE		1	
136	SP	Sabal palmetto	10'+ CT	REMOVE		1	
137	SP	Sabal palmetto	10'+ CT	REMOVE		1	
138	SP	Sabal palmetto	10'+ CT	REMOVE		1	
139	SP	Sabal palmetto	10'+ CT	REMAIN			1
140	SP	Sabal palmetto	10'+ CT	REMAIN			1
141	QV	Quercus virginiana	14" DBH	REMAIN			14
142	QV	Quercus virginiana	4.5" DBH	REMAIN			4.5
143	QV	Quercus virginiana	7" DBH	REMAIN			7
144	SP	Sabal palmetto	10'+ CT	REMAIN			1
145	SP	Sabal palmetto	10'+ CT	REMAIN			1
146	SP	Sabal palmetto	10'+ CT	REMAIN			1
147	SP	Sabal palmetto	10'+ CT	REMAIN			1
148	SP	Sabal palmetto	10'+ CT	REMAIN			1
149	SP	Sabal palmetto	10'+ CT	REMAIN			1
150	SP	Sabal palmetto	10'+ CT	REMAIN			1
151	SP	Sabal palmetto	10'+ CT	REMAIN			1
152	SP	Sabal palmetto	10'+ CT	REMAIN			1
153	SP	Sabal palmetto	10'+ CT	REMAIN			1
154	QV	Quercus virginiana	5" DBH	REMAIN			5
155	SP	Sabal palmetto	10'+ CT	REMAIN			1
156	SP	Sabal palmetto	10'+ CT	REMAIN			1
157	SP	Sabal palmetto	10'+ CT	REMAIN			1
158	QV	Quercus virginiana	6" DBH	REMAIN			6
159	QV	Quercus virginiana	5" DBH	REMAIN			5
160	SP	Sabal palmetto	10'+ CT	REMAIN			1
161	SP	Sabal palmetto	10'+ CT	REMAIN			1
162	SP	Sabal palmetto	10'+ CT	REMAIN			1
163	SP	Sabal palmetto	10'+ CT	REMAIN			1
164	SP	Sabal palmetto	10'+ CT	REMAIN			1
165	QV	Quercus virginiana	33" DBH	REMAIN			33
166	SP	Sabal palmetto	10'+ CT	REMAIN			1
167	SP	Sabal palmetto	10'+ CT	REMAIN			1
168	QV	Quercus virginiana	9" DBH	REMAIN			9
169	SP	Sabal palmetto	10'+ CT	REMAIN			1
170	SP	Sabal palmetto	10'+ CT	REMAIN			1
171	SP	Sabal palmetto	10'+ CT	REMAIN			1
172	PE	Pinus elliottii	4.5" DBH	REMAIN			4.5
173	MG	Magnolia grandiflolia	13.5 DBH	REMAIN			13.5
174	SP	Sabal palmetto	10'+ CT	REMAIN			1
175	SP	Sabal palmetto	10'+ CT	REMOVE	1		
176	SP	Sabal palmetto	10'+ CT	REMOVE	1		
177	*QV	Quercus virginiana	20.5" DBH	REMOVE			
178	QV	Quercus virginiana	7.5" DBH	REMAIN			7.5
179	SP	Sabal palmetto	10'+ CT	REMAIN			1
180	SP	Sabal palmetto	10'+ CT	REMAIN			1
181	SP	Sabal palmetto	10'+ CT	REMAIN			1
182	SP	Sabal palmetto	10'+ CT	REMAIN			1
183	SP	Sabal palmetto	10'+ CT	REMAIN			1
184	QV	Quercus virginiana	5.5" DBH	REMAIN			5.5
185	SP	Sabal palmetto	10'+ CT	REMAIN			1
186	SP	Sabal palmetto	10'+ CT	REMAIN			1
187	QV	Quercus virginiana	13.5" DBH	REMAIN			13.5
188	SP	Sabal palmetto	10'+ CT	REMAIN			1
189	SP	Sabal palmetto	10'+ CT	REMAIN			1
190	SP	Sabal palmetto	10'+ CT	REMAIN			1
191	SP	Sabal palmetto	10'+ CT	REMAIN			1
192	SP	Sabal palmetto	10'+ CT	REMOVE	1		
193	SP	Sabal palmetto	10'+ CT	REMOVE	1		
194	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
195	*QL	Quercus laurifolia	17.5" DBH	REMOVE			
196	SP	Sabal palmetto	10'+ CT	REMOVE	1		
197	SP	Sabal palmetto	10'+ CT	REMOVE	1		
198	*QL	Quercus laurifolia	25.5" DBH	REMOVE			
199	SP	Sabal palmetto	10'+ CT	REMOVE	1		
200	*QL	Quercus laurifolia	21" DBH	REMOVE			
201	*QL	Quercus laurifolia	21" DBH	REMOVE			
202	SP	Sabal palmetto	10'+ CT	REMOVE	1		
203	SP	Sabal palmetto	10'+ CT	REMOVE	1		
204	SP	Sabal palmetto	10'+ CT	REMOVE	1		
205	SP	Sabal palmetto	10'+ CT	REMOVE	1		
206	SP	Sabal palmetto	10'+ CT	REMOVE	1		
207	SP	Sabal palmetto	10'+ CT	REMOVE	1		
208	*QL	Quercus laurifolia	6.5" DBH	REMOVE			
209	SP	Sabal palmetto	10'+ CT	REMOVE	1		
210	SP	Sabal palmetto	10'+ CT	REMOVE	1		
211	SP	Sabal palmetto	10'+ CT	REMOVE	1		
212	SP	Sabal palmetto	10'+ CT	REMOVE	1		
213	SP	Sabal palmetto	10'+ CT	REMOVE	1		
214	*QL	Quercus laurifolia	13.5" DBH	REMOVE			
215	SP	Sabal palmetto	10'+ CT	REMAIN			1
216	SP	Sabal palmetto	10'+ CT	REMAIN			1
217	QV	Quercus virginiana	8" DBH	REMAIN		8	
218	QL	Quercus laurifolia	6.5" DBH	REMAIN		6.5	
219	QL	Quercus laurifolia	9.5" DBH	REMAIN		9.5	
220	SP	Sabal palmetto	10'+ CT	REMAIN			1
221	SP	Sabal palmetto	10'+ CT	REMAIN			1
222	SP	Sabal palmetto	10'+ CT	REMAIN			1
223	SP	Sabal palmetto	10'+ CT	REMOVE	1		
224	SP	Sabal palmetto	10'+ CT	REMOVE	1		
225	SP	Sabal palmetto	10'+ CT	REMOVE	1		
226	SP	Sabal palmetto	10'+ CT	REMOVE	1		
227	SP	Sabal palmetto	10'+ CT	REMOVE	1		
228	SP	Sabal palmetto	10'+ CT	REMOVE	1		
229	SP	Sabal palmetto	10'+ CT	REMOVE	1		
230	SP	Sabal palmetto	10'+ CT	REMOVE	1		
231	SP	Sabal palmetto	10'+ CT	REMOVE	1		
232	*QL	Quercus laurifolia	35" DBH	REMOVE			
233	SP	Sabal palmetto	10'+ CT	REMOVE	1		
234	*QL	Quercus laurifolia	21" DBH	REMOVE			
235	*QL	Quercus laurifolia	21" DBH	REMOVE			
236	SP	Sabal palmetto	10'+ CT	REMOVE	1		
237	*QL	Quercus laurifolia	26" DBH	REMOVE			
238	SP	Sabal palmetto	10'+ CT	REMOVE	1		
239	*QL	Quercus laurifolia	9" DBH	REMOVE			
240	*QL	Quercus laurifolia	6" DBH	REMOVE			
241	*QL	Quercus laurifolia	11.5" DBH	REMOVE			
242	*QL	Quercus laurifolia	26.5" DBH	REMOVE			
243	*QL	Quercus laurifolia	4" DBH	REMOVE			
244	SP	Sabal palmetto	10'+ CT	REMOVE	1		
245	*QL	Quercus laurifolia	32" DBH	REMOVE			
246	*QL	Quercus laurifolia	17" DBH	REMOVE			
247	*QL	Quercus laurifolia	24" DBH	REMOVE			
248	SP	Sabal palmetto	10'+ CT	REMOVE	1		
249	*QL	Quercus laurifolia	11" DBH	REMOVE			
250	*QL	Quercus laurifolia	21" DBH	REMOVE			
251	SP	Sabal palmetto	10'+ CT	REMOVE	1		
252	SP	Sabal palmetto	10'+ CT	REMOVE	1		
253	SP	Sabal palmetto	10'+ CT	REMOVE	1		
254	SP	Sabal palmetto	10'+ CT	REMOVE	1		
255	*QL	Quercus laurifolia	27" DBH	REMOVE			
256	SP	Sabal palmetto	10'+ CT	REMOVE	1		
257	SP	Sabal palmetto	10'+ CT	REMOVE	1		
258	SP	Sabal palmetto	10'+ CT	REMOVE	1		
259	SP	Sabal palmetto	10'+ CT	REMOVE	1		
260	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
261	SP	Sabal palmetto	10'+ CT	REMOVE	1		
262	SP	Sabal palmetto	10'+ CT	REMOVE	1		
263	*MG	Magnolia grandiflolia	11" DBH	REMOVE			
264	*QL	Quercus laurifolia	23" DBH	REMOVE			
265	*QL	Quercus laurifolia	22" DBH	REMOVE			
266	*QL	Quercus laurifolia	17" DBH	REMOVE			
267	*QL	Quercus laurifolia	5" DBH	REMOVE			
268	*QL	Quercus laurifolia	28.5" DBH	REMOVE			
269	*QL	Quercus laurifolia	7" DBH	REMOVE			
270	SP	Sabal palmetto	10'+ CT	REMOVE	1		
271	SP	Sabal palmetto	10'+ CT	REMOVE	1		
272	*QL	Quercus laurifolia	30" DBH	REMOVE			
273	*QL	Quercus laurifolia	31" DBH	REMOVE			
274	SP	Sabal palmetto	10'+ CT	REMOVE	1		
275	SP	Sabal palmetto	10'+ CT	REMOVE	1		
276	*QL	Quercus laurifolia	26" DBH	REMOVE			
277	SP	Sabal palmetto	10'+ CT	REMAIN			1
278	SP	Sabal palmetto	10'+ CT	REMAIN			1
279	SP	Sabal palmetto	10'+ CT	REMOVE	1		

*NOTE EXISTING TREES IN DECLINE/ DISEASED/ DAMAGED; NOT COUNTED TOWARDS MITIGATION.

Ex. Tree Legend

- EXISTING OAK TREE TO REMAIN
- EXISTING MAGNOLIA TREE TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE / PALM TO BE REMOVED

Tree Mitigation Data

TREES REMOVED REQUIRING MITIGATION (INCHES)	213
TREES PRESERVED ONSITE (INCHES) CREDITED PER 1:1 RATIO	314
SABAL PALMS REMOVED REQUIRING MITIGATION	104
SABAL PALMS PRESERVED ONSITE CREDITED PER 1:1 RATIO	79
SABAL PALMS PROPOSED ONSITE CREDITED PER 1:1 RATIO	74

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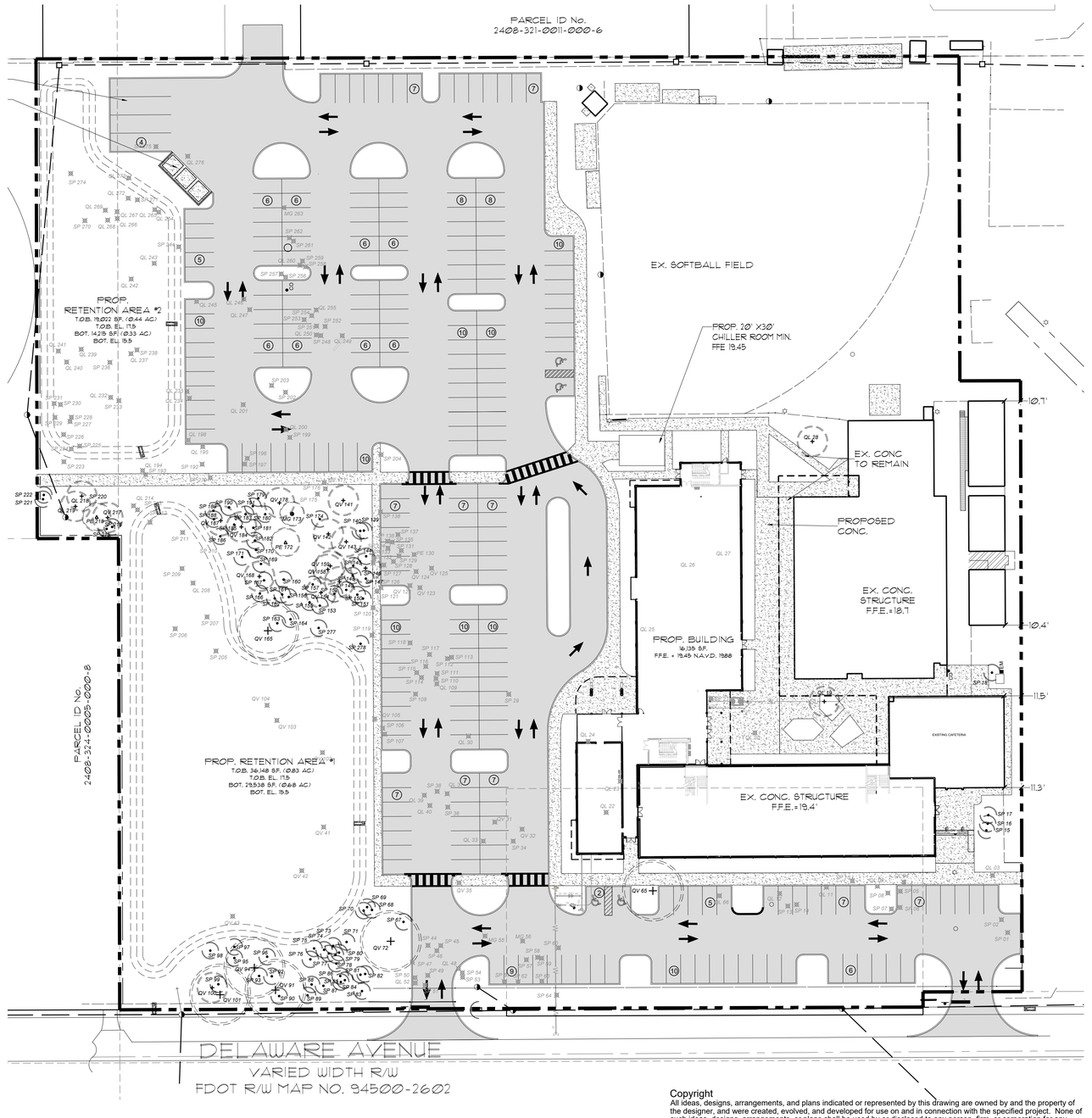
NORTH
Scale: 1" = 40'
0' 20' 40' 80'



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LAND PLANNING
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www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

JCHS
Fort Pierce, Florida
Tree Management Plan

REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE, PLA LA 6667190 STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1"=40'
Drawing Date	11/13/2025

L3

John Carroll High School – New Classroom Building

REG Architects

Architectural Style / Design Justification Statement

Five Main Design Concepts

1. *Continuation of historic rhythm*
2. *Strong base for protection*
3. *Shelter under continuous roof*
4. *Transparency in social and learning spaces*
5. *Elevated chapel as anchor*

The proposed addition to John Carroll High School respects the existing 1960s mid-modern structure while expanding classrooms, administrative offices, and the chapel. The design is guided by five main concepts: continuation of rhythm, a strong base, shelter under one roof, transparency, and an elevated chapel anchor.

First, the new building continues the 15-foot structural bays of the original, ensuring consistent spatial organization. Chattahoochee tile at the ground level visually ties to the existing façade, breaking long walls into approachable segments, while vertical metal fins and wood soffits emphasize rhythm and shadow.

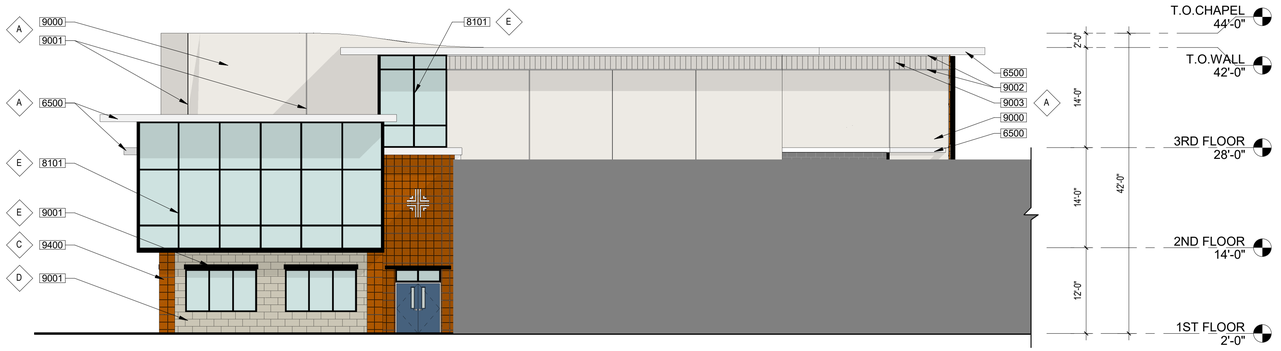
Second, a strong base conveys protection. Tile cladding with a stone-like appearance mirrors the original structure, while lighter stucco upper levels balance solidity with openness.

Third, a continuous roofline provides unifying shelter. Deep overhangs block harsh summer sunlight, and natural wood soffits connect interior spaces with the outdoors. All spaces sit beneath this protective canopy except the chapel, which rises above to connect symbolically with the sky.

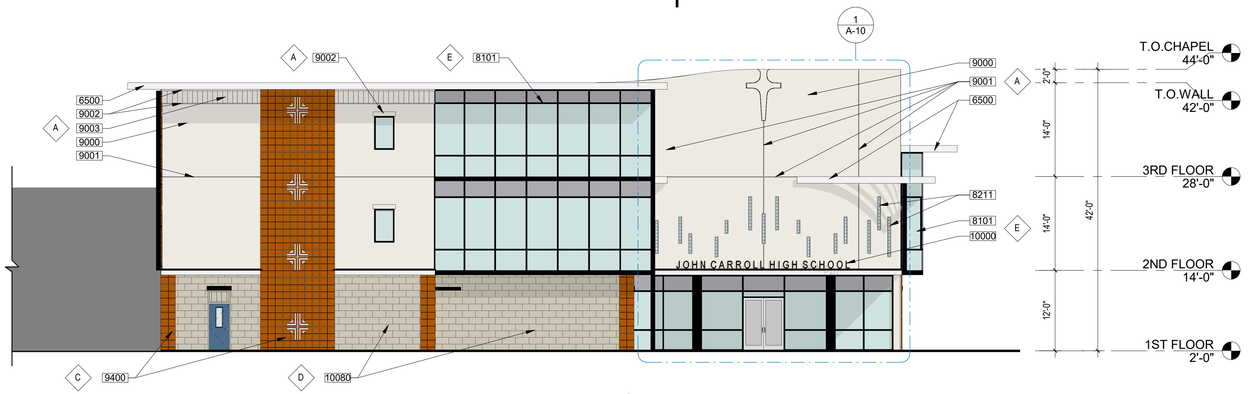
Fourth, social and learning spaces use glazing for transparency, blurring interior and exterior boundaries. Elevated study areas encourage visual interaction across the campus, especially toward the courtyard.

Finally, the chapel acts as the project's anchor. Elevated and curved, it disrupts the grid to create a softer spiritual space. Its visibility across the campus reinforces its significance, guiding circulation and marking entry beneath it as a protected threshold.

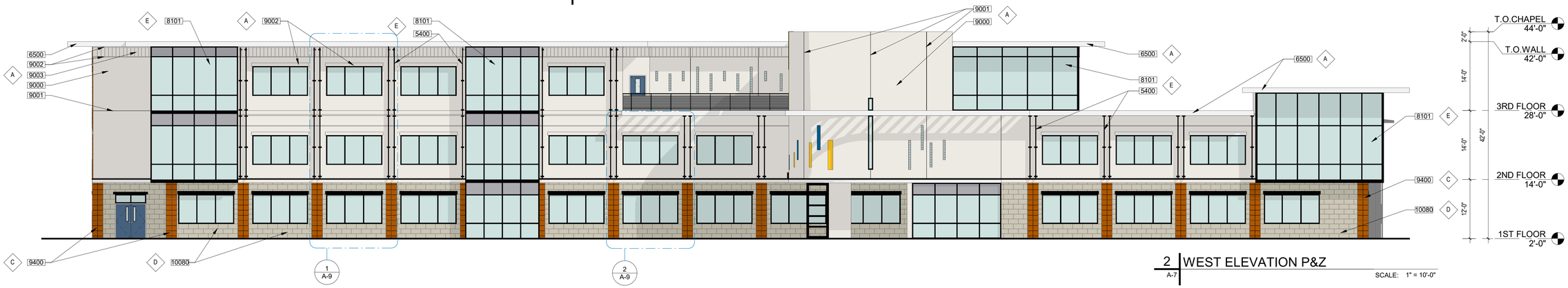
Overall, the design respects and preserves the richness of the existing building, incorporating clean lines, simple shapes, and a warm color palette with earthy tones and bold accents consistent with mid-century modern architecture. It furthermore creates a unified, light filled environment that enhances learning, community, and worship.



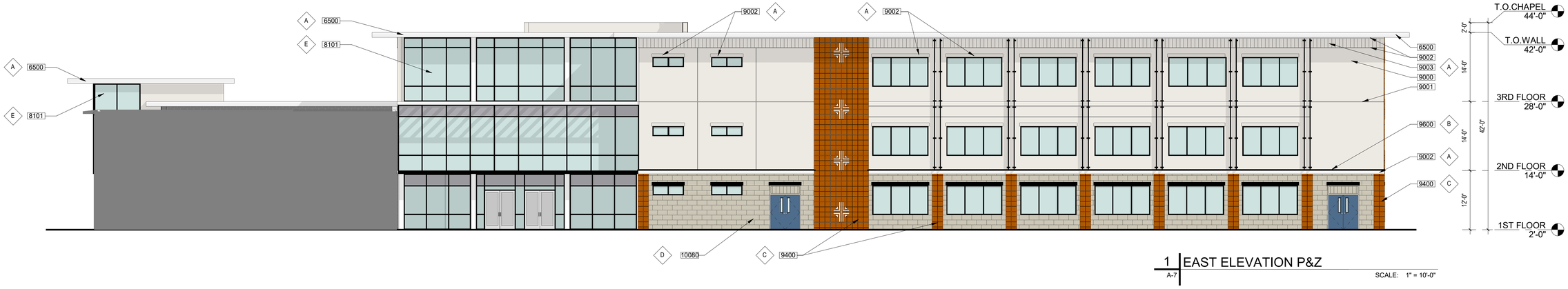
4 | SOUTH ELEVATION P&Z
A-7
SCALE: 1" = 10'-0"



3 | NORTH ELEVATION P&Z
A-7
SCALE: 3/32" = 1'-0"



2 | WEST ELEVATION P&Z
A-7
SCALE: 1" = 10'-0"



1 | EAST ELEVATION P&Z
A-7
SCALE: 1" = 10'-0"

KEYNOTES - ELEVATIONS

TAG	DESCRIPTION
5400	ALUMINUM VERTICAL FINS
6500	WOOD FASCIA
8101	ALUMINUM CURTAIN WALL SYSTEM - IMPACT RATED
8211	COLOR GLASS BLOCK IMPACT RATED
9000	STUCCO FINISH
9001	STUCCO REVEAL
9002	STUCCO TRIM/BAND
9003	STUCCO RECESS
9400	PRECAST CONCRETE TILE (MATCH EXISTING)
9600	HIGH DENSITY FOAM TRIM/BAND
10000	ALUMINUM SIGN LETTERS
10080	DECORATIVE EXTERIOR TILE

EXTERIOR COLOR LEGEND

TAG	DESCRIPTION	COLOR
A	FIELD COLOR #1	SNOWBOUND, SW 7004
B	FIELD COLOR #2	BLACK
C	WALL TILE #2	CHATTAHOOCHEE (MATCH EXISTING)
D	WALL TILE #1	BEIGE
E	METAL	BLACK

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NO.	DATE	DESCRIPTION

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MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

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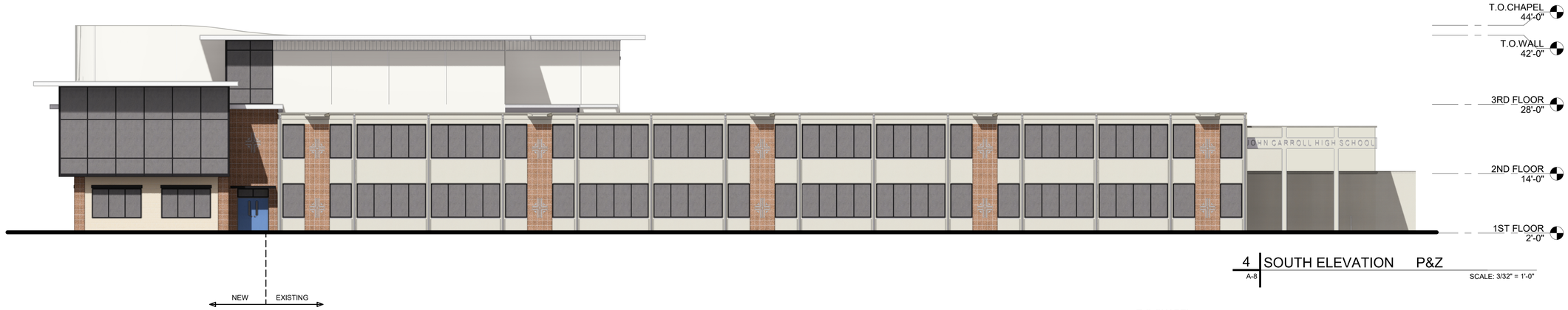
BUILDING ELEVATIONS

PROGRESS SET - P&Z

A-7



4 | SOUTH ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"

3 | NORTH ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"

2 | WEST ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"

1 | EAST ELEVATION P&Z
A-8
SCALE: 3/32" = 1'-0"

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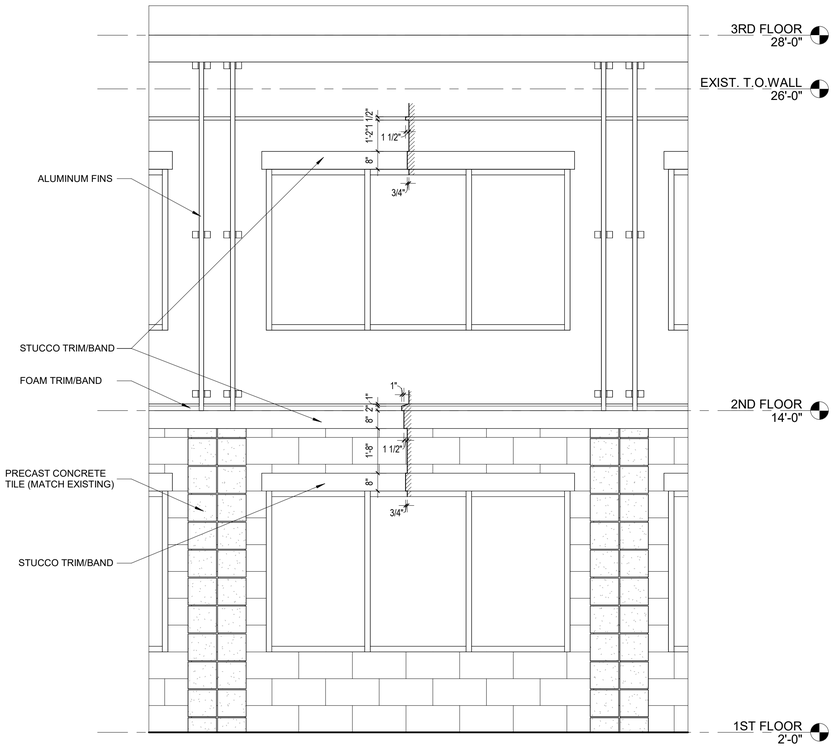
BUILDING ELEVATIONS

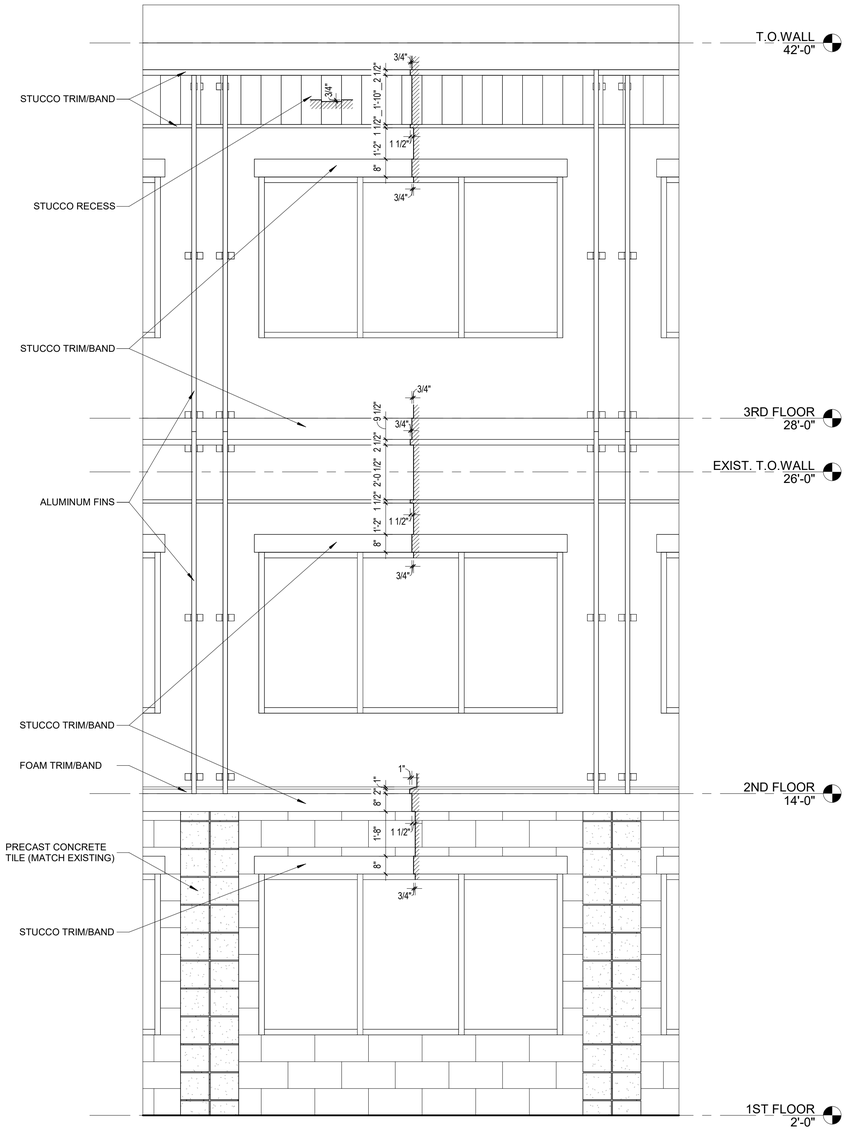
PROGRESS SET - P&Z

A-8



2 | A-9 WEST ELEVATION - TYP. DETAIL B P&Z

SCALE: 3/8" = 1'-0"



1 | A-9 WEST ELEVATION - TYP. DETAIL A P&Z

SCALE: 3/8" = 1'-0"

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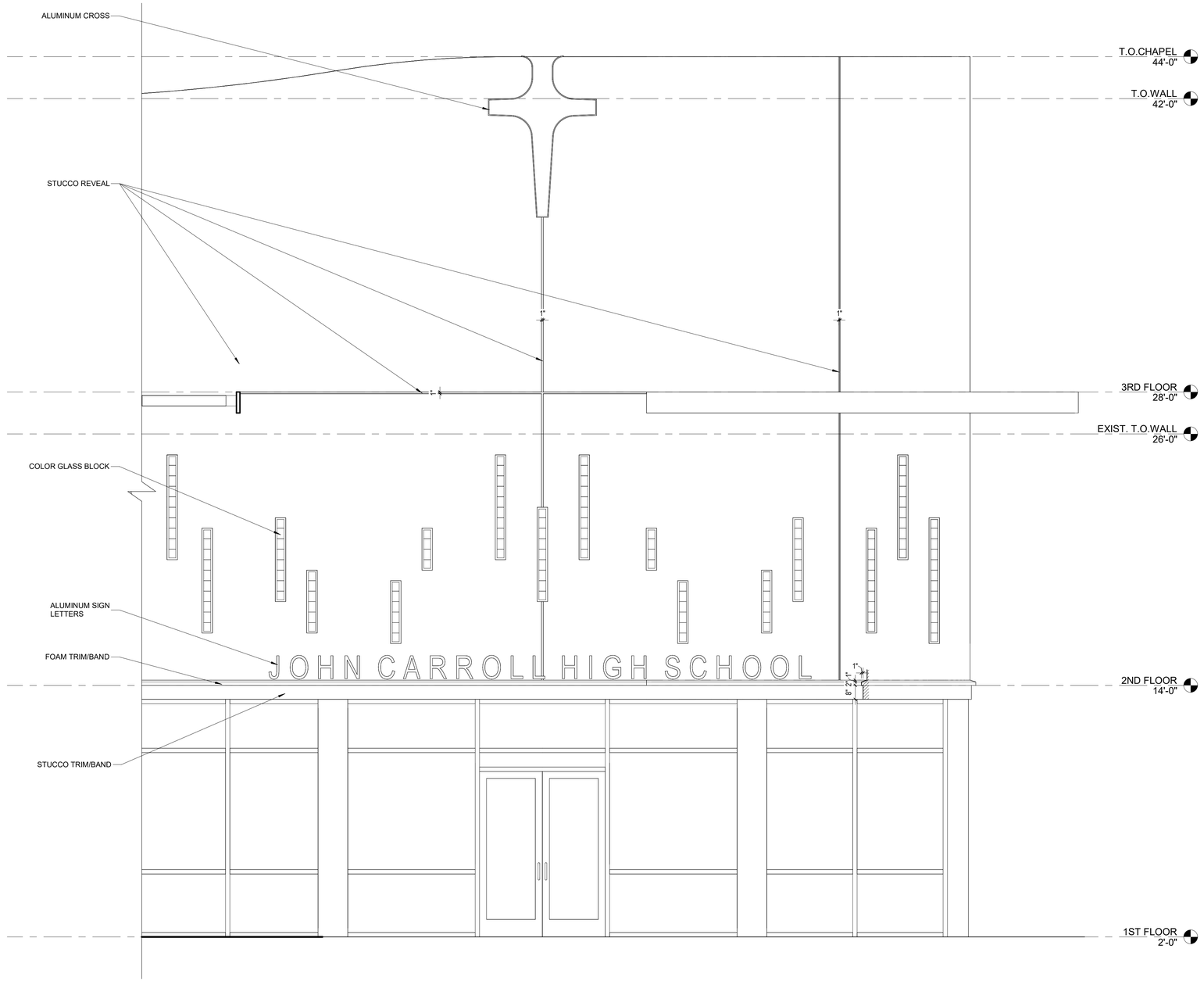
ELEVATION DETAILS

PROGRESS SET - P&Z

A-9



1 A-10 NORTH ELEVATION - DETAIL P&Z

SCALE: 3/8" = 1'-0"

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ELEVATION DETAILS

PROGRESS SET - P&Z

A-10

FRONT RENDERING

CORNER RENDERING

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-13

ENTRANCE RENDERING

BACK RENDERING

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CONCEPTUAL RENDERING

PROGRESS SET - P&Z

A-14

FRONT CORNER RENDERING

NORTH RENDERING

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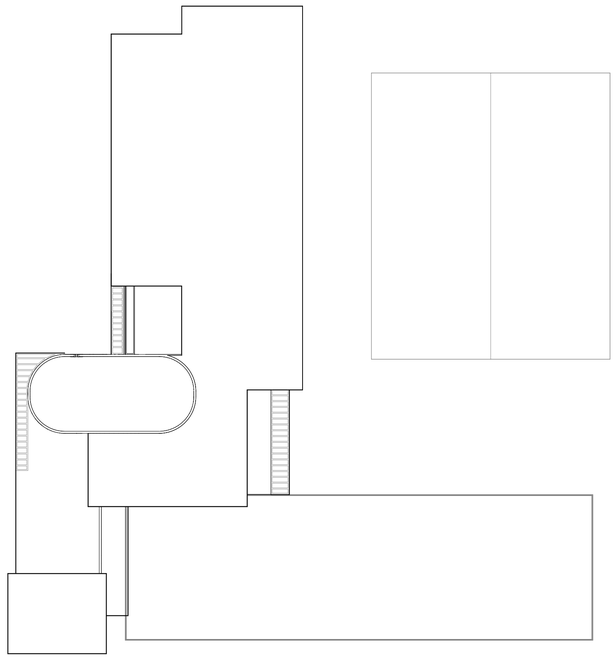
CONCEPTUAL RENDERING

PROGRESS SET - P&Z

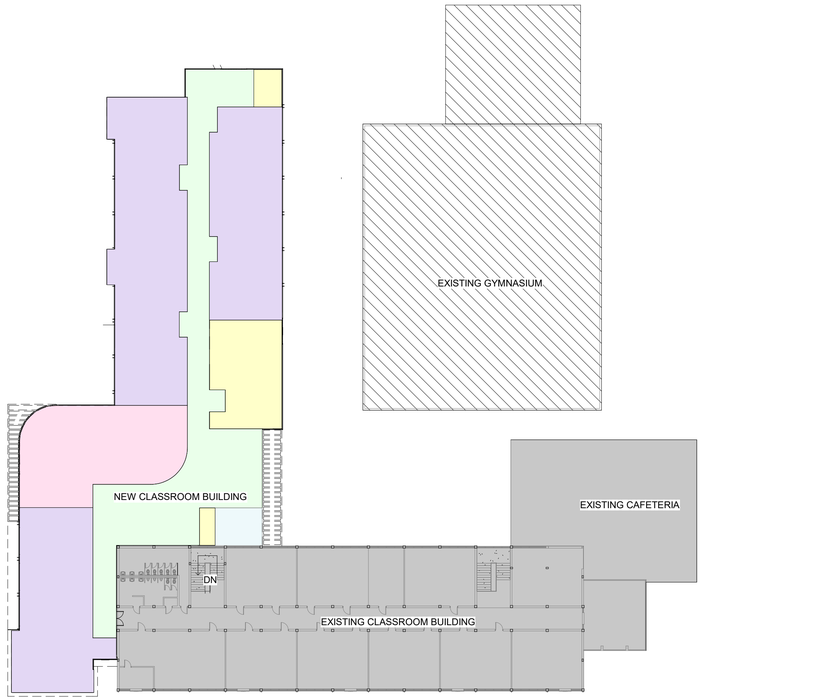
A-15



4 A-2 ROOF PLAN OVERALL P&Z

SCALE: 1" = 30'-0"

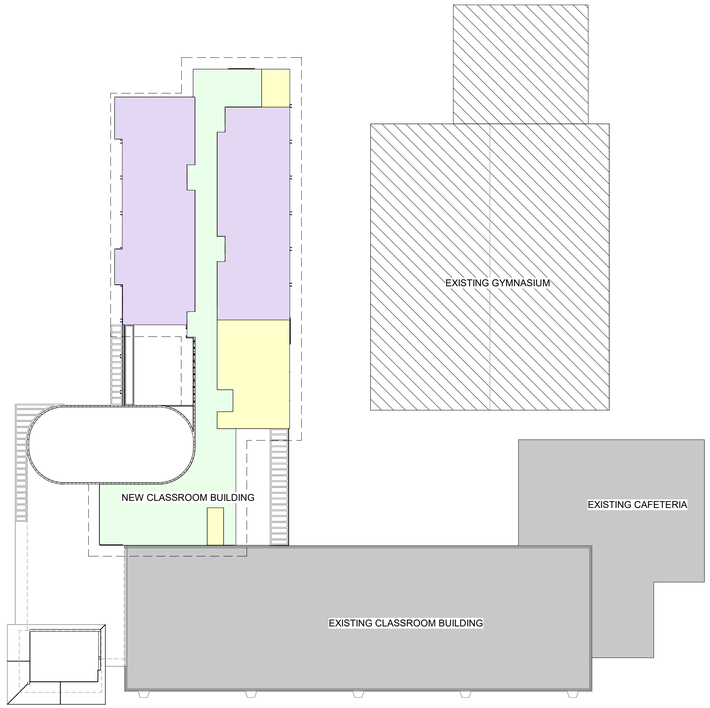
NORTH



2 A-2 SECOND FLOOR PLAN OVERALL

SCALE: 1" = 30'-0"

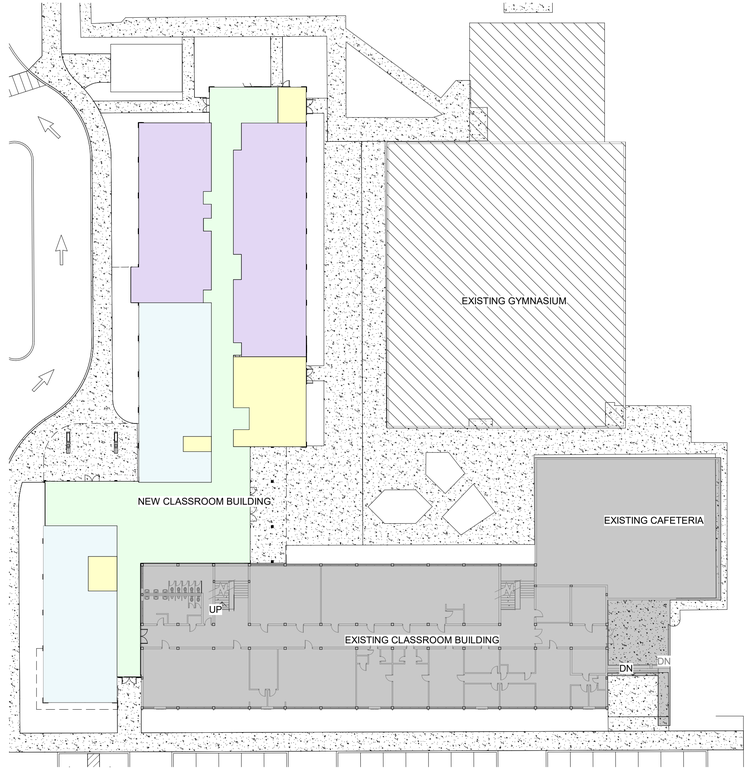
NORTH



3 A-2 THIRD FLOOR PLAN OVERALL P&Z

SCALE: 1" = 30'-0"

NORTH



1 A-2 FIRST FLOOR PLAN OVERALL

SCALE: 1" = 30'-0"

NORTH

COLOR LEGEND

	CIRCULATION	**13,257 SF**
	CHAPEL	**2,531 SF**
	ADMINISTRATIVE	**4,646 SF**
	UTILITIES / STORAGE	**4,971 SF**
	CLASSROOM	**20,017 SF**
	EXISTING CLASSROOM BUILDING	
	EXISTING GYMNASIUM	

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

(3RD FL TERRACE 954 SF)

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USE DESIGNATION PLANS

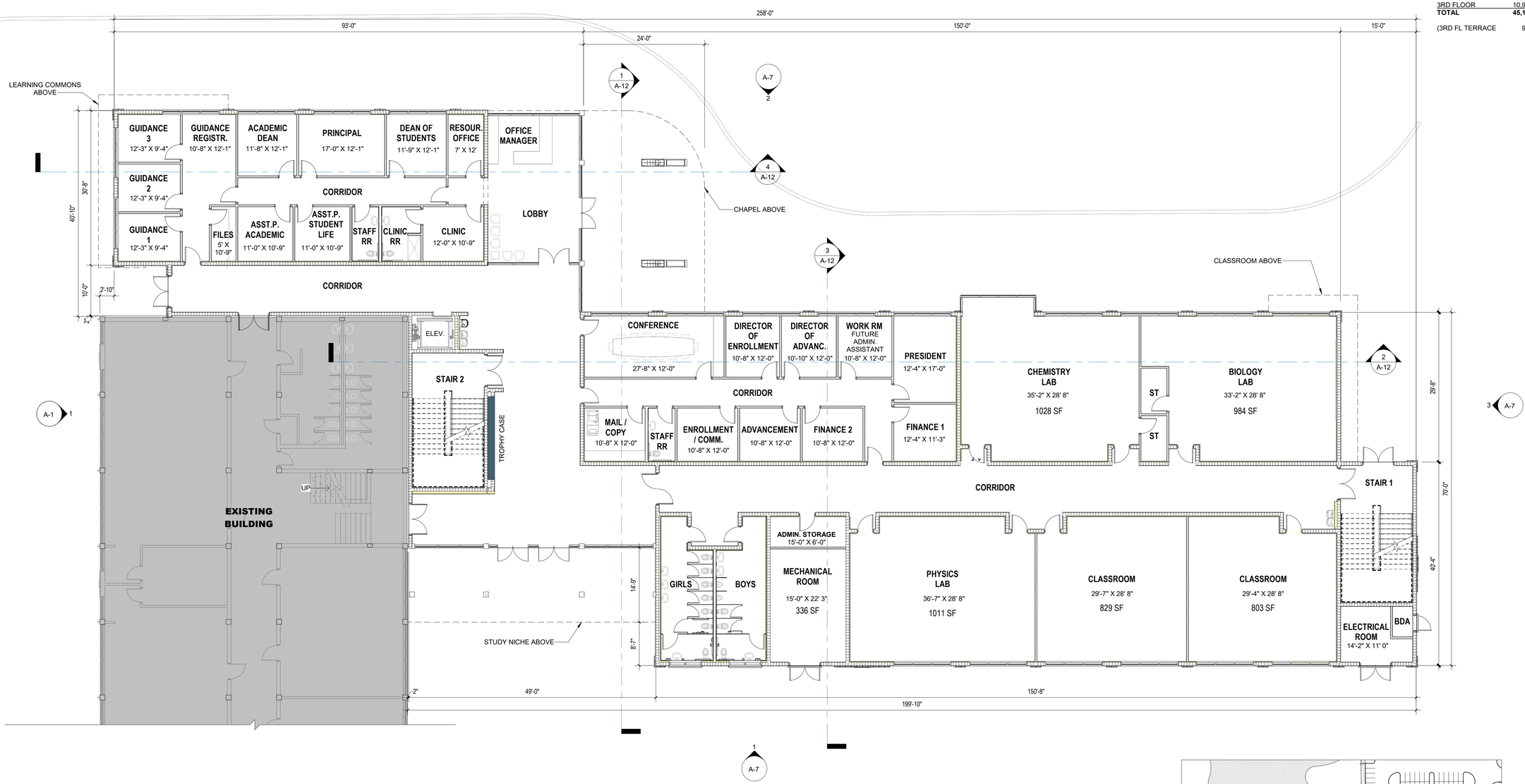
PROGRESS SET - P&Z

A-2

AREA BREAKDOWN

BUILDING AREA

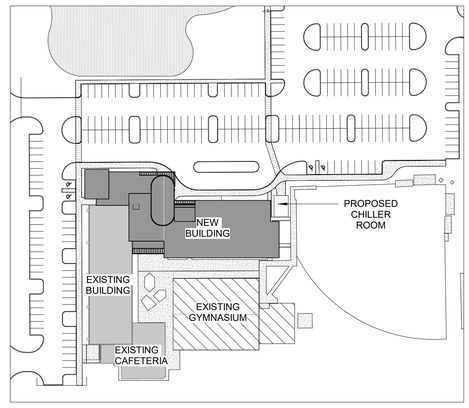
1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**
(3RD FL TERRACE	956 SF)



1 | A-3 FIRST FLOOR PLAN

SCALE: 1" = 10'-0"

NORTH



2 | A-3 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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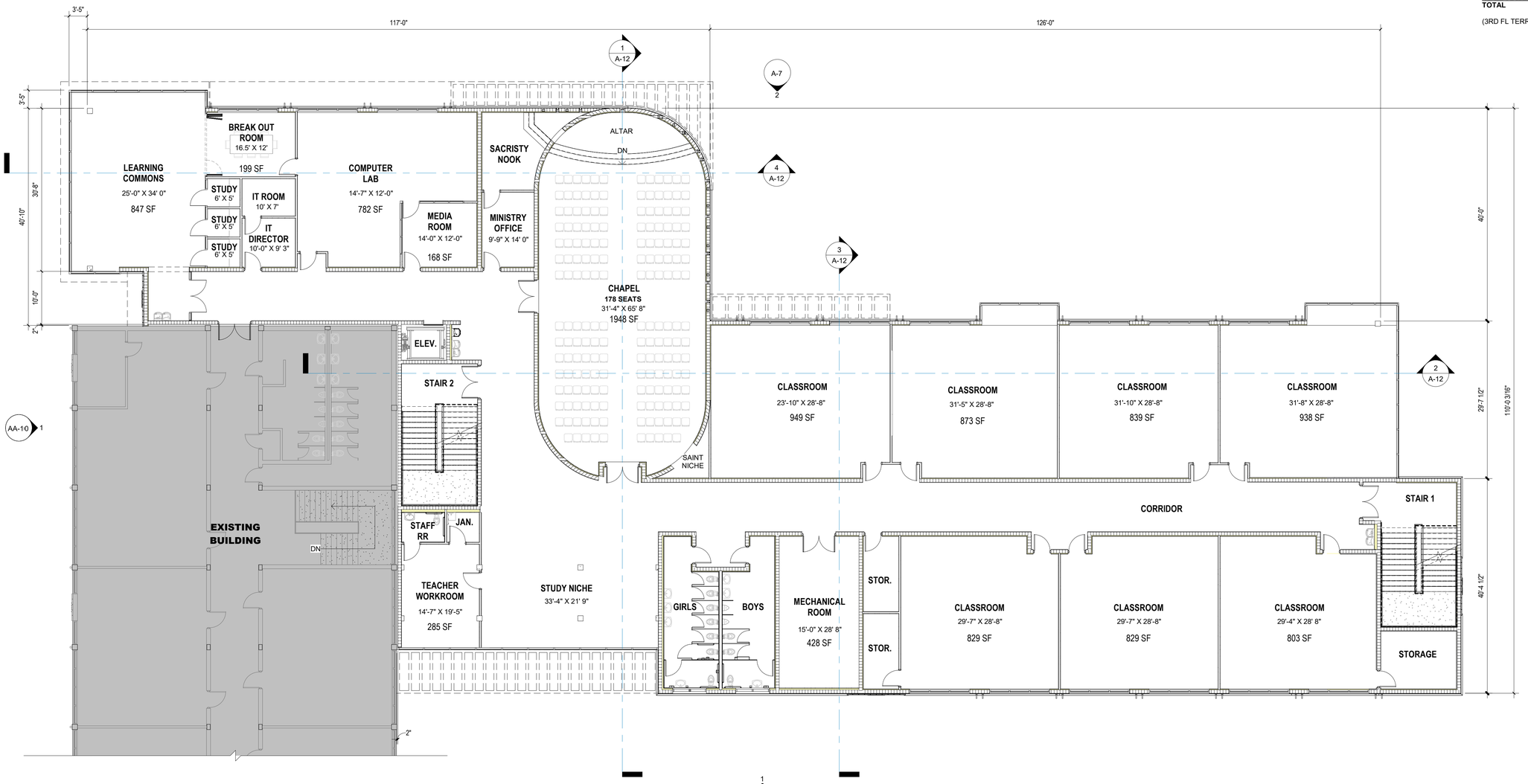
FIRST FLOOR PLAN

PROGRESS SET - P&Z

A-3



1 A-7

1 A-4 SECOND FLOOR PLAN P&Z

SCALE: 1" = 10'-0"

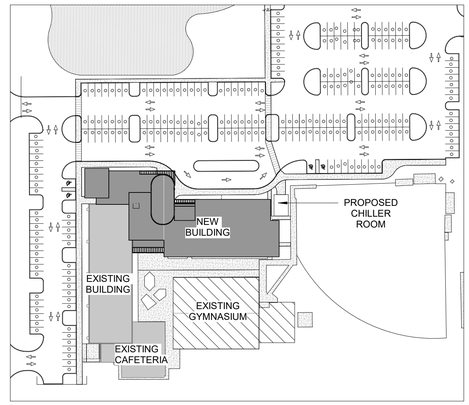
NORTH

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

(3RD FL TERRACE 956 SF)



2 A-4 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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SECOND FLOOR PLAN

PROGRESS SET - P&Z

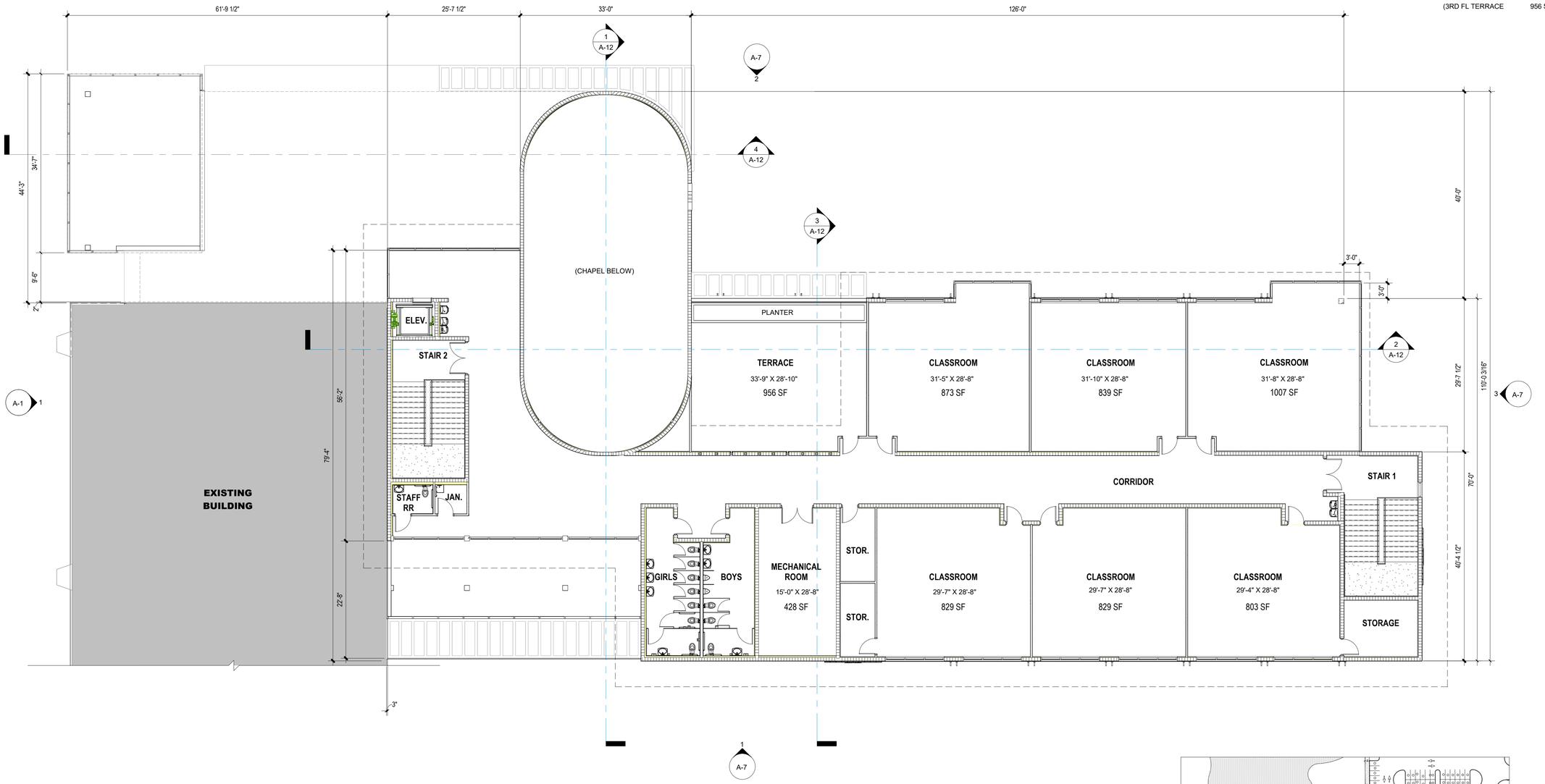
A-4

AREA BREAKDOWN

BUILDING AREA

1ST FLOOR	16,089 GSF
2ND FLOOR	18,100 GSF
3RD FLOOR	10,970 GSF
TOTAL	**45,159 GSF**

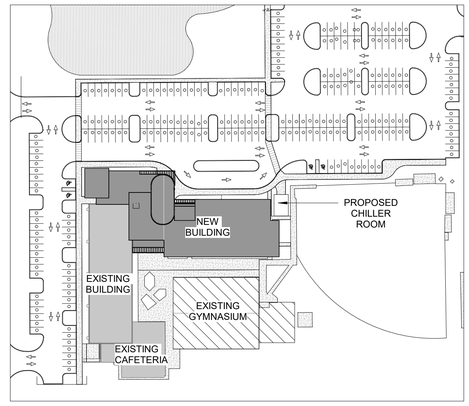
(3RD FL TERRACE 956 SF)



1 A-5 THIRD FLOOR PLAN P&Z

SCALE: 1" = 10'-0"

NORTH



2 A-5 KEY PLAN

SCALE: 1" = 100'-0"

NORTH

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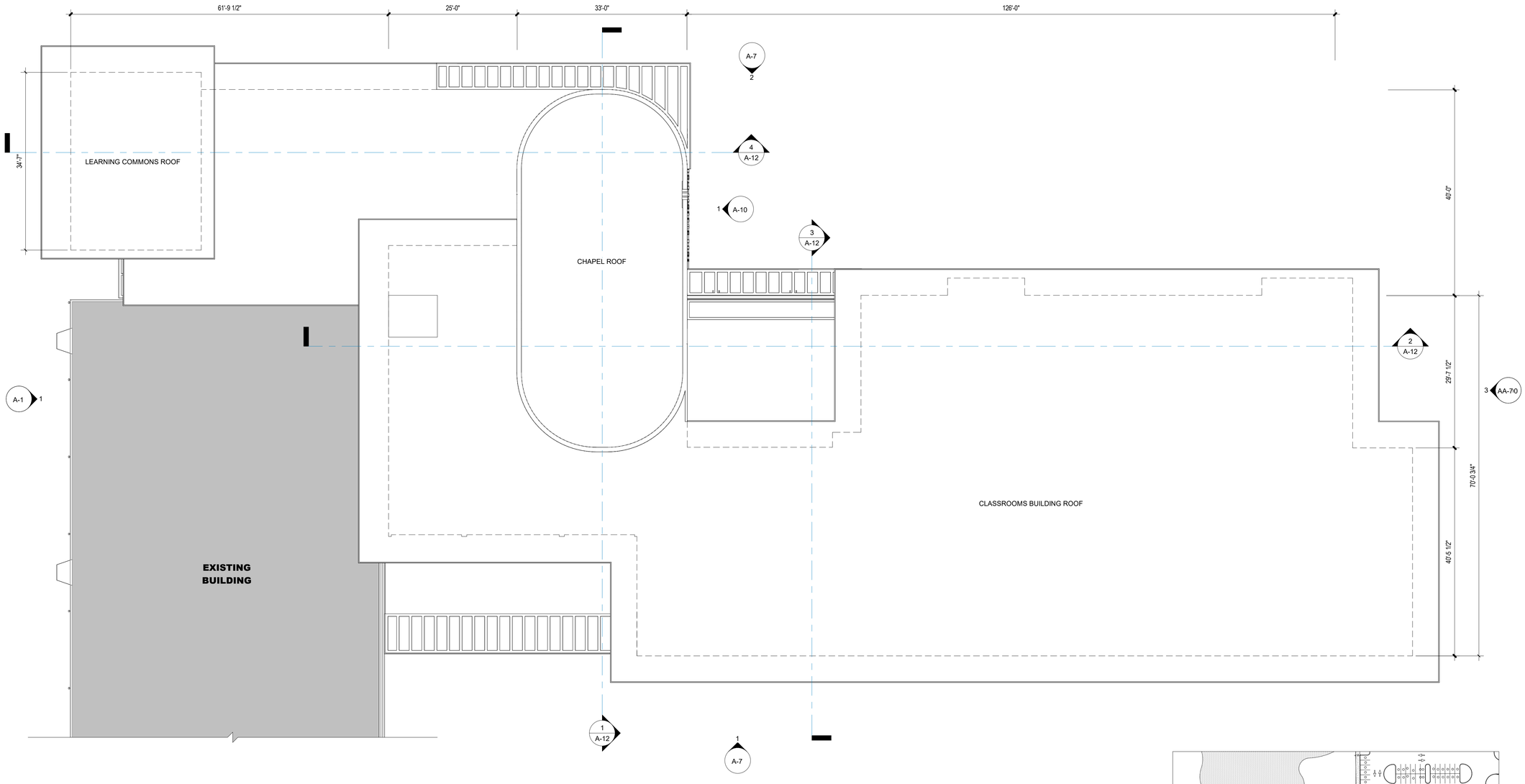
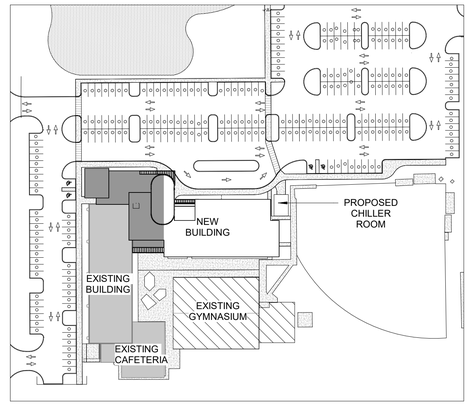
THIRD FLOOR PLAN

PROGRESS SET - P&Z

A-5



1 ROOF PLAN P&Z
A-6
SCALE: 1" = 10'-0"
NORTH



2 KEY PLAN
A-6
SCALE: 1" = 100'-0"
NORTH

REG ARCHITECTS
since 1988

Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

JOHN CARROLL HIGH SCHOOL
NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

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ROOF PLAN

PROGRESS SET - P&Z

A-6

JOHN CARROLL CATHOLIC HIGH SCHOOL FINISHES BOARD REG PROJECT #25008 10/02/2025

NICHE COLOR
SW 6965 - HYPER BLUE

NICHE COLOR
SW 6903 - CHEERFUL

NUBIO - THICKSET 90
SEVES GLASS BLOCKS
SIZE - 6” x 8”

INSPIRATION FOR CHAPEL LIGHTING
CHAPELLE NOTRE-DAME DU HAUT DE RONCHAMP

FIELD COLOR
SW 7004 - SNOWBOUND

INSPIRATION FOR CEILING AND OVERHANG
THERMOWOOD

PORCELAIN WALL TILE
AT70 - ECLIPSE
ASTRONOMY

TRIM COLOR
SW 6001 - GRAYISH

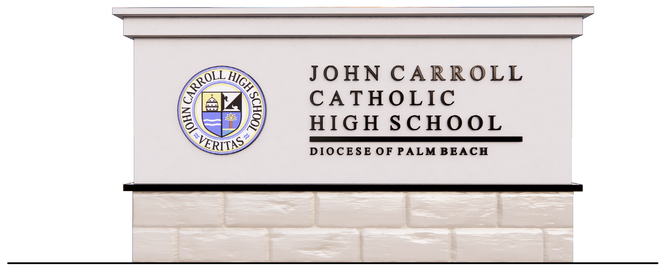
EXTERIOR DOORS
BLUE COLOR TO MATCH EXISTING DOORS

PRECAST CONCRETE TILE
MATCH TO EXISTING

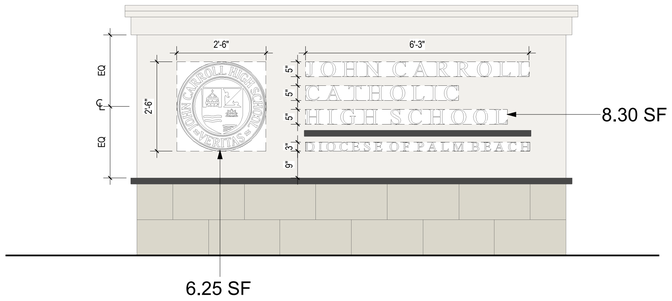
TYPICAL ELEVATION DETAIL

INSPIRATION FOR METAL FINS

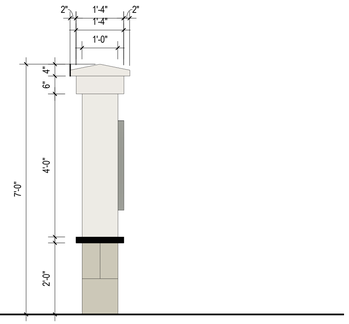
VERTICAL FINS, TRELLIS, CANOPIES, CURTAIN WALLS, WINDOWS
KB3C19695 - MATTE BLACK
2-COAT KYNAR 2604
AGS INC.



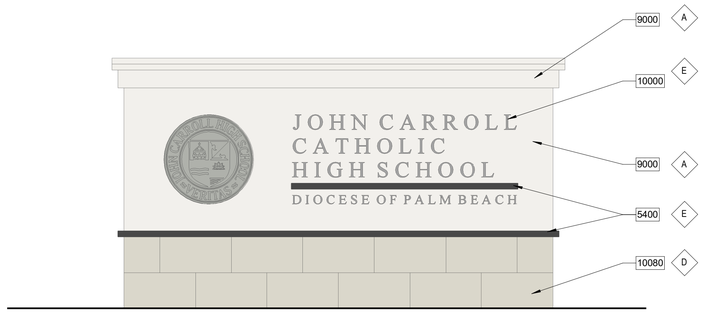
5 MONUMENT SIGN FRONT RENDERING
A-11 SCALE: 1/2" = 1'-0"



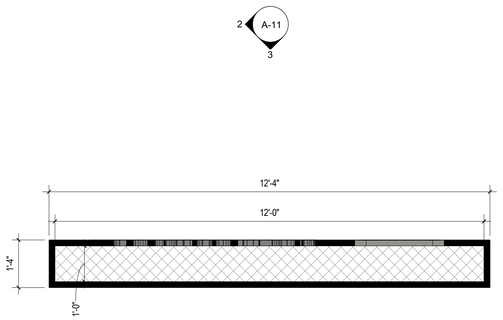
4 MONUMENT SIGN AREA DIAGRAM
A-11 SCALE: 1/2" = 1'-0"



2 MONUMENT SIGN SIDE ELEVATION
A-11 SCALE: 1/2" = 1'-0"



3 MONUMENT SIGN FRONT ELEVATION
A-11 SCALE: 1/2" = 1'-0"



1 MONUMENT SIGN PLAN
A-11 SCALE: 1/2" = 1'-0"

KEYNOTES - ELEVATIONS

TAG	DESCRIPTION
5400	ALUMINUM VERTICAL FINS
6500	WOOD FASCIA
8101	ALUMINUM CURTAIN WALL SYSTEM - IMPACT RATED
8211	COLOR GLASS BLOCK IMPACT RATED
9000	STUCCO FINISH
9001	STUCCO REVEAL
9002	STUCCO TRIM/BAND
9003	STUCCO RECESS
9400	PRECAST CONCRETE TILE (MATCH EXISTING)
9600	HIGH DENSITY FOAM TRIM/BAND
10000	ALUMINUM SIGN LETTERS
10080	DECORATIVE EXTERIOR TILE

EXTERIOR COLOR LEGEND

TAG	DESCRIPTION	COLOR
A	FIELD COLOR #1	SNOWBOUND, SW 7004
B	FIELD COLOR #2	BLACK
C	WALL TILE #2	CHATTAHOOCHEE (MATCH EXISTING)
D	WALL TILE #1	BEIGE
E	METAL	BLACK

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SIGNAGE DETAILS

PROGRESS SET - P&Z

A-11

Mirada Medium (MRM)

Outdoor LED Area Light

MANUFACTURED IN THE USA · TITLE 24 COMPLIANT · cULus LISTED · DARK SKY APPROVED · DLC LISTED PREMIUM · RoHS COMPLIANT · IP66 · IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

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Mirada Medium (MRM)

Outdoor LED Area Light

MANUFACTURED IN THE USA · TITLE 24 COMPLIANT · cULus LISTED · DARK SKY APPROVED · DLC LISTED PREMIUM · RoHS COMPLIANT · IP66 · IK08

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Weight lbs(kg)	30 (13.6)
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QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

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Construction

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- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

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- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminiare per IEC 66262 mechanical impact code

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Mirada Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[2]	Voltage	Driver
MRM - Mirada Medium Area Light	**LED**	**7L** - 7,000 lms, 48W **9L** - 9,000 lms, 62W **12L** - 12,000 lms, 85W **18L** - 18,000 lms, 135W **24L** - 24,000 lms, 176W **30L** - 30,000 lms, 232W **36L** - 36,000 lms, 288W **42L** - 42,000 lms, 314W **48L** - 48,000 lms, 401W **55L** - 55,000 lms, 438W Custom Lumen Packages[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise **LC** - Left Corner **RC** - Right Corner	**(blank)** - standard **L**- Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Finish		Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[8]	**70CRI** - 70 CRI	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite	**MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Half Louver (Moderate Spill Light Cutoff)[2] **IL** - Integral Louver (Sharp Spill Light Cutoff)[2]

Controls (Choose One)

(Blank) - None

Wireless Controls System
ALSC - AirLink Synapse Control System[9]
ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor[9]
ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor[9]
ALBMR1LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (8-24' mounting height)[3,9]
ALBMR2LR - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (25-40' mounting height)[3,9]

Stand-Alone Controls
EXT - 0-10v Dimming leads extended to housing exterior
CR7P - 7 Pin Control Receptacle ANSI C136.41[4]
IMSBT1L - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[3,9]
IMSBT2L - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[3,9]

Button Type Photocells
PCI120 - 120V
PCI208-277 - 208 -277V
PCI347 - 347V

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION[5]

CONTROLS ACCESSORIES

Description	Order Number
PC120 Photocell for use with CR7P option (120V)[6]	**122514**
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[6]	**122515**
Twist Lock Photocell (347V) for use with CR7P[6]	**122516**
Twist Lock Photocell (480V) for use with CR7P[6]	**1225180**
AirLink 5 Pin Twist Lock Controller (120-277V Only)[6]	**661409**
AirLink 7 Pin Twist Lock Controller (120-277V Only)[6]	**661410**
AirLink 7 Pin Twist Lock Controller (347-480V) [6]	**679948**
Shorting Cap for use with CR7P[6]	**149328**

FUSING OPTIONS[7]

Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS

3" External Shield	See Shielding Guide
6" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with 5W distribution. IL not available with LC/RC distributions.
3. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
4. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
5. Accessories are shipped separately and field installed.
6. Factory installed CR7P option required. See Options.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatibility.
8. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.
9. Not available with 55L Lumen Package when 347-480V is specified.

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Mirada Medium Outdoor LED Area Light

Type : _____

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ACCESSORIES

MOUNTING ACCESSORIES

Side Arm

Universal Mounting Bracket
Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5"

Part Number: BKA UMB CLR

Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQM B3B5 XX CLR

15° Tilt Quick Mount Plate
True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"

Part Number: BKS PQ15 B3B5 XX CLR

Tenon / Slipfitter

Adjustable Slipfitter
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and provides 180° of tilt (max 45° above horizontal)

Part Number: BKA ASF CLR

Square Tenon Top
Mounts onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon and allows for mounting up to 4 luminaires

Part Number: BKA XNM *

Square Internal Slipfitter
Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires

Part Number: BKA X_ISF * CLR

Wall Mount/ Wood Pole

Wall Mount Bracket
Mounts onto vertical wall surface (hardware/anchors not included)

Part Number: BKS XBO WM CLR

Wood Pole Bracket
Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded)

Part Number: BKS XBO WP CLR

SHIELDING, POLES & MISC. ACCESSORIES

Shielding

Integral Louver
Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS

Part Number: 690981

Integral Half Louver
Field Install Integral Half Louver provides great backlight control without impacting front side distribution.

Part Number: 743415

External Shield
External shield blocks view of light source from anyside of luminaire, additional shielding configurations available

Part Number: 783607BLK (3") / 776538BLK (6")

Poles

Square Poles
14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction

Part Number: 4SQ/5SQ/6SQ

Round Poles
10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction

Part Number: 4RP/5RP

Tapered Poles
20' - 39' steel and aluminum poles for retrofit and new construction

Part Number: RTP

Misc.

Bird Spikes
10' linear bird spike (3' recommended per luminaire) silcone adhesive (covers approximately 25' linear fee of bird spike) and application tool

Spike Part Number: 751631
Adhesive Part Number: 751632
Caulk Gun Part Number: 751636

Replace CLR with paint finish description

Replace X with: 3

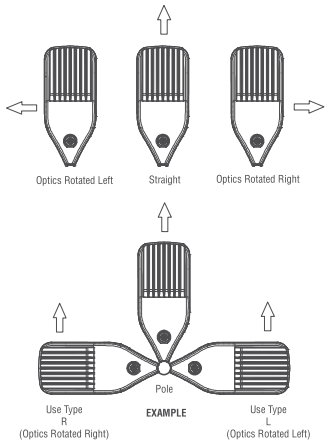
Replace XX with SQ for square pole or RD for round pole (≥3" OD)

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace _ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

Luminaire Shown with Integral Louver (IL)

Luminaire Shown with IMSBTL Option

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P

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Mirada Medium Outdoor LED Area Light

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PERFORMANCE

Back to Quick Links

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	9853	159	B2-U0-G2	9853	159	B2-U0-G2	9853	159	B2-U0-G2	62
	3		9926	160	B2-U0-G2	9926	160	B2-U0-G2	9926	160	B2-U0-G2	
	4		9178	148	B2-U0-G3	9713	157	B2-U0-G3	9498	153	B2-U0-G3	
	5W		9504	153	B3-U0-G2	9504	153	B3-U0-G2	9504	153	B3-U0-G2	
	FT		9856	159	B2-U0-G3	9856	159	B2-U0-G3	9856	159	B2-U0-G3	
	FTA		9900	160	B2-U0-G2	9900	160	B2-U0-G2	9900	160	B2-U0-G2	
	AM		10019	162	B2-U0-G1	10019	162	B2-U0-G1	10019	162	B2-U0-G1	
	LC/RC		9008	145	B2-U0-G3	9533	154	B2-U0-G3	9321	150	B2-U0-G3	
12L	2	70	13135	155	B3-U0-G2	13135	155	B3-U0-G2	13135	155	B3-U0-G2	85
	3		13232	156	B2-U0-G2	13232	156	B2-U0-G2	13232	156	B2-U0-G2	
	4		12223	144	B2-U0-G3	12935	152	B2-U0-G4	12648	149	B2-U0-G4	
	5W		12669	149	B4-U0-G2	12669	149	B4-U0-G2	12669	149	B4-U0-G2	
	FT		13138	155	B2-U0-G3	13138	155	B2-U0-G3	13138	155	B2-U0-G3	
	FTA		13196	155	B2-U0-G2	13196	155	B2-U0-G2	13196	155	B2-U0-G2	
	AM		13355	157	B2-U0-G2	13355	157	B2-U0-G2	13355	157	B2-U0-G2	
	LC/RC		11996	141	B2-U0-G3	12695	149	B2-U0-G3	12414	146	B2-U0-G3	
18L	2	70	19318	143	B3-U0-G3	19318	143	B3-U0-G3	19318	143	B3-U0-G3	135
	3		19461	144	B3-U0-G3	19461	144	B3-U0-G3	19461	144	B3-U0-G3	
	4		18013	133	B2-U0-G4	19063	141	B3-U0-G5	18640	138	B3-U0-G5	
	5W		18633	138	B4-U0-G2	18633	138	B4-U0-G2	18633	138	B4-U0-G2	
	FT		19324	143	B3-U0-G3	19324	143	B3-U0-G3	19324	143	B3-U0-G3	
	FTA		19408	144	B3-U0-G3	19408	144	B3-U0-G3	19408	144	B3-U0-G3	
	AM		19641	145	B3-U0-G2	19641	145	B3-U0-G2	19641	145	B3-U0-G2	
	LC/RC		17679	131	B2-U0-G3	18710	139	B2-U0-G3	18295	136	B2-U0-G3	
24L	2	70	24142	147	B4-U0-G3	25957	147	B4-U0-G3	25957	147	B4-U0-G3	176
	3		25001	149	B3-U0-G3	26149	149	B3-U0-G3	26149	149	B3-U0-G3	
	4		24396	152	B3-U0-G5	25600	160	B3-U0-G5	25457	159	B3-U0-G5	
	5W		24327	142	B5-U0-G3	25037	142	B5-U0-G3	25037	142	B5-U0-G3	
	FT		24994	148	B3-U0-G3	25964	148	B3-U0-G3	25964	148	B3-U0-G3	
	FTA		24171	148	B3-U0-G3	26077	148	B4-U0-G3	26077	148	B4-U0-G3	
	AM		24939	150	B3-U0-G2	26393	150	B3-U0-G2	26393	150	B3-U0-G2	
	LC/RC		25884	162	B3-U0-G4	25884	162	B3-U0-G4	25310	158	B3-U0-G4	
30L	2	70	30171	140	B4-U0-G3	32417	140	B4-U0-G3	32417	140	B4-U0-G3	232
	3		31243	141	B3-U0-G4	32656	141	B3-U0-G4	32656	141	B3-U0-G4	
	4		30631	144	B3-U0-G5	32141	151	B3-U0-G5	31961	150	B3-U0-G5	
	5W		30402	135	B5-U0-G3	31267	135	B5-U0-G3	31267	135	B5-U0-G3	
	FT		31233	140	B4-U0-G4	32424	140	B4-U0-G4	32424	140	B4-U0-G4	
	FTA		30207	140	B4-U0-G4	32566	140	B4-U0-G4	32566	140	B4-U0-G4	
	AM		3116	142	B4-U0-G3	32960	142	B4-U0-G3	32960	142	B4-U0-G3	
	LC/RC		32498	153	B3-U0-G5	32498	153	B3-U0-G5	31777	149	B3-U0-G5	

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PERFORMANCE (CONT.)

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
36L	2	70	35357	133	B4-U0-G3	38275	133	B4-U0-G3	38275	133	B4-U0-G3	288
	3		36614	134	B4-U0-G4	38557	134	B4-U0-G4	38557	134	B4-U0-G4	
	4		35402	139	B3-U0-G5	37148	146	B4-U0-G5	36940	145	B4-U0-G5	
	5W		35627	128	B5-U0-G4	36917	128	B5-U0-G4	36917	128	B5-U0-G4	
	FT		36602	133	B4-U0-G4	38283	133	B4-U0-G4	38283	133	B4-U0-G4	
	FTA		35399	134	B4-U0-G4	38450	134	B4-U0-G4	38450	134	B4-U0-G4	
	AM		36524	135	B4-U0-G3	38916	135	B4-U0-G3	38916	135	B4-U0-G3	
	LC/RC		37561	147	B3-U0-G5	37561	147	B3-U0-G5	36727	144	B3-U0-G5	
42L	2	70	41035	131	B5-U0-G4	42602	136	B5-U0-G4	42542	135	B5-U0-G4	314
	3		42493	135	B4-U0-G5	44115	140	B4-U0-G5	44053	140	B4-U0-G5	
	4		41453	132	B4-U0-G5	43497	138	B4-U0-G5	43254	138	B4-U0-G5	
	5W		41349	132	B5-U0-G4	42927	134	B5-U0-G4	42866	137	B5-U0-G4	
	FT		42481	135	B4-U0-G4	44103	140	B4-U0-G4	44040	140	B4-U0-G4	
	FTA		41083	131	B4-U0-G4	42652	136	B5-U0-G4	42591	136	B5-U0-G4	
	AM		42389	135	B4-U0-G3	44007	140	B4-U0-G3	43944	140	B4-U0-G3	
	LC/RC		43980	140	B3-U0-G5	43980	140	B3-U0-G5	43004	137	B3-U0-G5	
48L	2	70	45133	123	B5-U0-G4	46856	128	B5-U0-G4	46789	128	B5-U0-G4	401
	3		46737	128	B4-U0-G5	48521	133	B4-U0-G5	48452	132	B4-U0-G5	
	4		46006	126	B4-U0-G5	48275	132	B4-U0-G5	48005	131	B4-U0-G5	
	5W		45478	124	B5-U0-G4	47214	129	B5-U0-G4	47147	129	B5-U0-G4	
	FT		46723	128	B4-U0-G5	48507	133	B4-U0-G5	48438	132	B4-U0-G5	
	FTA		45187	123	B5-U0-G4	46912	128	B5-U0-G4	46845	128	B5-U0-G4	
	AM		4662	127	B4-U0-G3	48402	132	B4-U0-G3	48333	132	B4-U0-G3	
	LC/RC		48811	133	B4-U0-G5	48811	133	B4-U0-G5	47728	130	B4-U0-G5	
55L	2	70	50179	115	B5-U0-G4	52095	119	B5-U0-G4	52021	119	B5-U0-G4	438
	3		51963	119	B4-U0-G5	53947	123	B4-U0-G5	53870	123	B4-U0-G5	
	4		51635	119	B4-U0-G5	54181	125	B4-U0-G5	53878	124	B4-U0-G5	
	5W		50563	115	B5-U0-G4	52493	120	B5-U0-G4	52418	120	B5-U0-G4	
	FT		50539	115	B4-U0-G5	52468	120	B4-U0-G5	52394	120	B4-U0-G5	
	FTA		50239	115	B5-U0-G4	52157	119	B5-U0-G4	52082	119	B5-U0-G4	
	AM		52223	119	B4-U0-G3	54216	124	B4-U0-G3	54139	124	B4-U0-G3	
	LC/RC		54113	124	B4-U0-G5	54113	124	B4-U0-G5	52912	121	B4-U0-G5	

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PERFORMANCE (CONT.)

ELECTRICAL DATA (AMPS)*						
Lumens	**120V**	**208V**	**240V**	**277V**	**347V**	**480V**
9L	0.52	0.30	0.26	0.22	0.18	0.13
12L	0.71	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.33	0.77	0.67	0.58	0.46	0.33
30L	1.78	1.02	0.89	0.77	0.61	0.44
36L	2.12	1.22	1.06	0.92	0.73	0.53
42L	2.62	1.51	1.31	1.13	0.90	0.65
48L	3.05	1.76	1.53	1.32	1.05	0.76
55L	3.65	2.11	1.83	1.58	1.26	0.91

RECOMMENDED LUMEN MAINTENANCE[1] (0-25°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L	100%	97%	93%	90%	86%
24L - 48L	100%	95%	89%	84%	79%
55L	100%	91%	82%	74%	67%

RECOMMENDED LUMEN MAINTENANCE[1] (40°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L	100%	97%	92%	88%	84%
24L - 48L	100%	94%	87%	80%	74%

RECOMMENDED LUMEN MAINTENANCE[1] (50°C)					
Ambient	**Intial[2]**	**25h[2]**	**50hr[2]**	**75hr[2]**	**100hr[2]**
9L - 18L C	100%	96%	91%	87%	83%

*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

1. Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

DELIVERED LUMENS*					
Lumen Package	**Distribution**	**Phosphor Converted Amber (Peak 610mm)**			**Wattage**
		Delivered Lumens	**Efficacy**	**BUG Rating**	
9L	2	5848	80	B2-U0-G2	74
	3	6018	82	B1-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FTA	5924	81	B1-U0-G1	
	AM	5995	81	B1-U0-G1	
12L	2	7530	74	B2-U0-G2	102
	3	7749	76	B1-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FTA	7628	75	B2-U0-G2	
	AM	7720	76	B1-U0-G1	
18L	2	9311	69	B2-U0-G2	135
	3	9582	71	B2-U0-G2	
	5W	8712	65	B3-U0-G2	
	FT	9237	68	B2-U0-G2	
	FTA	9433	70	B2-U0-G2	
	AM	9546	71	B2-U0-G1	
24L	2	10955	63	B2-U0-G2	175
	3	11273	64	B2-U0-G2	
	5W	10249	59	B3-U0-G2	
	FT	10867	62	B2-U0-G2	
	FTA	11097	63	B2-U0-G2	
	AM	11230	64	B2-U0-G1	

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*						
Lumens	**120V**	**208V**	**240V**	**277V**	**347V**	**480V**
9L	0.62	0.36	0.31	0.27	0.21	0.15
12L	0.85	0.50	0.43	0.38	0.30	0.22
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37

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PHOTOMETRICS

Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

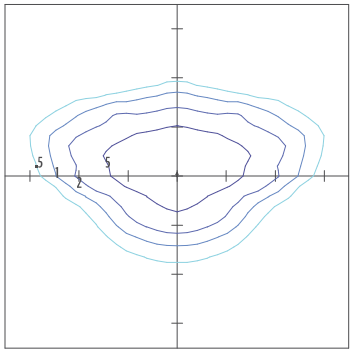
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

MRM-LED-30L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,416
Watts	232
Efficacy	140
IES Type	Type II - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	4796	15%
Medium (30-60°)	19811	61%
High (60-80°)	7474	23%
Very High (80-90°)	335	1%
Uplight (90-180°)	0	0%
Total Flux	32416	100%

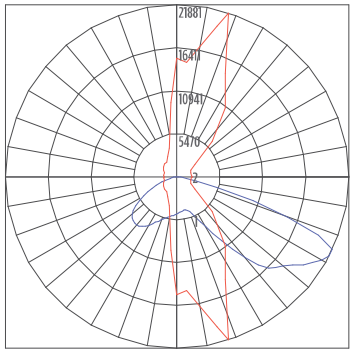
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



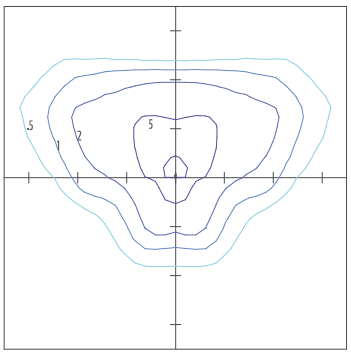
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,656
Watts	232
Efficacy	141
IES Type	Type III - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3385	10%
Medium (30-60°)	16250	50%
High (60-80°)	12430	38%
Very High (80-90°)	591	2%
Uplight (90-180°)	0	0%
Total Flux	32656	100%

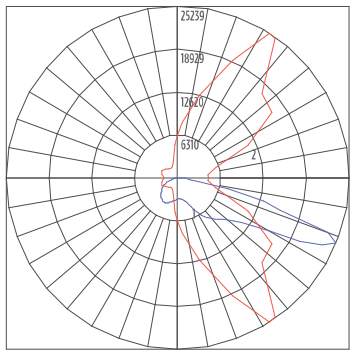
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



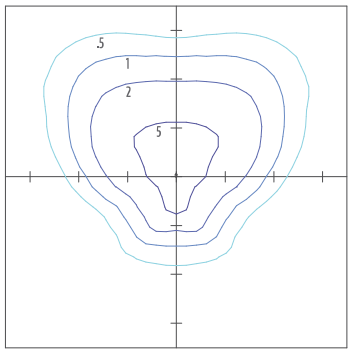
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,424
Watts	232
Efficacy	140
IES Type	Type IV - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3952	12%
Medium (30-60°)	15505	48%
High (60-80°)	12279	38%
Very High (80-90°)	688	2%
Uplight (90-180°)	0	0%
Total Flux	32424	100%

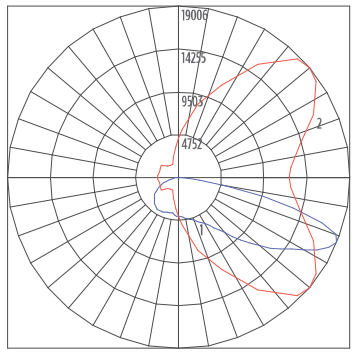
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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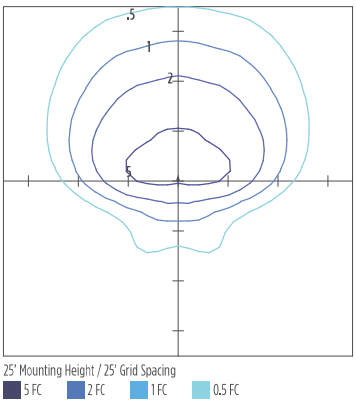
PHOTOMETRICS (CONT)

MRM-LED-30L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,141
Watts	213
Efficacy	151
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3119	10%
Medium (30-60°)	13569	42%
High (60-80°)	13649	42%
Very High (80-90°)	1804	6%
Uplight (90-180°)	0	0%
Total Flux	32141	100%

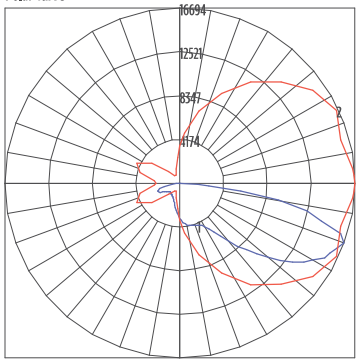
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



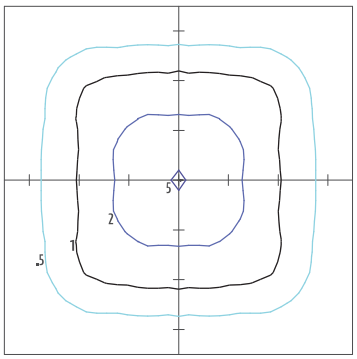
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,267
Watts	232
Efficacy	135
IES Type	Type VS - Short
BUG Rating	B5-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3138	10%
Medium (30-60°)	13193	42%
High (60-80°)	14641	47%
Very High (80-90°)	296	1%
Uplight (90-180°)	0	0%
Total Flux	31267	100%

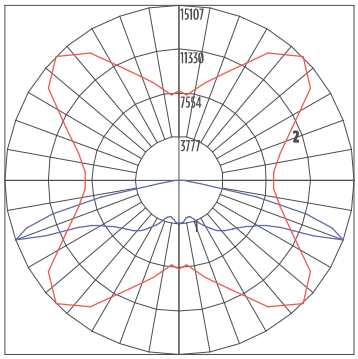
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



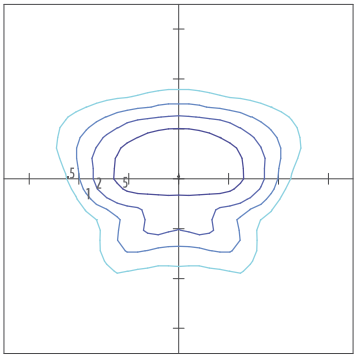
Vertical Plane Horizontal Cone

MRM-LED-30L-SIL-FTA-40-70CRI

Luminaire Data	
Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,566
Watts	232
Efficacy	140
IES Type	Type VS - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	6986	21%
Medium (30-60°)	19172	59%
High (60-80°)	5875	18%
Very High (80-90°)	534	2%
Uplight (90-180°)	0	0%
Total Flux	32566	100%

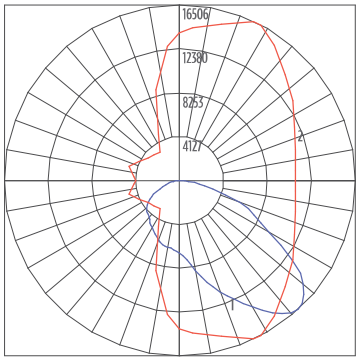
ISO Footcandle



25' Mounting Height / 25' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS (CONT)

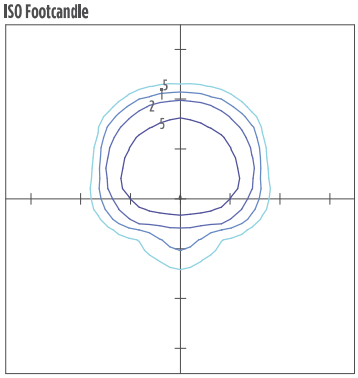
Back to Quick Links

MRM-LED-30L-SIL-AM-40-70CRI

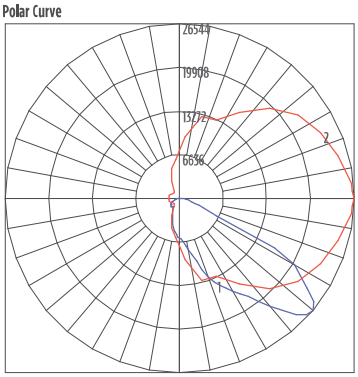
Luminaire Data	
Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,960
Watts	232
Efficacy	142
IES Type	Type III - Very Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	6363	19%
Medium (30-60°)	22026	67%
High (60-80°)	4192	13%
Very High (80-90°)	379	1%
Uplight (90-180°)	0	0%
Total Flux	32960	100%

ISO Footcandle



Polar Curve

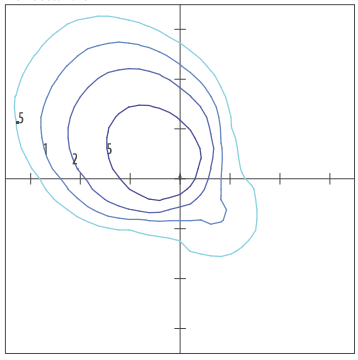


MRM-LED-30L-SIL-LC-40-70CRI

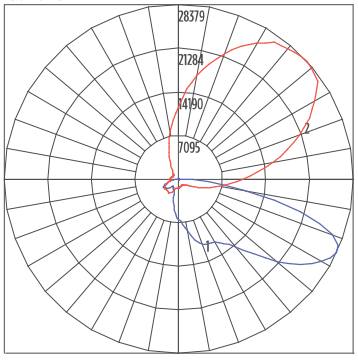
Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	5083	16%
Medium (30-60°)	14808	46%
High (60-80°)	11603	36%
Very High (80-90°)	1005	3%
Uplight (90-180°)	0	0%
Total Flux	32498	100%

ISO Footcandle



Polar Curve

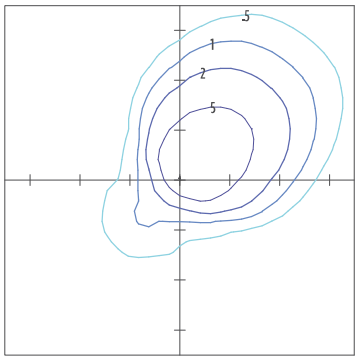


MRM-LED-30L-SIL-RC-40-70CRI

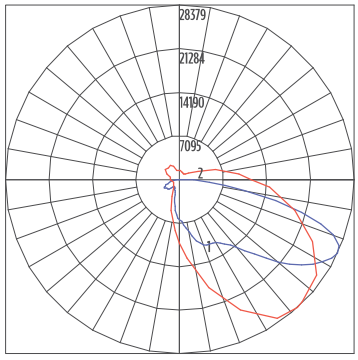
Luminaire Data	
Right Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	5083	16%
Medium (30-60°)	14808	46%
High (60-80°)	11603	36%
Very High (80-90°)	1005	3%
Uplight (90-180°)	0	0%
Total Flux	32498	100%

ISO Footcandle



Polar Curve



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Mirada Medium Outdoor LED Area Light

Type : _____

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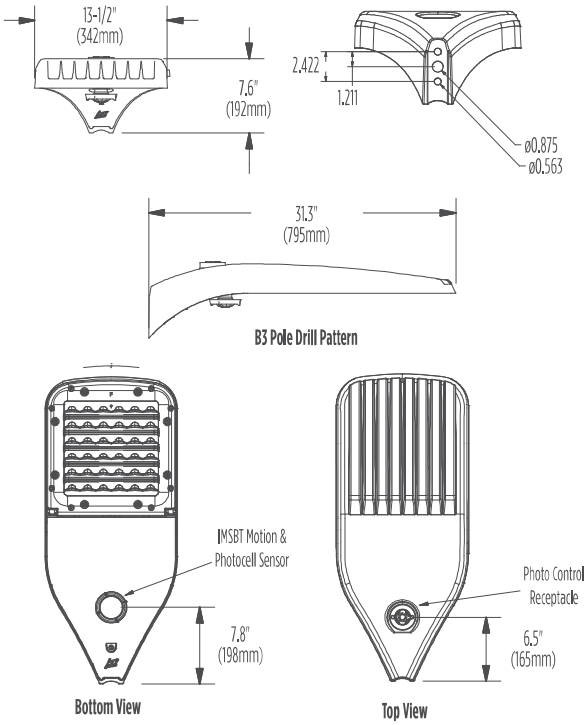
PRODUCT DIMENSIONS



Luminaire EPA Chart					
Tilt Degree		**0°**	**15°**	**30°**	**45°**
	Single	0.5	1.0	1.5	1.9
	D180°	1.0	2.0	2.6	3.4
	D90°	0.8	2.0	2.6	3.4
	T90°	1.0	2.2	2.8	3.4
	TN120°	1.0	2.5	3.6	4.4
	Q90°	1.0	2.2	2.8	3.4

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CONTROLS

Back to Quick Links

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Blue (ALBMRxLR, ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IP65 IK08

OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Type : _____

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ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: XWM 2 LED 03L 30 UE BRZ ALSC

Family	Distribution	Light Source	Lumen Package	Color Temperature
XWM - Mirada Medium Wall Sconce	**2** - Type 2 **3** - Type 3 **4** - Type 4 **FT** - Type 4 Forward Throw	**LED**	**3L** - 3,000 **4L** - 4,000 **6L** - 6,000 **8L** - 8,000 **12L** - 12,000 **15L** - 15,000 **18L** - 18,000 **21L** - 21,000 **Custom Lumen Packages**[1]	**30** - 3000K **40** - 4000K **50** - 5000K **AMB** - Phosphor Converted Amber[2]

Voltage	Finish	Controls	Options
UE - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **Wireless Controls** **ALSC** - Airlink Synapse Control System **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor **ALBMR1LR** - AirLink Blue Wireless Motion & Photo Sensor Controller (8 - 15') mounting height)[3] **ALBMR2LR** - AirLink Blue Wireless Motion & Photo Sensor Controller (16 - 40' mounting height)[3] **Standalone Controls** **DIM** - 0-10v Dimming leads extended to housing exterior **IMSBT1L** -Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[3,4] **IMSBT2L** - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[3,4] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**Blank** - None **BB** - Battery Back-up (0°C)[5] **CWBB** - Cold Weather Battery Backup (-20°C)[5] **XPMA** - Pole Mounting Bracket **SP1** - 10kV Surge Protection **TB** - Terminal Block

Need more information?
Click here for our glossary

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FUSING ACCESSORY ORDERING INFORMATION[6]

Part Number	Description
FK120[7]	FK120 - Single Fusing
FK277[7]	FK277 - Single Fusing
FK347[7]	FK347 - Single Fusing
DFK208[7]	DFK - Double Fusing
DFK240[7]	DFK - Double Fusing (240V)
DFK480[7]	DFK - Double Fusing (480V)

MOUNTING ACCESSORY ORDERING INFORMATION[6]

Part Number[8]	Description
809374CLR	XWM Wet Location Surface Conduit/Wiring Box
751632	10' Linear Bird Spike Kit (2' Recommended per Luminaire)

1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
2 Only available in 6L Lumen Package. Consult factory for lead time and availability.
3 IMSBT and ALBMRxLR control options are not available in 3L or 4L lumen packages when high voltage (HV) is specified.
4 IMSBTxL is field configurable via the Leviton app that can be downloaded from your smartphone's app store.
5 Not available in HV.
6 Accessories are shipped separately and field installed.
7 Fusing must be located in a hand hole for pole or in the junction box.
8 "CLR" to be replaced by paint finish selection. See Finish options for paint color selections.

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PERFORMANCE

Delivered Lumens[1]

Lumen Package	Distribution	CRI	3000K			4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
3L	2	70	3,178	138	B1-U0-G1	3,368	146	B1-U0-G1	9,853	159	B1-U0-G1	23
	3		3,224	140	B1-U0-G1	3,416	148	B1-U0-G1	3,361	145	B1-U0-G1	
	4		3,210	140	B1-U0-G2	3,364	146	B1-U0-G2	3,294	143	B1-U0-G2	
	FT		3,160	137	B1-U0-G1	3,349	145	B1-U0-G1	3,294	143	B1-U0-G1	
4L	2	70	4,230	139	B1-U0-G1	4,483	147	B1-U0-G1	4,410	145	B1-U0-G1	30
	3		4,291	141	B1-U0-G1	4,547	150	B1-U0-G1	4,473	147	B1-U0-G1	
	4		4,234	141	B1-U0-G2	4,437	148	B1-U0-G2	4,344	145	B1-U0-G2	
	FT		4,206	138	B1-U0-G1	4,458	147	B1-U0-G1	4,385	144	B1-U0-G1	
6L	2	70	6,326	134	B2-U0-G1	6,704	142	B2-U0-G2	6,595	140	B2-U0-G2	47
	3		6,417	136	B1-U0-G2	6,800	144	B2-U0-G2	6,689	142	B2-U0-G2	
	4		6,336	135	B1-U0-G3	6,640	141	B1-U0-G3	6,500	138	B1-U0-G3	
	FT		6,290	134	B2-U0-G2	6,666	142	B2-U0-G2	6,557	139	B2-U0-G2	
8L	2	70	8,166	128	B2-U0-G2	8,654	135	B2-U0-G2	8,513	133	B2-U0-G2	64
	3		8,283	129	B2-U0-G2	8,778	137	B2-U0-G2	8,635	134	B2-U0-G2	
	4		8,362	131	B1-U0-G3	8,763	137	B2-U0-G3	8,579	134	B1-U0-G3	
	FT		8,120	126	B2-U0-G2	8,605	134	B2-U0-G2	8,465	132	B2-U0-G2	
12L	2	70	11,492	149	B2-U0-G2	12,033	156	B3-U0-G2	11,927	155	B3-U0-G2	77
	3		11,757	153	B2-U0-G2	12,311	160	B2-U0-G2	12,203	158	B2-U0-G2	
	4		11,486	149	B2-U0-G3	12,058	157	B2-U0-G3	11,716	152	B2-U0-G3	
	FT		11,721	152	B2-U0-G2	12,274	159	B2-U0-G3	12,166	158	B2-U0-G3	
15L	2	70	14,221	145	B3-U0-G2	14,891	152	B3-U0-G2	14,760	151	B3-U0-G2	98
	3		14,549	148	B2-U0-G2	15,235	155	B2-U0-G2	15,101	154	B2-U0-G2	
	4		14,099	144	B2-U0-G3	14,801	151	B2-U0-G3	14,382	147	B2-U0-G3	
	FT		14,505	148	B2-U0-G3	15,189	155	B2-U0-G3	15,055	154	B2-U0-G3	
18L	2	70	16,894	138	B3-U0-G3	17,690	145	B3-U0-G3	17,534	144	B3-U0-G3	122
	3		17,285	142	B3-U0-G3	18,099	148	B3-U0-G3	17,940	147	B3-U0-G3	
	4		16,951	139	B2-U0-G3	17,795	146	B3-U0-G3	17,291	142	B3-U0-G3	
	FT		17,231	141	B3-U0-G3	18,044	148	B3-U0-G3	17,885	147	B3-U0-G3	
21L	2	70	19,961	133	B3-U0-G3	20,902	139	B3-U0-G3	20,718	138	B3-U0-G3	150
	3		20,422	136	B3-U0-G3	21,385	143	B3-U0-G3	21,197	141	B3-U0-G3	
	4		19,768	132	B3-U0-G4	20,753	138	B3-U0-G5	20,165	134	B3-U0-G4	
	FT		20,360	136	B3-U0-G3	21,320	142	B3-U0-G3	21,132	141	B3-U0-G3	

Electrical Data (Amps) – 3000K/4000K/5000K[2]

Lumen Package	120V	208V	240V	277V	347V	480V
3L	0.19	0.11	0.10	0.08	0.07	0.05
4L	0.25	0.14	0.13	0.11	0.09	0.06
6L	0.39	0.23	0.20	0.17	0.14	0.10
9L	0.53	0.31	0.27	0.23	0.18	0.13
12L	0.64	0.37	0.32	0.28	0.22	0.16
15L	0.82	0.47	0.41	0.35	0.28	0.20
18L	1.02	0.59	0.51	0.44	0.35	0.25
21L	1.25	0.72	0.63	0.54	0.43	0.31

Delivered Lumens (Phosphor Converted Amber)

Lumen Package	Distribution	Amber			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
6L	2	3,325	76	B1-U0-G1	44
	3	3,385	78	B1-U0-G1	
	4	3,310	75	B1-U0-G1	
	FT	3,343	77	B1-U0-G1	

Recommended Lumen Maintenance – XWM[3]

Ambient Temperature C°	Initial[4]	25K hrs.[4]	50K hrs.[4]	75K hrs.[5]	100K hrs.[5]
35	99%	97%	95%	93%	91%
50	100%	98%	95%	93%	90%

1 LEDs are frequently updated therefore values are nominal
2 Electrical data at 25C (77F). Actual wattage may differ by +/-10%.
3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
4 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
5 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

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PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

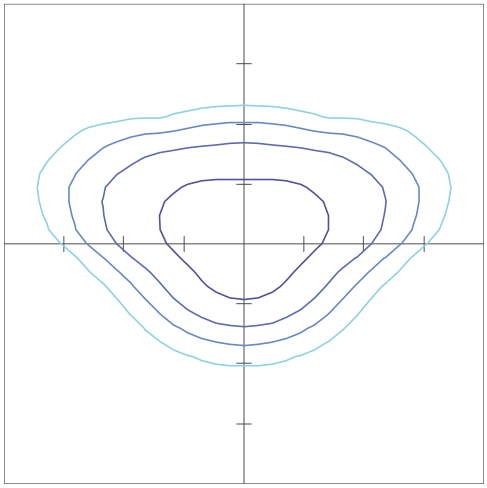
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

XWM-2-LED-12L-40

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,033
Watts	77
Efficacy	156
IES Type	Type II - Short
BUG Rating	B3-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,961	16%
Medium (30-60°)	6,874	57%
High (60-80°)	3,014	25%
Very High (80-90°)	184	2%
Uplight (90-180°)	0	0%
Total Flux	12,033	100%

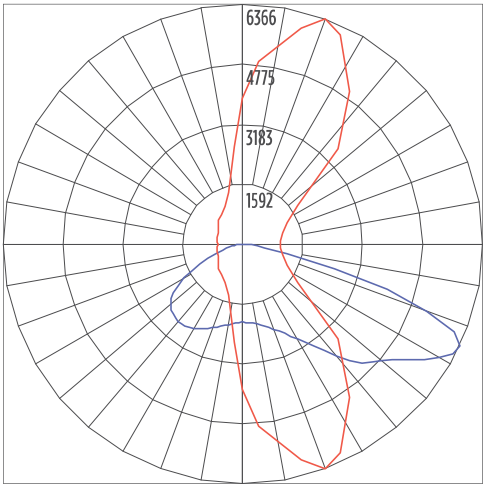
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



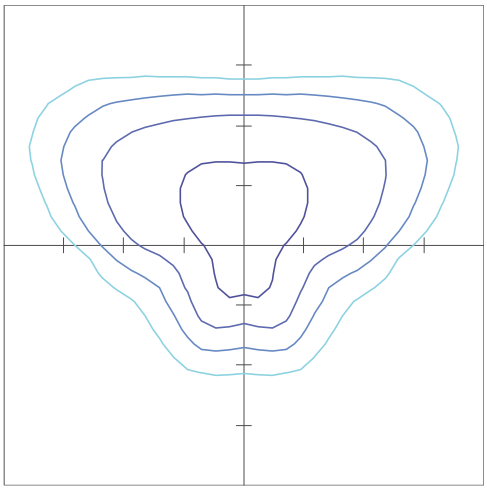
Vertical Plane Horizontal Cone

XWM-3-LED-12L-40

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,311
Watts	77
Efficacy	160
IES Type	Type III - Short
BUG Rating	B2-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,340	11%
Medium (30-60°)	6,164	50%
High (60-80°)	4,549	37%
Very High (80-90°)	258	2%
Uplight (90-180°)	0	0%
Total Flux	12,311	100%

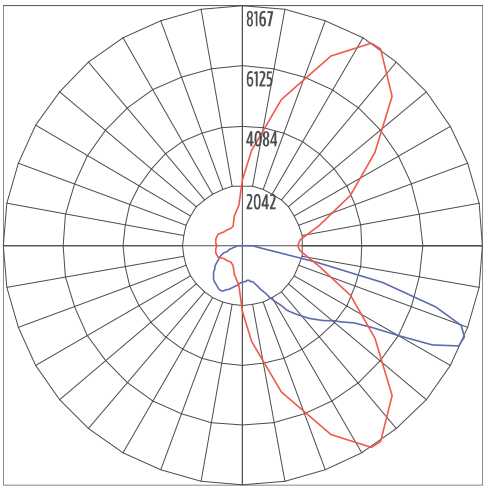
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

10 FC 5 FC 2 FC 1 FC

Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS

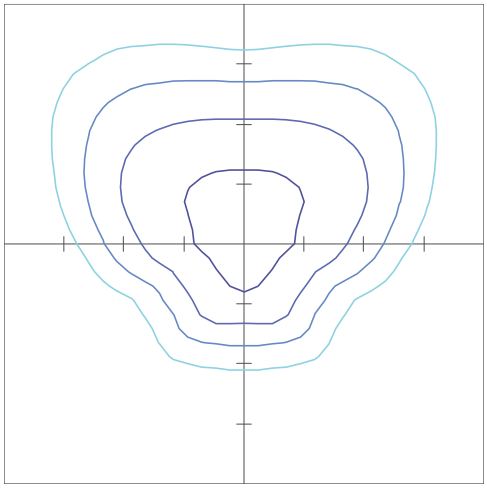
Back to Quick Links

XWM-FT-LED-12L-40

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,274
Watts	77
Efficacy	159
IES Type	Type IV - Short
BUG Rating	B2-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,578	13%
Medium (30-60°)	5,798	47%
High (60-80°)	4,576	37%
Very High (80-90°)	322	3%
Uplight (90-180°)	0	0%
Total Flux	12,274	100%

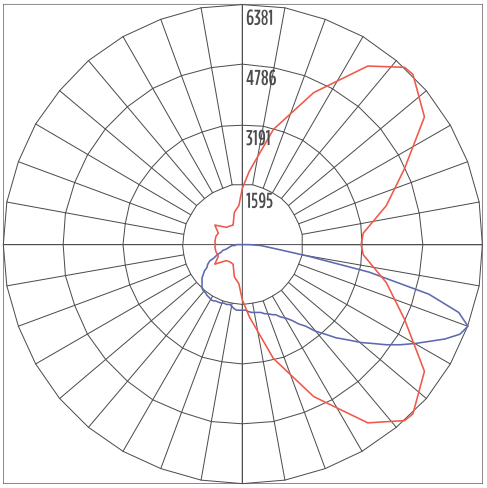
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



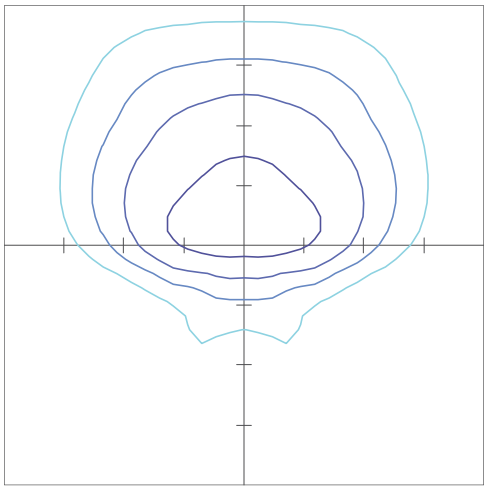
Vertical Plane Horizontal Cone

XWM-4-LED-12L-40

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	12,058
Watts	77
Efficacy	157
IES Type	Type IV - Very Short
BUG Rating	B2-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	1,345	11%
Medium (30-60°)	5,394	45%
High (60-80°)	4,855	40%
Very High (80-90°)	464	4%
Uplight (90-180°)	0	0%
Total Flux	12,058	100%

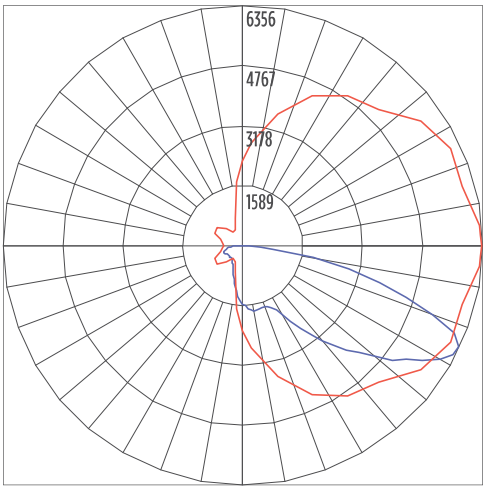
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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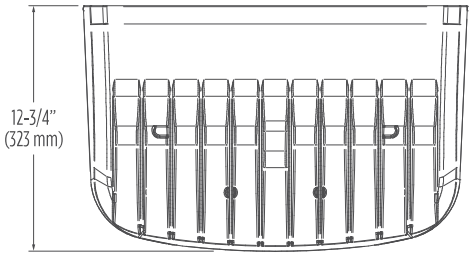
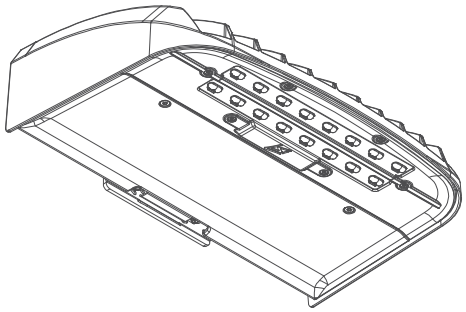
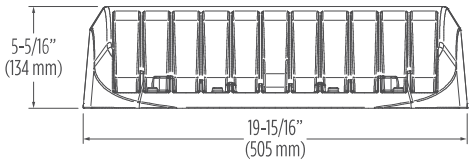
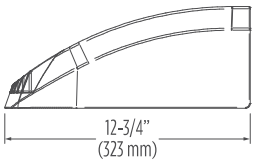
PRODUCT DIMENSIONS

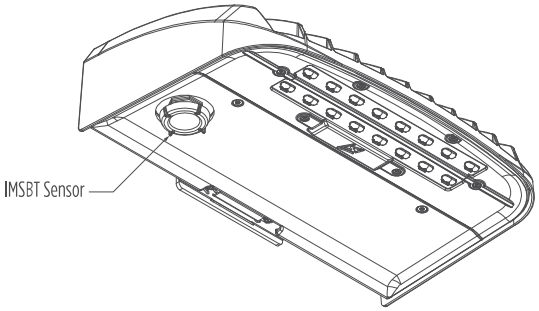




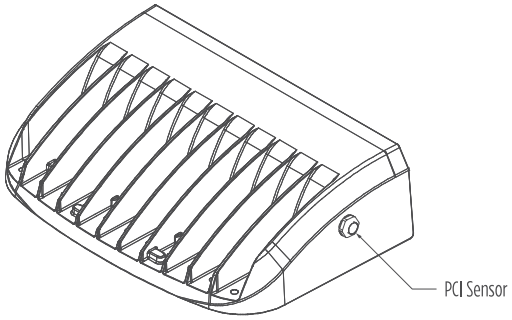




Mirada Medium Wall Sconce with Integral Bluetooth™ Motion and Photocell Sensor
(XWM IMSBTxL)

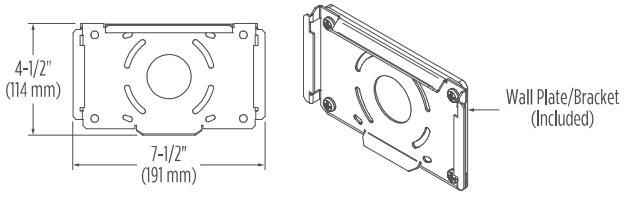


Mirada Medium Wall Sconce with Button Type Photocell
(XWM PCI)

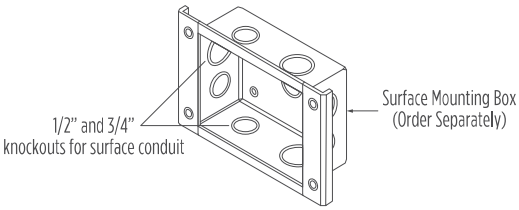


Mounting Options

Mounting Over Junction Box
(Standard/Included)



XWM Wet Location Surface Conduit/Wiring Box
(809374CLR)



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CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click here to learn more details about AirLink

AirLink Blue (ALBMRxLR)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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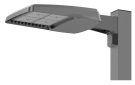
Luminaire Schedule (Issue: November 14th, 2025) Project No. **JCHS - Fort Pierce, FL**

Contact McCay Green with Commercial Lighting Industries, 772-485-0561-, McCay@Commercial-Lighting.net for pricing

Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
DECORATIVE FIXTURE TYPES								
S4F		LED Site Head Luminaire Type IV Wide Distribution	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish.
S4FA		LED Adjustable Site Head Luminaire Type IV Forward Wide	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT / SHD-1-HSS-90-B-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish with House Side Shield.
		SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.						
CNTRL	Controls Package - TBD							

Notes, Exceptions, Clarifications

PURCHASING: All Lighting is supplied by ___. Consult with the above listed Mfgs for pricing at pre-established customer pricing. The complete package is approved and available at established discounted pricing from Commercial Lighting Industries, 81161 Indio Blvd, Indio, CA 92201, 800-755-0155 / 760-831-9815. Contact Farren Halcovich , Farren@Commercial-Lighting.net, for purchase order placement, and coordinating delivery of the package.

LTG SPEC VERIFICATION: Purchaser assumes responsibility for, and must verify with CLI the following prior to purchasing: Voltage, specific mounting details (including recessed downlight hanger bars if non-standard from the Mfg) , NYC or Chicago codes, IC Rating, wind/gust pole factors, integral luminaire wiring gauge, custom reflector reflectances, Kelvin temperature, distribution, emergency use and dimming method. The above catalog #s may not be completely solidified at time of drawing issuance for construction.

PHOTOMETRIC COMPLIANCE: A complete Photometric drawing for this project as currently drawn and specified, has been submitted to approving authorities a applicable. Any substitutions or changes nullify the report and compliance and are strictly forbid without writtent approval from the owner, architect or lighting designer - **NO SUBSTITUTIONS ARE ALLOWED**.

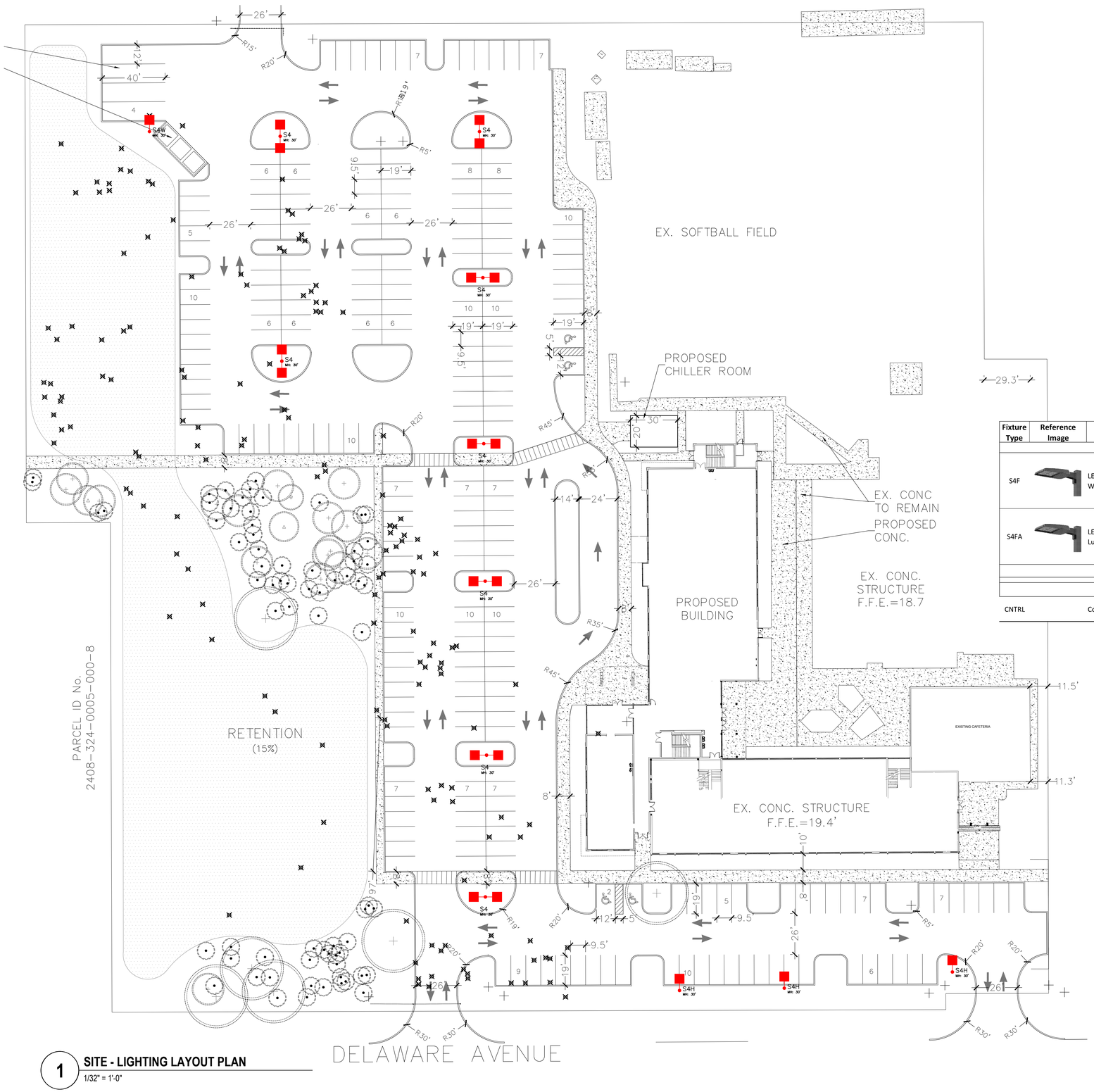
ENERGY COMPLIANCE: The purchasing party is responsible for solidifying the lighting package in compliance with the State Energy Code, both with respect to Lighting Power Density (LPD) and the use of mandated controls (dimmers, photocells, occupancy sensors, etc.). Consult with Istvan Derzsi, Sr. Lighting Designer of Commercial Lighting Industries 323-905-2220 to ensure compliance prior to ordering.

CONTROLS: The control system being implemented has been designed per meetings with the owner and architect, determining the complete requirements of the control system, and engineered to the exact specifications of the luminaires in this schedule, and in compliance with the State Energy Code. Any changes to the above would affect the Controls engineering and thus would require re-submission to all parties: Owner, Architect, Lighting Designer, Controls Manufacturer and the State Energy Compliance Department.

DIMMING: The method of dimming each fixture type (generally either Non-Dim, ELV/MLV, 0-10v or DALI/Ecosystem) may not have been known at the time the of preliminary specifications submission. Some luminaires may be available with different dimming than is indicated - see the catalog cuts. When requesting a quotation, and ordering, the purchaser must verify the dimming method desired (to match the wiring and type of dimming that will get installed) of each type and request the quotation accordingly. Once product is on site, the dimming installed will have to be compatible with the luminaires. Note: the default dimming specifications are: For CA, US - all 0-10V wherever possible if using central Control System - same. Otherwise, any luminaire that is not 0-10V or combo ELV/120V, is specified as ELV because it cannot be assumed that LV wiring will be run.

WIRING: 120V Leading Edge dimmers (old technology for mostly incandescent fixtures) aka Triac/120V dimming, and 120V Trailing Edge dimmers aka ELV dimming (utilizing standard 3 wire White/Black/Green) are not interchangeable with 0-10V dimming which has two additional low voltage wires (Grey/Violet) for analog control signal, using one volt increments from 0 to 10, thus dimming the LED fixtures down to 10% or even 1%. Each fixture much be ordered with the appropriate 120V or the 0-10V driver depending on which will dim it, they are NOT interchangeable. Do Not assume a fixture with 0-10V is "standard" and will thus dim correctly if only 120V dimming is available.

VOLTAGE: Voltage to be verified. See Volt column: DV means Dual-Volt - fixtures come compatible for either 120 or 277V. MV means Multi-Volt - fixtures come compatible for either 120/208/240/277/347 volts. TBD means the fixture comes in 120 or 277 but not both and thus the voltage for these fixtures must be verified prior to ordering.



Fixture Type	Reference Image	Description	Dimming Interface	Product Registration ID	Lamps, CCT, Lumen, Optics, CRI	Input Voltage	Fixture Wattage	Mounting, Finishes, Remarks & Other Notes
DECORATIVE FIXTURE TYPES								
S4F		LED Site Head Luminaire Type IV Wide Distribution	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish.
S4FA		LED Adjustable Site Head Luminaire Type IV Forward Wide	0-10V	VP-1-160L-100-4K7-4W-UNV-A-DBT / SHD-1-HSS-90-B-DBT	Integrated LED Module, 4000K, 12,488 lm, Type IV Wide Distribution, 70CRI	UNI-VAC	92	Single head mounted at 30'-0" AFG on a Square Steel Straight Pole. Dark Bronze Textured Matte finish with House Side Shield.
		SUBSTITUTIONS ARE NOT ALLOWED AND VALUE ENGINEERING WILL NOT BE CONSIDERED WITHOUT EXPRESSED WRITTEN APPROVAL FROM THE ARCHITECT OR OWNER. NO EXCEPTIONS.						
CNTRL	Controls Package - TBD							

1 SITE - LIGHTING LAYOUT PLAN
1/32" = 1'-0"

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

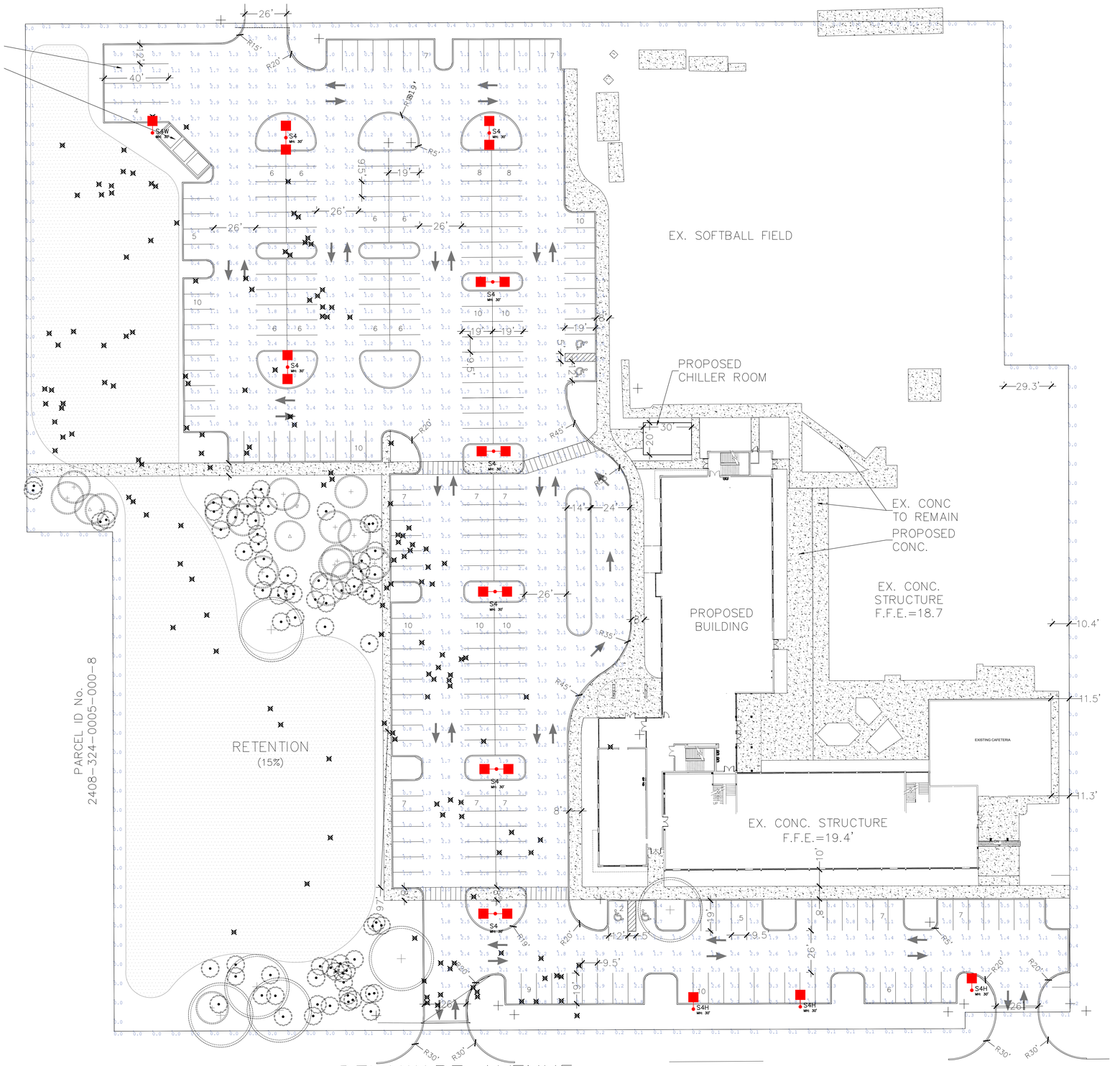
No.	Issue	Date
0.		11.14.2025

JCHS
FORT PIERCE, FL

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF COMMERCIAL LIGHTING IND. DO NOT SCALE DRAWINGS. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTORS AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

Title
SITE
LIGHTING PLAN

Scale	Date
AS SHOWN	11.14.2025
Drawn By	Checked By
S.L.	I.D.
Job No.	
Sheet No.	
LDE–1.1	

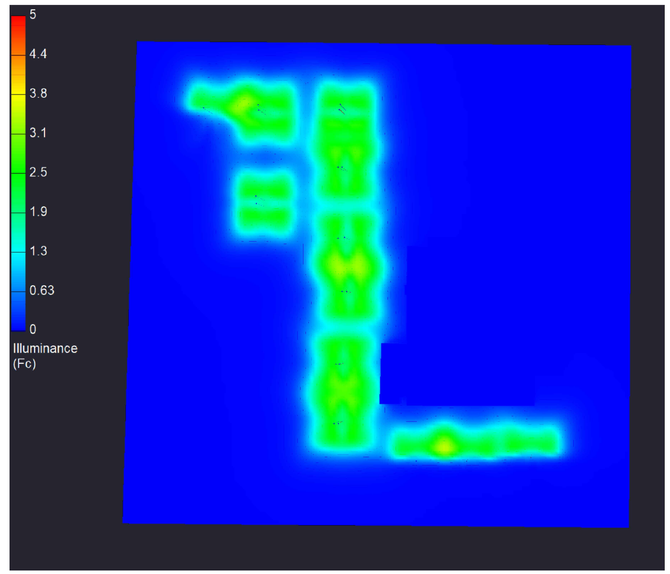


1 **SITE - PHOTOMETRIC DRAWING**

1/32" = 1'-0"

Luminaire Schedule						
Qty	Label	Arrangement	Tag	Luminaire Lumens	Luminaire Watts	Total Watts
17	VP-1-160L-100-4K7-4W	Single	S4	12416	92	1564
3	VP-1-160L-100-4K7-4W-HSS-90-B	Single	S4H	11408	92	276

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site - Parking	Illuminance	Fc	1.70	3.6	0.4	4.25	9.00
Trespassing	Illuminance	Fc	0.08	0.4	0.0	N.A.	N.A.



2 **PSEUDO COLORS ANALYSIS**

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
0.		11.14.2025

JCHS
FORT PIERCE, FL

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Title

SITE
PHOTOMETRIC
DRAWING

Scale: AS SHOWN
Date: 11.14.2025
Drawn By: S.L.
Checked By: I.D.
Job No.

Sheet No.

LDE–1.2

Velcon Engineering & Surveying, LLC
1449 NW Commerce Center Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

November 11th, 2025

City of Fort Pierce - Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

Re: John Carroll High School- Major Site Plan Amendment
Drainage & Utility Statement

John Carroll High School, located in Saint Lucie County, is a private Catholic school dedicated to providing academic excellence in a faith-based environment for students in grades 9–12. To support the continued growth and enhance campus facilities, we are proposing a Major Site Plan Amendment. This amendment includes the construction of a new academic building designed to expand classroom and program space. Additionally, the project will feature an all-new parking lot to improve traffic flow, accessibility, and safety for students, staff, and visitors.

Drainage

To support the proposed use, a new on-site stormwater management system will be designed and constructed to meet all City of Fort Pierce and South Florida Water Management District (SFWMD) criteria for water quality treatment and volume attenuation. Stormwater runoff from impervious and stabilized areas will be collected and directed via swales and inlets to a dry retention basin located on the property. Site grading will promote positive drainage toward the basins, ensuring protection of adjacent properties and rights-of-way from offsite discharge. The retention system will provide all required water quality treatment and attenuation prior to a controlled release into the Delaware Ave. drainage right-of-way which leads to the North Fork of the Saint Lucie River.

Potable Water & Fire Protection

Along the frontage of the site on Delaware Ave. Public right-of-way there is an existing six-inch water main, this water line is owned and operated by Fort Pierce Utilities Authority. We propose extending this water main into our site to serve fire protection and potable water to the new buildings. The applicant is already a customer with FPUA and will be able to update their utility reservations at the time of utility permitting.

Wastewater

There is an existing private sanitary manhole onsite available for connection. This private sewer system is ultimately conveyed to Fort Piece Utilities Authority. The applicant is already a customer with FPUA and will be able to update their utility reservations at the time of utility permitting.

Solid Waste

A new dumpster enclosure is proposed on site and will be serviced by the City of Fort Pierce Solid Waste Division. Any additional fees or reservations will be addressed at the time permitting.

Velcon Engineering & Surveying, LLC
1449 NW Commerce Center Dr., Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

Should you have any questions, or require additional information on the above, please do not hesitate to contact me at (772) 879-0477.

Sincerely,

Darren Guettler, P.E.
FL License No. 74637

This item has been digitally signed and sealed by Darren C. Guettler on the date adjacent to the seal. Signature must be verified on any electronic copies.

WATER USE ESTIMATE FOR:

John Carroll High School

Schools from Table 1 per FPUA standards

Units	Use		Unit Factor		Estimated GPD	
500	10 gpd per student + 4 gpd for cafeteria	=	14	Flow =	7000.00	
50	15 gpd per employee	=	15	Flow =	750.00	

TOTAL GPD = 7,750.00

31.00 ERC's * 250 gpd / 1 ERC = 7,750 gpd

Total Project ERCs =	**31.00**	**ERCs**
or =	**7,750**	**gpd**

Average Daily Flow:

Operating Hours = 8 So, 7,750 gpd / (8 hrs * 60 min) = 16.15 gpm ADF

Maximum Daily Flow:

16.1 gpm * 4.0 peaking factor ** = 64.58 gpm MDF* (OK)

Job #: 23-1030
Calcd: JM
Ckd: DG
Date: 11/12/25

Velcon Engineering & Surveying, LLC
1449 NW Commerce Centre dr., Port St. Lucie, FL, 34986
Ph: 772/879-0477
BPR & FBPE License No. 32222

Stormwater Management Report

for

John Carroll High School

Fort Pierce, Florida

November, 2025

Prepared By:

Velcon Engineering & Surveying LLC
1449 NW Commerce Centre Drive, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477
http://velconfl.com

Certificate of Authorization No. 32222
Engineer's Project No. 23-1002

Darren C. Guettler, P.E.
Florida Lic. No 74637

Date: 11-11-2025

1. Purpose

The purpose of this report is to provide the City of Fort Pierce & SFWMD with calculations and documentation which demonstrate that the proposed surface water management system complies with state and local criteria.

2. Background

The 8.746 acre site is located on the north side of the Delaware Ave. and west of 33rd Ave. The site is currently occupied with multiple buidlings and modular classrooms. The purpose of the project is to provide a remodel for the existing John Carroll High School with new buildings and a new parking lot. The project is bordered to the north and west by an existing sports fields and some residential property. South of the proposed site is Delaware Ave. with more residential properties across the street. To the east is the Saint Anastasia Church and shcool which parterned with John Carroll. The existing site grading slopes towards the permitter and conveys stormwater out to the Delaware Ave. right-of-way.

3. Proposed System

The proposed project entails the construction of a paved parking area, along with a stormwater management system consisting of a dry retention area to serve the site.

The stormwater management system will provide water quality pretreatment and attenuation for the 10-year, 24-hour 10-year, 72-hour and 25-year, 72-hour storm events, with a controlled discharge to Delaware Ave. road side swale. Attenuation is also provided for the 100-year, 72-hour storm event with no discharge.

The existing conveyance ditch onsite at a TOE elevation of 14.5' NAVD stays dry year round, this equates to an apparent water table elevation of 14.5' NAVD. Following a conservative approach, we estimated the wet season water table elevation at 14.5' NAVD.

Drainage Calculations

Site Data

Area	SF	AC	%
Project Area	380,975	8.75	
Undeveloped Area Not Included	0	0.00	
Drainage Area	380,975	8.75	100.00
Impervious Areas:			
Prop. Bldg.	16,735	0.38	4.39
Ex. Bldg.	34,166	0.78	8.97
Prop. Pavement & Walks	134,016	3.08	35.18
Ex. Pavement to Remain	14,372	0.33	3.77
Total Impervious	199,289	4.58	52.31
Pervious Areas:			
Dry Retention Area	55,170	1.27	14.48
Other Pervious	126,516	2.90	33.21
Total Pervious	181,686	4.17	47.69

Soil Storage

Wet Season
Water Table Elevation = 14.5 NAVD
Avg. Grade Elevation = 18.5 NAVD
Depth to Wet Season W.T. = **4.0 FT**

Soil Storage - Reference SFWMD Permit Manual Vol IV						
Depth to	**Coastal (1)**		**Flatwoods (2)**		**Depression (3)**	
W.T. (ft)	**Storage (in)**	**CN**	**Storage (in)**	**CN**	**Storage (in)**	**CN**
1.0	0.6	94	0.6	94	0.6	94
1.5	1.6	87	1.6	87	1.4	88
2.0	2.5	80	2.5	80	2.1	83
2.5	4.6	70	4.0	72	3.3	76
3.0	6.6	60	5.4	65	4.4	69
3.5	8.8	54	7.2	59	5.6	65
4.0	10.9	48	**9.0**	53	6.8	60

Soil Storage = 9.0 inches

Soil Moisture Storage, S = (0.75)(% Pervious)(Soil Storage)

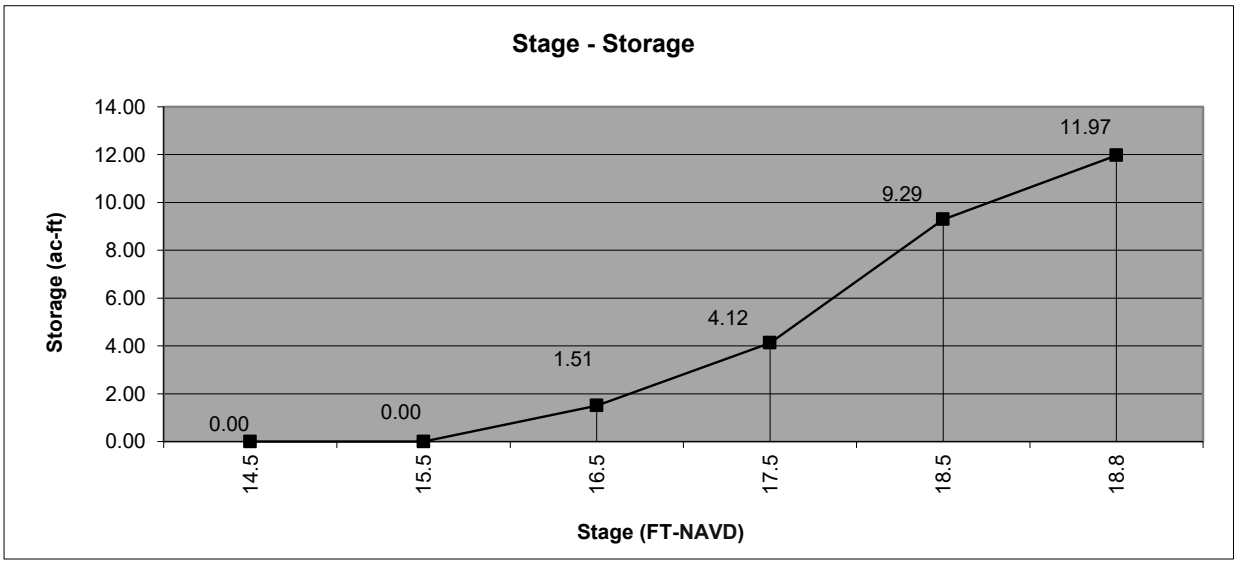
S = 2.24 inches

Stage - Storage

Elevation (FT - NAVD)	Dry Detention Area (SF)	Dry Detention Vol. (ac-ft)	Other Areas Pavement[1] (ac-ft)	Other Areas Pervious[2] (ac-ft)	Other Areas Exfiltration (ac-ft)	Total Volume (ac-ft)	Cumm. Volume (ac-ft)
14.5	0	0.00	0.00	0.00	0.00	0.00	0.00
15.5	43,754	0.00	0.00	0.00	0.00	0.00	0.00
16.5	49,361	1.07	0.00	0.44	0.00	1.51	1.51
17.5	55,170	1.20	0.10	1.32	0.00	2.62	4.12
18.5	55,170	1.27	1.70	2.20	0.00	5.17	9.29
18.8	55,170	0.38	1.02	1.27	0.00	2.67	11.97

[1]Pavement Area Varies Linearly from EL. 17.20 to EL. 18.80 NAVD
Impervious Areas = 3.41 ac

[2]Pervious Area Varies Linearly from EL. 15.50 to EL. 18.80 NAVD
Pervious Areas = 2.90 ac



Water Quality Calculations

1.0 Inch Over the Project Area

1.0 inch * 1ft / 12in * 8.75 (Drainage Area (AC)) = 0.73 (Treated Volume) ac-ft

OR

2.5 Inches Times the Percent Impervious

(Site Area) 8.75 (Project Area (AC)) - (0.00 (Lakes (AC)*) + 0.00 (Wetlands (AC)*) + 1.17 (Roofs)) = 7.58 (Site Area)

(Impervious Area) 7.58 (Site Area (AC)) - 4.17 (Pervious Area (AC)) = 3.41 (Impervious Area) ac

(% Impervious) Impervious Area / Site Area (AC) * 100 % = 45.0%

(2.5 in. * % Imp.) 2.50 inches * 45.0% (Percent Impervious) = 1.12 (Inches To Be Treated) inches

(Treated Volume) 1.12 (Treated Inches) * 1ft / 12 inches * 8.75 (Site Area (AC)) = 0.82 (Treated Volume) ac-ft

Required Wet Detention = 0.82 ac-ft

Required Dry Detention = 0.61 ac-ft

Required DRY Retention = 0.41 ac-ft

Required DRY Retention Per BMPTrains Nutrient Loading = 1.02 ac-ft ⇦

PLEASE SEE ATTACHED BMPTRAINS REPORT

Water Quality is Achieved at:	**Elev. 16.18 NAVD**

(dry retention area)

(See Stage-Storage Section)

Water Quality is Provided at:	**Elev. 16.50 NAVD**

1.51 ac-ft

Post-Development Discharge

(See Output From ICPR Software)

Event	Rainfall (inches)	Max Stage (FT-NAVD)		Q_{max} (CFS) Pre Vs. Post	
		ICPR Model	Plan Grade		
10yr-1 day (Parking)	6.00	16.99	< 17.20 min. pavt.	24.84	> 1.55
10yr-3 day (NSLRWCD)	8.50	17.35	< 17.5 min. berm	28.66	> 3.72
25yr-3 day (Berm)	9.50	17.45	< 17.5 min. berm	32.24	> 4.34
100yr-3 day (FFE)	12.23	18.24	< 18.80 FFE min. FFE	Zero Discharge	

Conclusion

As demonstrated in this drainage report, all the proposed improvements meet the development criteria for the City of Fort Pierce and SFWMD stormwater management and flood protection. All required water quality pretreatment will be provided in the proposed dry detention system, all minimum elevations are met for the proposed site improvements, and the discharge rate meets the minimum requirements for discharge rates established by SFWMD.

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
BUILDINGS	B/D	1.04	11.9%	98	102
PAVEMENT	B/D	2.02	23.1%	98	198
PERVIOUS	B/D	5.69	65.1%	79	450
	TOTAL	8.75	100.0%		86

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	3.05 AC-ft	
TOTAL IMPERVIOUS AREA	3.05 AC-ft	
BUILDINGS =	1.04 AC-ft	
PAVEMENT =	2.02 AC-ft	
TOTAL PERVIOUS AREA	5.69 AC-ft	
GREEN SPACE =	5.69 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	3.05 AC-ft	34.91% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	3.05 AC-ft	

"ONSITE" DRAINAGE BASIN CHARACTERISTICS

SITE DATA (CURVE NUMBER) POST-CONDITION BASIN

GROUND COVER (CONDITION)	SOIL GROUP	AREA (ACRES)	%	CN	AREA × CN
DRAINAGE AREA		8.75			
DRY RETENTION	B/D	1.27	14.5%	69	87
BUILDINGS	B/D	1.17	13.4%	98	115
PAVEMENT	B/D	3.41	38.9%	98	334
PERVIOUS	B/D	2.90	33.2%	69	200
	TOTAL	8.75	100.0%		84

SITE DATA (AREAS BREAKDOWN)

ONSITE AREA	8.75 AC-ft	
BASIN TOTAL	8.75 AC-ft	
TOTAL IMPERVIOUS	4.58 AC-ft	
TOTAL IMPERVIOUS AREA	4.58 AC-ft	
BUILDINGS =	1.17 AC-ft	
PAVEMENT =	3.41 AC-ft	
TOTAL PERVIOUS AREA	2.90 AC-ft	
GREEN SPACE =	2.90 AC-ft	
DIRECTLY CONNECTED IMPERVIOUS AREA =	4.58 AC-ft	52.31% % DCIA
IMPERVIOUS AREA LESS WET SWM AREAS =	4.58 AC-ft	

Appendix A - BMPTrains Nutrient Loading

Complete Report Ver 5.3.2

Project: John Carroll High School
Date: 11/12/2025 4:41:05 PM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name	Onsite
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	56.00

Pre-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.35
Non DCIA Curve Number	79.00
DCIA Percent (0-100)	34.90
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	14.304
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	19.929
Phosphorus Loading (kg/yr)	3.316

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	8.75
Rational Coefficient (0-1)	0.45
Non DCIA Curve Number	69.00
DCIA Percent (0-100)	52.31
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130

Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	18.341
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	25.554
Phosphorus Loading (kg/yr)	4.251

Catchment Number: 1 Name: Onsite

Project: John Carroll High School
Date: 11/12/2025

Retention Design

Retention Depth (in)	1.400
Retention Volume (ac-ft)	1.021

Watershed Characteristics

Catchment Area (acres)	8.75
Contributing Area (acres)	8.750
Non-DCIA Curve Number	69.00
DCIA Percent	52.31
Rainfall Zone	Florida Zone 2
Rainfall (in)	56.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	60
Provided TN Treatment Efficiency (%)	90
Required TP Treatment Efficiency (%)	90
Provided TP Treatment Efficiency (%)	90

Media Mix Information

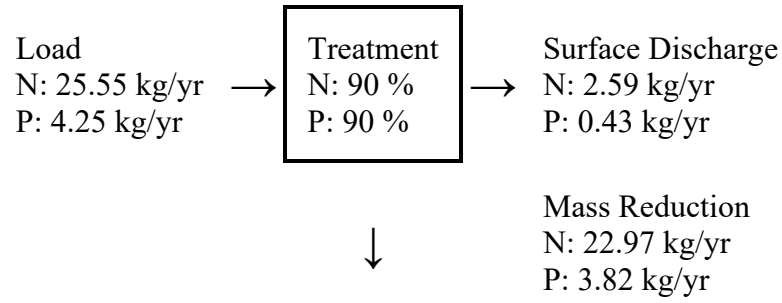
Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

Groundwater Discharge (Stand-Alone)

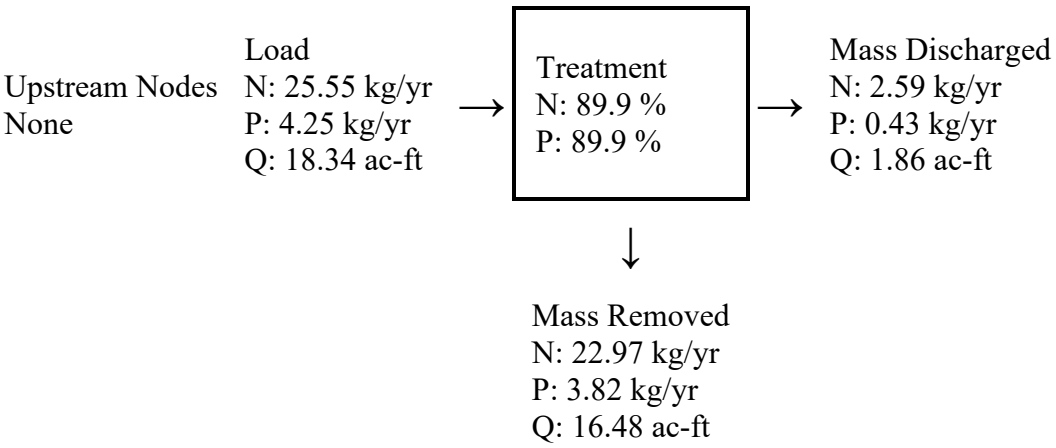
Treatment Rate (MG/yr)	0.000

TN Mass Load (kg/yr)	22.968
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	3.821
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Date:11/12/2025

Project: John Carroll High School

Routing Summary
Catchment 1 Routed to Outlet

Analysis Type: Specified
Removal Efficiency
BMP Types:
Catchment 1 - (Onsite)
Retention
Based on % removal values to
the nearest percent
Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	19.93 kg/yr	
Total N post load	25.55 kg/yr	
Target N load reduction	60 %	
Target N discharge load	10.22 kg/yr	
Percent N load reduction	90 %	
Provided N discharge load	2.59 kg/yr	5.7 lb/yr
Provided N load removed	22.97 kg/yr	50.64 lb/yr

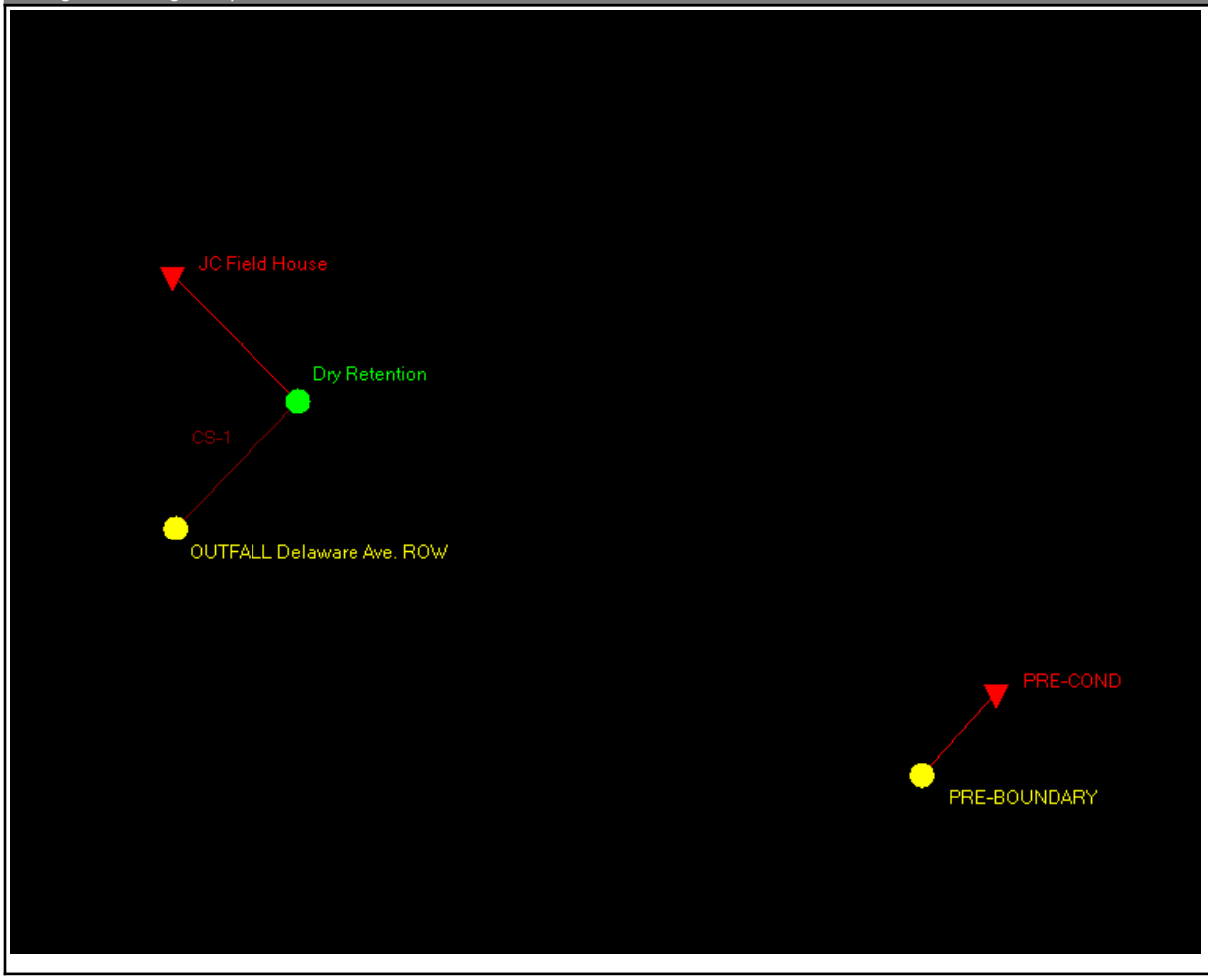
Phosphorus

Surface Water Discharge

Total P pre load	3.316 kg/yr	
Total P post load	4.251 kg/yr	
Target P load reduction	90 %	
Target P discharge load	.425 kg/yr	
Percent P load reduction	90 %	
Provided P discharge load	.43 kg/yr	.95 lb/yr
Provided P load removed	3.821 kg/yr	8.426 lb/yr

Appendix B - ICPR Flood Routing Model

Background Image: Capture



Simple Basin: PRE-COND

Scenario:	w/ Discharge
Node:	PRE-BOUNDARY
Hydrograph Method:	Santa Barbara Urban Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	20.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Area:	8.7460 ac
Curve Number:	86.0
% Impervious:	34.90
% DCIA:	34.90
% Direct:	0.00
Rainfall Name:	

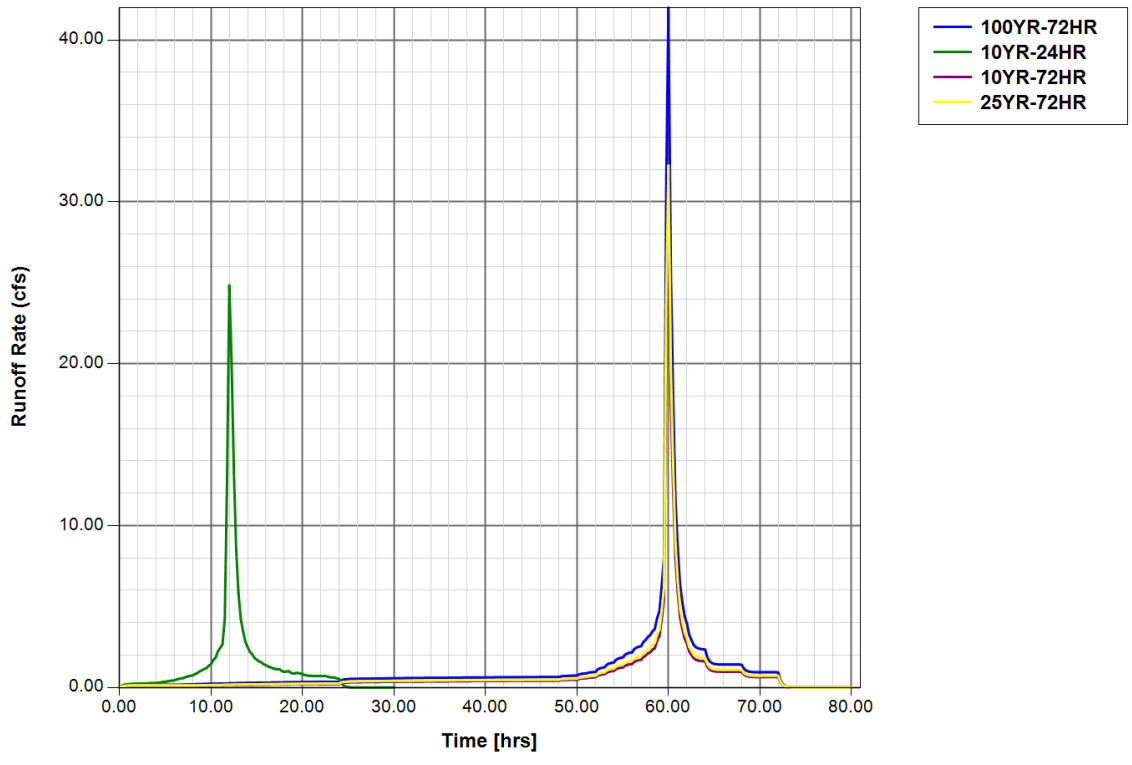
Comment:

pre dev discharge rate

Simple Basin Runoff Summary [w/ Discharge]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
PRE-COND	100YR-72HR	41.99	60.0000	12.23	11.09	8.7460	90.7	34.90	34.90
PRE-COND	10YR-24HR	24.84	12.0167	6.00	4.96	8.7460	91.1	34.90	34.90
PRE-COND	10YR-72HR	28.66	60.0000	8.50	7.40	8.7460	90.9	34.90	34.90
PRE-COND	25YR-72HR	32.24	60.0000	9.50	8.39	8.7460	90.8	34.90	34.90

Simple Basin Runoff Rate: PRE-COND [w/ Discharge]



Node: Dry Retention

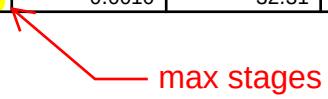
Scenario: w/ Discharge
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 15.50 ft
Warning Stage: 18.80 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
15.50	0.00	0
16.50	1.51	65776
17.50	4.12	179467
18.50	9.29	404672
18.80	11.97	521413

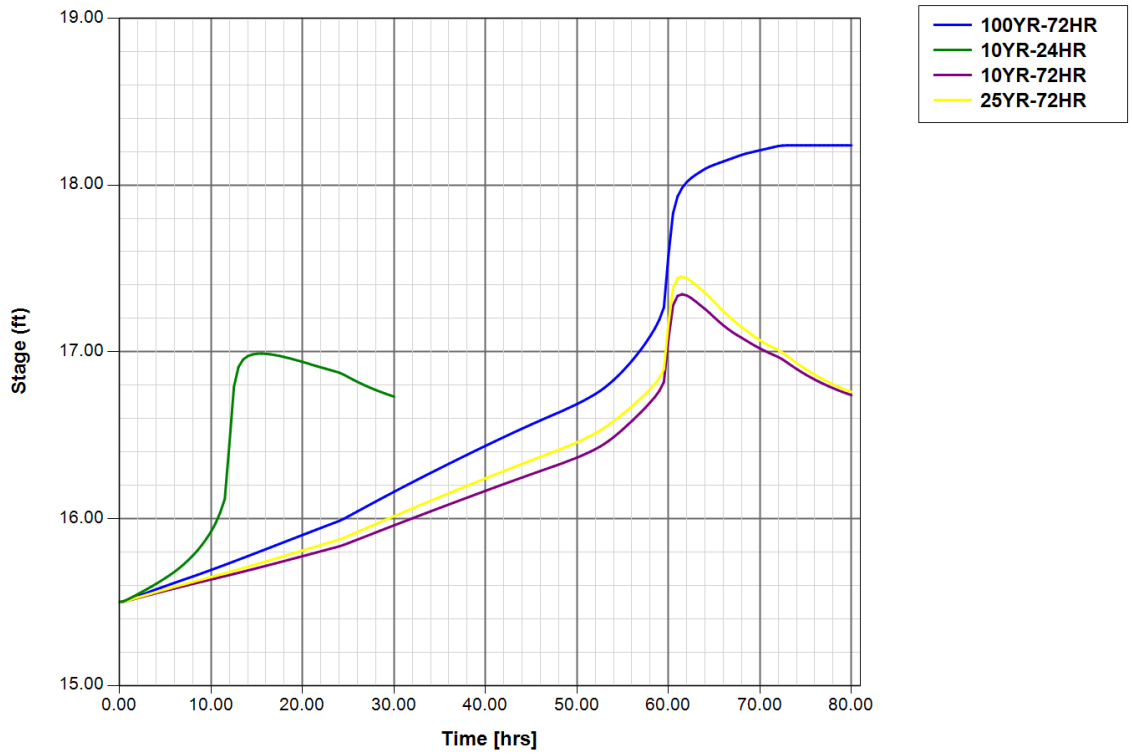
Comment:

Node Max Conditions [w/ Discharge]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Dry Retention	100YR-72HR	18.80	18.24	0.0010	42.04	0.00	271059
Dry Retention	10YR-24HR	18.80	16.99	0.0010	25.13	1.55	128779
Dry Retention	10YR-72HR	18.80	17.35	0.0010	28.73	3.72	157102
Dry Retention	25YR-72HR	18.80	17.45	0.0010	32.31	4.34	165508

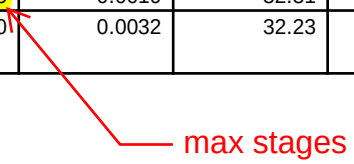


Stage [Node: Dry Retention]



Node Max Conditions [w/ Discharge]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Dry Retention	100YR-72HR	18.80	18.24	0.0010	42.04	0.00	271059
PRE-BOUNDARY	100YR-72HR	17.90	13.80	0.0032	41.98	0.00	0
Dry Retention	10YR-24HR	18.80	16.99	0.0010	25.13	1.55	128779
PRE-BOUNDARY	10YR-24HR	17.90	5.75	0.0032	24.84	0.00	0
Dry Retention	10YR-72HR	18.80	17.35	0.0010	28.73	3.72	157102
PRE-BOUNDARY	10YR-72HR	17.90	13.80	0.0032	28.65	0.00	0
Dry Retention	25YR-72HR	18.80	17.45	0.0010	32.31	4.34	165508
PRE-BOUNDARY	25YR-72HR	17.90	13.80	0.0032	32.23	0.00	0



Drop Structure Link: CS-1		Upstream Pipe		Downstream Pipe	
Scenario:	w/ Discharge	Invert:	15.70 ft	Invert:	15.70 ft
From Node:	Dry Retention	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	OUTFALL Delaware	Geometry: Circular		Geometry: Circular	
	Ave. ROW	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Link Count:	1	Bottom Clip			
Flow Direction:	None	Default:	0.00 ft	Default:	0.00 ft
Solution:	Combine	Op Table:		Op Table:	
Increments:	10	Ref Node:		Ref Node:	
Pipe Count:	1	Manning's N:	0.0130	Manning's N:	0.0130
Damping:	0.0000 ft	Top Clip			
Length:	16.00 ft	Default:	0.00 ft	Default:	0.00 ft
FHWA Code:	1	Op Table:		Op Table:	
Entr Loss Coef:	0.00	Ref Node:		Ref Node:	
Exit Loss Coef:	1.00	Manning's N:	0.0130	Manning's N:	0.0130
Bend Loss Coef:	0.00				
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	16.50 ft	Ref Node:	
Control Elevation:	13.00 ft	Discharge Coefficients	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	1.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

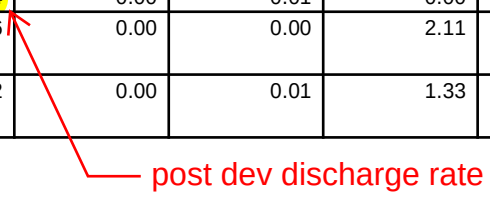
Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	2	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	17.00 ft	Ref Node:	
Control Elevation:	13.00 ft	Discharge Coefficients	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	2.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

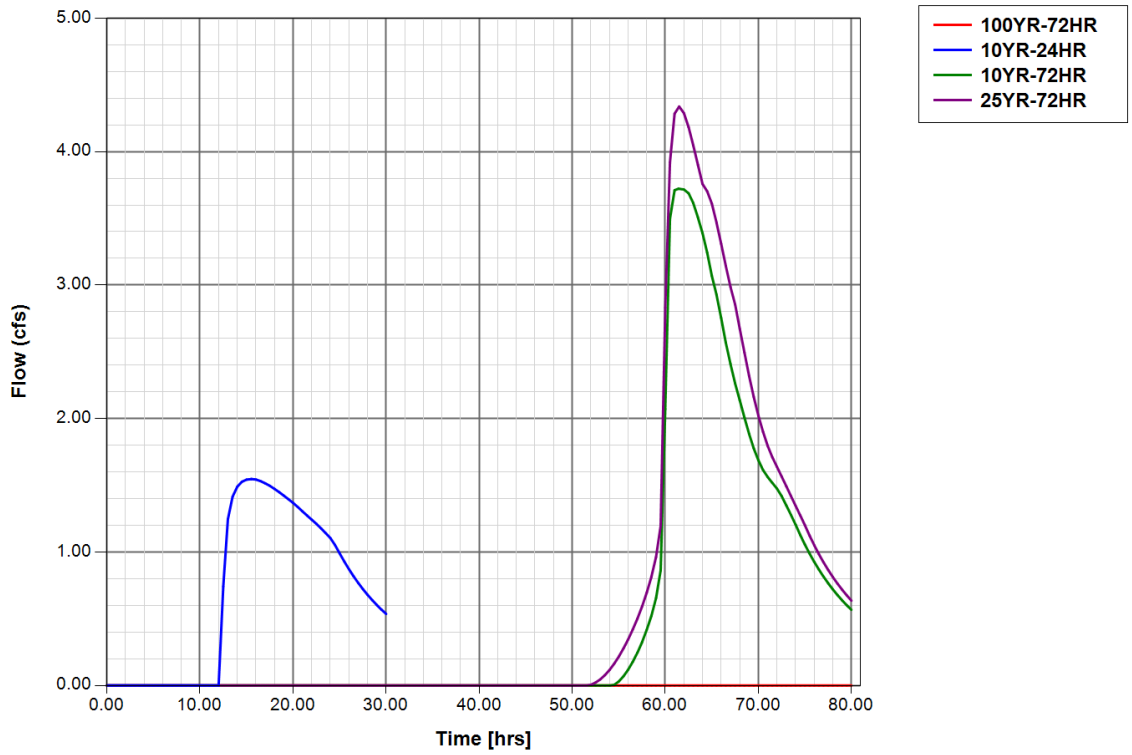
Drop Structure Comment:

Link Min/Max Conditions [w/ Discharge]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
CS-1 - Pipe	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 2	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 3	100YR-72HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-24HR	1.55	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-24HR	1.55	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-24HR	0.00	0.00	0.00	0.00	0.00	0.00
CS-1 - Pipe	10YR-72HR	3.72	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	10YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	10YR-72HR	2.14	0.00	0.01	1.33	1.33	1.33
CS-1 - Pipe	25YR-72HR	4.34	0.00	0.01	0.00	0.00	0.00
CS-1 - Weir: 2	25YR-72HR	1.76	0.00	0.00	2.11	2.11	2.11
CS-1 - Weir: 3	25YR-72HR	2.72	0.00	0.01	1.33	1.33	1.33



Link Flow: CS-1 [w/ Discharge]



Appendix C - FEMA Flood Map

National Flood Hazard Layer FIRMette

FEMA

80°22'9"W 27°26'56"N

80°21'32"W 27°26'24"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2024 at 3:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix D - USDA Soil Survey

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for St. Lucie County, Florida

April 26, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface..... 2
Soil Map..... 5
Soil Map.....6
Legend.....7
Map Unit Legend..... 8
Map Unit Descriptions..... 8
St. Lucie County, Florida.....10
16—Hilolo loamy sand, 0 to 2 percent slopes.....10

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Map Scale: 1:650 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 30 60 120 180

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 17, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Hilolo loamy sand, 0 to 2 percent slopes	1.8	100.0%
Totals for Area of Interest		**1.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

St. Lucie County, Florida

16—Hilolo loamy sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2zlft
Elevation: 0 to 100 feet
Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Hilolo and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hilolo

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: loamy sand
Btkg1 - 6 to 12 inches: fine sandy loam
Btkg2 - 12 to 28 inches: sandy clay loam
Btkg3 - 28 to 53 inches: fine sandy loam
Cg - 53 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 7.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F155XY140FL - Loamy and Clayey Hardwood Hammocks
Forage suitability group: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)

Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL)
Hydric soil rating: Yes

Minor Components

Pineda
Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Brynwood
Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Pople
Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear, convex
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: Yes

Winder
Percent of map unit: 4 percent
Landform: Depressions on marine terraces, drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, convex, linear
Across-slope shape: Concave, linear
Ecological site: F155XY140FL - Loamy and Clayey Hardwood Hammocks
Other vegetative classification: Loamy and clayey soils on flats of hydric or mesic lowlands (G156BC341FL), Wetland Hardwood Hammock (R156BY012FL)
Hydric soil rating: Yes

Riviera
Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

McCarty & Associates
Land Planning and Design LLC
www.McCartyLandPlanning.com
309 SE Osceola Ave, Suite 104
Stuart Fl 34994
772-341-9322

JOHN CARROLL HIGH SCHOOL REDEVELOPMENT PROJECT NARRATIVE & JUSTIFICATION STATEMENT

Design Review Site Plan, Major Site Plan Amendment – Commercial & Conditional Use
City of Fort Pierce, Florida

1. Summary

This narrative supports three concurrent applications submitted to the City of Fort Pierce for the redevelopment of a portion of the existing John Carroll High School campus: Design Review Site Plan, Major Site Plan Amendment – Commercial, and Conditional Use Permit. The project proposes a new three-story, 45,159 GSF academic and administrative building replacing outdated classrooms and portables. The redevelopment modernizes facilities, enhances safety, and improves campus functionality.

2. Project Background & Existing Conditions

Property Address: 3402 Delaware Avenue, Fort Pierce, FL

Total Site Area: 8.75 acres

Zoning: R-4 Medium Density Residential

Use: Private high school (50+ years)

3. Pre-Application Meeting Summary (August 13, 2025)

Topics included zoning confirmation, required applications, concurrency evaluation, utility coordination with FPUA, compatibility expectations, buffering requirements, and hearing procedures. Staff expressed support for redevelopment.

4. Proposed Redevelopment Program

A new three-story building totaling 45,159 GSF:

• 1st Floor – 16,089 SF: classrooms, chapel, learning commons, breakout rooms

• 2nd Floor – 18,100 SF: classrooms, mechanical, administrative support

• 3rd Floor – 10,970 SF: science labs, offices, conference rooms, resource rooms

• Terrace – 954 SF

Building footprint: 16,735 SF.

5. Site Plan & Civil Engineering Summary

Includes reconfigured parking, improved circulation, ADA walkways, new dry retention stormwater system and drainage improvements, updated potable water, wastewater, and fire protection infrastructure (FPUA).

6. Traffic & Transportation Analysis

Based on ITE 12th Ed. LUC 534 Private High School:

• Daily Trips: 1,085

• AM Peak: 200

• PM Peak: 330

Redevelopment does not increase student enrollment; traffic impacts remain consistent.

7. Concurrency Analysis Summary

Water, wastewater, solid waste, stormwater, and transportation capacities remain adequate. Stormwater system meets LOS and SFWMD criteria.

8. Zoning Compliance & Conditional Use Justification

Educational institutions are allowed via Conditional Use in R-4. The project is compatible with surrounding development, maintains operational continuity, and enhances neighborhood character.

9. Environmental, Stormwater & Flood Compliance

Stormwater system provides water quality treatment, attenuation for major storm events, and a 90% reduction in nitrogen and phosphorus. No wetlands or protected species impacts.

10. Landscaping, Open Space & Buffers

Open spaces, pedestrian pathways, shaded areas, and residential buffers are maintained and enhanced.

11. Public Benefits & Community Impact

Includes modern educational facilities, improved safety, upgraded ADA compliance, enhanced infrastructure, positive neighborhood compatibility, and long-term community value.

12. Demolition & Construction Phasing

Removes outdated buildings and portables. School remains operational with sequenced construction and maintained life-safety access.

13. Conclusion

The redevelopment complies with City of Fort Pierce requirements, meets concurrency and compatibility standards, modernizes essential educational facilities, and provides substantial public benefits. Approval of all three applications is respectfully requested.

ENVIRONMENTAL IMPACT REPORT

An environmental report is not required for this submittal, as the proposed amendments do not involve any new ground disturbance, construction activities, or modifications to environmentally sensitive areas. The existing site conditions remain unchanged under this request.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot FPUA Table 1 for school
Demand Analysis	Maximum average of 7,750 gpd, MAX of 65 gpm
Current Zoning/FLU	Total gallons per day 7,750 gpd
**Proposed Zoning/FLU	Total gallons per day 7,750 gpd
**Change in Demand	Total gallons per day 0

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot FPUA Table 1 for school
Demand Analysis	Maximum average of 7,750 gpd, MAX of 65 gpm
Current Zoning/FLU	Total gallons per day 7,750 gpd
**Proposed Zoning/FLU	Total gallons per day 7,750 gpd
**Change in Demand	Total gallons per day 0

C. Parks and Recreation (Residential Classifications Only): NOT APPLICABLE
(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	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Urban District	5 acres per 1,000 people	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Community	2.5 acres per 1,000 people	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Neighborhood	1.36 acres per 1,000 people	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

D. Public Schools (Residential Classifications Only): NOT APPLICABLE
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) NOT APPLICABLE

	K-8	High
School Name	NOT APPLICABLE	NOT APPLICABLE
City	NOT APPLICABLE	NOT APPLICABLE
Distance	NOT APPLICABLE	NOT APPLICABLEv
Current Zoning/FLU Enrollment Demand	NOT APPLICABLE	NOT APPLICABLE
****Proposed Zoning/FLU Enrollment Demand**	NOT APPLICABLE	NOT APPLICABLE
****Change in Demand**	NOT APPLICABLE	NOT APPLICABLE

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	NOT APPLICABLE
****Proposed Zoning/FLU**	NOT APPLICABLE
***Change in Demand**	NOT APPLICABLE

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

Impact	

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	School	School
****Proposed Zoning/FLU**	School	School
***Change in Demand**	Trips 1,085	Trips 330
Impact to Capacity	0	

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Single-family, attached	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Multi-family	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
Other (specify)	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE

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

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

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

C. Exemptions Requested:

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

Velcon Engineering & Surveying, LLC
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986
Ph: 772 / 879-0477

Re: John Carroll High School
3402 Delaware Ave, Fort Pierce, FL 34947
Traffic Statement

John Carroll High School, located in Saint Lucie County, is a private Catholic school dedicated to providing academic excellence in a faith-based environment for students in grades 9–12. To support the continued growth and enhance campus facilities, we are proposing a Major Site Plan Amendment. This amendment includes the construction of a new academic building designed to expand classroom and program space. Additionally, the project will feature an all-new parking lot to improve traffic flow, accessibility, and safety for students, staff, and visitors.

TRAFFIC STATEMENT:

THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 12th EDITION CATEGORY: Private High School (534)

(AVERAGE RATES UTILIZED)	AVERAGE RATE	# OF STUDENTS	TRIPS
WEEKDAY DAILY TRIPS:	2.17 x per student	500	1,085
P.M. PEAK HOUR TRIPS:	0.66 x per student	500	330
A.M. PEAK HOUR TRIPS:	0.40 x per student	126	200

Parcel 4A

SPECIAL WARRANTY DEED **700261** RANCO FORM 03

5

This Special Warranty Deed *Made the* 14th *day of* December *A. D. 19* 84 *by*
THOMAS J. GRADY, as Bishop of the Diocese of Orlando, his successors in office and assigns, a corporation sole
hereinafter called the grantor, to
THOMAS V. DAILY, as Bishop of the Diocese of Palm Beach, his successors in office and assigns, a corporation sole
whose postoffice address is 9999 North Military Trail, Palm Beach Gardens, FL 33410

hereinafter called the grantee:

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

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

South 1/2 of NE 1/4 of SW 1/4, less North 150 feet of South 180 feet of W 274.6 feet of E 1060.2 feet and Less Delaware Avenue Right-of-Way as shown in Map Book 1, page 113, located in Section 8, Township 35 South, Range 40 East, and LESS property as described in O. R. Book 96, page 526, Public Records of St.Lucie County, Florida and LESS East 30 feet.

Subject to taxes for 1984 and subsequent years, if not exempt, easements and restrictions of record.

STATE OF FLORIDA DOCUMENTARY STAMP TAX APR-8 85 00.45

'85 APR -8 A10:18

FILED AND RECORDED ROGER P. ... ST. LUCIE ...

700261

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

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

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.*

In Witness Whereof, *the said grantor has hereunto set* his *hand and seal the day and year first above written*

Signed, sealed and delivered in our presence:

Sharon J. Malthus

Rose Wells

Thomas J. Grady (L.S.)
Thomas J. Grady, as Bishop of the Diocese of Orlando, his successors (L.S.)
in office and assigns, a corporation sole

STATE OF FLORIDA,
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared THOMAS J. GRADY, as Bishop of the Diocese of Orlando, his successors in office and assigns, a corporation sole to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of December A. D. 19 84.

Sharon J. Malthus
Notary Public, State of Florida
My Commission Expires:
85

This Instrument prepared by: THIS INSTRUMENT WAS PREPARED BY ROBERT J. PEGUS, JR. of Smathers, Thompson, Marks, Prescott & Divine, P.A.

Address P. O. Box 2737 Orlando, FL 32802

Notary Public, State of Florida at Large
My Commission Expires May 7, 1985
Bonded by American Fire & Casualty Co.

OR BOOK 460 PAGE 2621

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/19/2025, 8:17 PM

Property Identification

Site Address: 407 S 33RD ST
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-313-0001-000-6
Jurisdiction: Fort Pierce

Use Type: 7200
Account #: 20079
Map ID: 24/08S
Zoning: Medium Den

Ownership

Bishop Of Diocese Palm Beach

PO Box 109650
Palm Beach Gardens, FL 33410-9650

Legal Description

8 35 40 S 1/2 OF NE 1/4 OF SW 1/4-LESS N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT AND LESS DELAWARE AV R/W AS IN MAP BK 1-113 AND LESS AS IN OR 96-526 AND LESS E 30 FT (17.49 AC) (OR 460-2621, 2623, 2624 AND 703-2220)

Current Values

Just/Market Value:	$4,902,300
Assessed Value:	$4,902,300
Exemptions:	$4,902,300
Taxable Value:	$0

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):	95,883
Gross Sketched Area (SF):	110,916
Land Size (acres):	17.49
Land Size (SF):	761,864.4

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 1, 1984	0460 / 2621	XX01	CV		$0

Building Information (1 of 8)

Finished Area: 38,028 SF

Gross Sketched Area: 39,111 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Mod Bitimun
Year Built: 1978
Effective Year: 1979
No. Units: 1

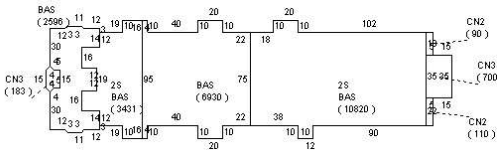
Roof Structure: Steel Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	14251	14251	782
BAS	BASE AREA	23777	23777	1492
CN2	CANOPY	200	0	100
CN3	CANOPY	883	0	166

Building Information (2 of 8)

Finished Area: 5,158 SF

Gross Sketched Area: 5,236 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1976
Effective Year: 1976
No. Units: 1

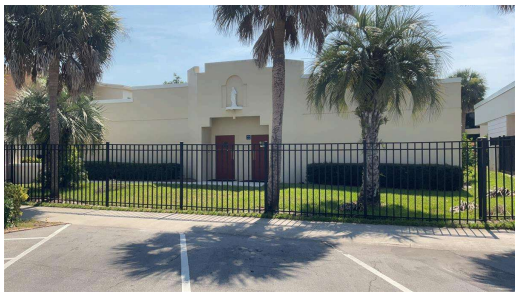
Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

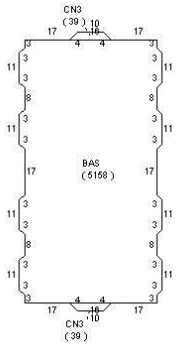
Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (3 of 8)

Finished Area: 5,158 SF

Gross Sketched Area: 5,236 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1976
Effective Year: 1976
No. Units: 1

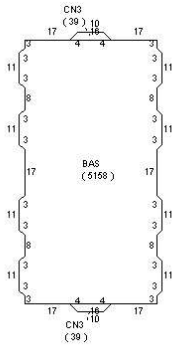
Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (4 of 8)

Finished Area: 22,916 SF

Gross Sketched Area: 23,719 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Mod Bitimun
Year Built: 1977
Effective Year: 1979
No. Units: 1

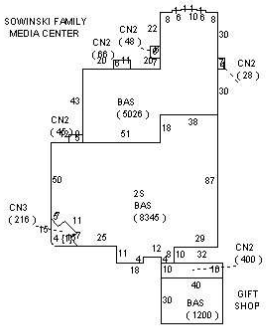
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	8345	8345	421
BAS	BASE AREA	14571	14571	913
CN2	CANOPY	587	0	212
CN3	CANOPY	216	0	70

Building Information (5 of 8)

Finished Area: 7,239 SF

Gross Sketched Area: 8,183 SF

Exterior Data

View:
Building Type: CH5
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1991
Effective Year: 1991
No. Units: 1

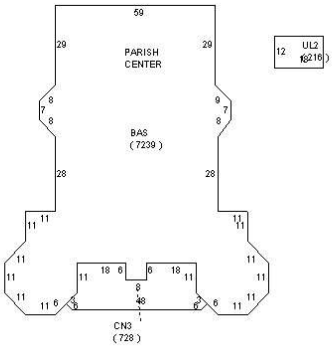
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	7239	7239	455
CN3	CANOPY	728	0	143
UL2	DET UTILITY	216	0	60

Building Information (6 of 8)

Finished Area: 9,139 SF

Gross Sketched Area: 9,578 SF

Exterior Data

View:
Building Type: CH4
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1998
Effective Year: 1998
No. Units: 1

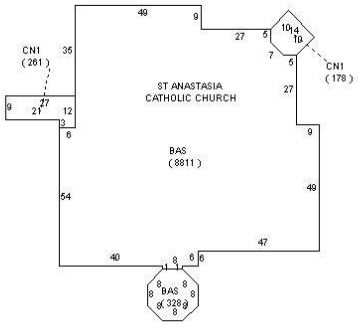
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	9139	9139	469
CN1	CANOPY	439	0	129

Building Information (7 of 8)

Finished Area: 5,445 SF

Gross Sketched Area: 7,078 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 2004
Effective Year: 2004
No. Units: 1

Roof Structure: Wood Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall:

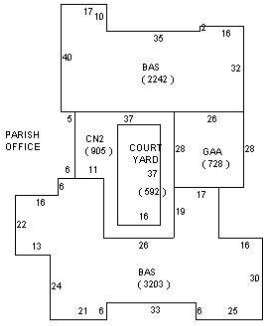
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic

A/C %: 100% Heated %: 100% Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5445	5445	558
CN2	CANOPY	905	0	168
GAA	Garage Attached Average	728	0	108

Building Information (8 of 8)

Finished Area: 2,800 SF

Gross Sketched Area: 12,775 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Steel Truss

Building Type: INDW Year Built: 2001 Frame:

Grade: Y_D Effective Year: 2001 Primary Wall: Corr Metal

Story Height: 1 Story No. Units: 1 Secondary Wall:

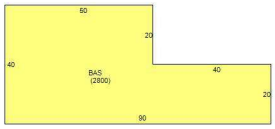
Interior Data

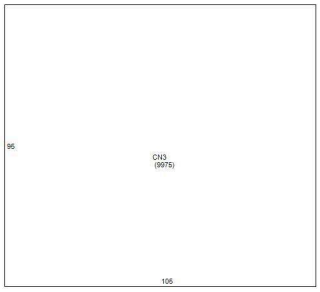
Bedrooms: 0 Electric: AVERAGE Primary Int Wall:

Full Baths: 0 Heat Type: Avg Hgt/Floor: 0

Half Baths: 0 Heat Fuel: Primary Floors: CONC GRD

A/C %: % Heated %: % Sprinkled %: %





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2800	2800	260

CN3	CANOPY	9975	0	400

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	1346	1979
SINGLE LIGHT	1	6	1979
CHAINLINK 6'	1	2200	2000
6FT CB Wall	1	28	2000
ASP2 LOW	1	96833	2000
CHAINLINK 4'	1	100	2015
Alum Fen 6'	1	240	2015
Alum Fen 6'	1	120	2017
CONCRETE LOW	1	10200	2017

Current Year Values

Current Values Breakdown

Building and SFYI:	$4,330,900
Land:	$571,400
Just/Market:	$4,902,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$4,902,300
Exemption(s):	$4,902,300
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2024		3600	Church	$4,902,300

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	17.49	North St. Lucie Water Management District	$437.25

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$4,902,300	$4,902,300	$4,902,300	$0
2023	$4,975,400	$4,975,400	$4,975,400	$0
2022	$5,552,400	$5,182,430	$5,182,430	$0
2021	$4,711,300	$4,711,300	$4,711,300	$0

Permits

Number	Issue Date	Description	Amount	Fee
BP12-1353	Jul 20, 2012	Roof	$18,000	$262
F00-000103	Mar 30, 2000	Commercial New Construction	$300,000	$0
F00-000103A	Mar 30, 2000	Heat and Air Conditioning	$0	$0
F00-103	Mar 30, 2000	Roof	$300,000	$0
8800001231	Nov 18, 1988	Commercial New Construction	$526,524	$526,524
8900000574	Jun 22, 1989	Commercial New Construction	$108,749	$108,749
RF8901011R	Sep 1, 1989	Roof	$2,000	$2,000
RF8901012R	Sep 1, 1989	Roof	$2,000	$2,000
RF89001358	Oct 23, 1990	Shed	$2,500	$2,500
F910000191	Feb 20, 1991	Roof	$2,400	$2,400
F91000746	Jun 5, 1991	Roof	$2,000	$2,000
F91000818	Jun 17, 1991	Roof	$1,600	$1,600

F91000827	Jun 28, 1991	Commercial New Construction	$30,000	$30,000
F910001028	Aug 12, 1991	Heat and Air Conditioning	$10,000	$10,000
F910001174	Sep 16, 1991	Roof	$3,000	$3,000
F92-000745	Jul 30, 1992	Additions to existing construction	$8,000	$8,000
RF92-1007	Aug 17, 1992	Roof	$1,700	$1,700
F93-000196	Mar 1, 1993	Additions to existing construction	$5,000	$5,000
F93-00196B	Mar 16, 1993	Roof	$2,000	$2,000
F93-00196A	Mar 31, 1993	Heat and Air Conditioning	$600	$600
F94-000796	Jun 30, 1994	Alterations/Remodeling	$1,000	$1,000
F94-000891	Jul 21, 1994	Roof	$4,800	$4,800
F95-000660	Jun 14, 1995	Roof	$14,000	$14,000
F97-001400	Mar 4, 1997	Additions to existing construction	$200,000	$200,000
F97-01400A	Jun 17, 1997	Additions to existing construction	$20,000	$20,000
R97-000140	Jul 10, 1997	Roof	$6,100	$6,100
R98/000143	Mar 5, 1998	Additions to existing construction	$175,000	$175,000
R98/00143A	May 4, 1998	Heat and Air Conditioning	$0	$0
R98/001059	Sep 18, 1998	Additions to existing construction	$2,000	$2,000
R99-000965	Aug 5, 1999	Alterations/Remodeling	$10,000	$0
CM2003-17	Jun 9, 2003	Garage	$20,000	$408
CM200321	Jul 30, 2003	Additions to existing construction	$134,716	$1,682
MC200440	Feb 10, 2004	Air Conditioning Only	$2,333	$75
0800001060	Jul 30, 2008	Additions to existing construction	$21,700	$292
BP10-0983	Jun 3, 2010	Alterations/Remodeling	$10,000	$100
BP11-0018	Jan 25, 2011	Concrete	$500	$80
BP12-1466	Aug 16, 2012	Alterations/Remodeling	$10,940	$116
BP12-1884	Dec 17, 2012	Roof	$39,607	$422
BP13-2260	Jun 26, 2013	Roof	$9,000	$169
BP13-2221	Jul 8, 2013	Fence	$29,242	$304
BP13-2223	Jul 24, 2013	Alterations/Remodeling	$15,000	$157
BP13-2521	Jul 26, 2013	Electric	$12,500	$206
BP13-3317	Nov 18, 2013	Electric	$1,800	$155
BP15-1249	Jun 9, 2015	Alterations/Remodeling	$48,343	$503
BP15-1251	Jun 2, 2015	Electric	$13,747	$138
BP15-2089	Aug 7, 2015	Air Conditioning Only	$4,260	$170
BP16-1958	Jul 26, 2016	Awning/Shutters	$20,000	$0
BP16-2504	Oct 3, 2016	Demolition	$2,200	$0
BP17-1803	Jun 28, 2017	Concrete	$15,840	$0
BP18-4061	Nov 30, 2018	Air Conditioning Only	$78,000	$0
BP18-4335	Jan 14, 2019	Roof	$60,000	$0
BP19-0060	Jan 9, 2019	Electric	$2,400	$0
BP19-0907	May 2, 2019	Roof	$60,000	$0
BP19-1821	Jun 19, 2019	Plumbing	$250,000	$0
BP19-1929	Jun 7, 2019	Electric	$600	$0
BP19-1821	Jun 19, 2019	Electric	$250,000	$0
BP20-1506	Jul 10, 2020		$399,872	$0
BP19-1822	Dec 22, 2020		$250,000	$0
BP22-0284	Mar 2, 2022		$105,565	$0
BP22-2227	Jun 15, 2022	Roof	$216,000	$0
23-4083	Jan 8, 2024	Trailer	$16,000	$0
23-4756	Mar 4, 2024	Repairs	$1,430,000	$0
24-1493	Apr 29, 2024	Air Conditioning Only	$5,993	$0
24-1166	Apr 4, 2024	Plumbing	$1,350	$0
CBLDG-2025-00308	Apr 11, 2025	Re Roof Permit	$48,000	$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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 6/19/2025, 8:17 PM

Property Identification

Site Address: 407 S 33RD ST
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-313-0001-000-6
Jurisdiction: Fort Pierce

Use Type: 7200
Account #: 20079
Map ID: 24/08S
Zoning: Medium Den

Ownership

Bishop Of Diocese Palm Beach

PO Box 109650
Palm Beach Gardens, FL 33410-9650

Legal Description

8 35 40 S 1/2 OF NE 1/4 OF SW 1/4-LESS N 150 FT OF S 180 FT OF W 274.6 FT OF E 1060.2 FT AND LESS DELAWARE AV R/W AS IN MAP BK 1-113 AND LESS AS IN OR 96-526 AND LESS E 30 FT (17.49 AC) (OR 460-2621, 2623, 2624 AND 703-2220)

Current Values

Just/Market Value:	$4,902,300
Assessed Value:	$4,902,300
Exemptions:	$4,902,300
Taxable Value:	$0

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

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Building Information (1 of 8)

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Frame:
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Secondary Wall:

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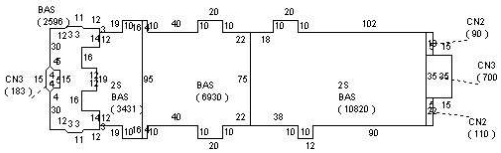
Full Baths: 0
Half Baths: 0
A/C %: 100%

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



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CN3	CANOPY	883	0	166

Building Information (2 of 8)

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Secondary Wall:

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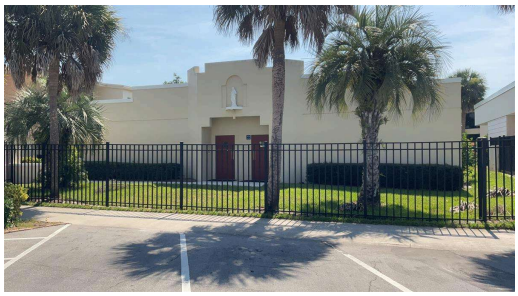
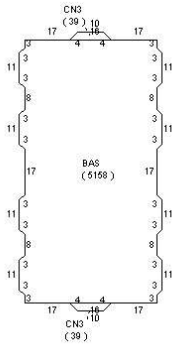
Half Baths: 0
A/C %: 100%

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%





Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (3 of 8)

Finished Area: 5,158 SF

Gross Sketched Area: 5,236 SF

Exterior Data

View:
Building Type: SCHL
Grade: Y_D
Story Height: 1 Story

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Half Baths: 0
A/C %: 100%

Electric: AVERAGE
Heat Type: FrcdHotAir
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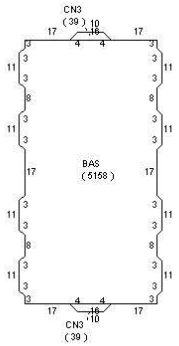

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5158	5158	311
CN3	CANOPY	78	0	68

Building Information (4 of 8)

Finished Area: 22,916 SF

Gross Sketched Area: 23,719 SF

Exterior Data

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Building Type: SCHL
Grade: Y_D
Story Height: 2 Story

Roof Cover: Mod Bitimun
Year Built: 1977
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No. Units: 1

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Secondary Wall:

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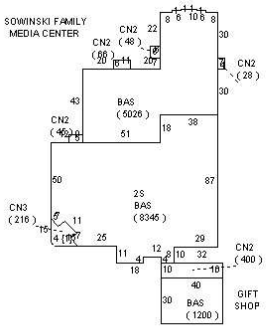
Full Baths: 0
Half Baths: 0
A/C %: 100%

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Vinyl Tiles
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	8345	8345	421
BAS	BASE AREA	14571	14571	913
CN2	CANOPY	587	0	212
CN3	CANOPY	216	0	70

Building Information (5 of 8)

Finished Area: 7,239 SF

Gross Sketched Area: 8,183 SF

Exterior Data

View:
Building Type: CH5
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1991
Effective Year: 1991
No. Units: 1

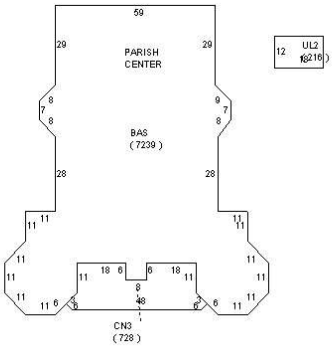
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	7239	7239	455
CN3	CANOPY	728	0	143
UL2	DET UTILITY	216	0	60

Building Information (6 of 8)

Finished Area: 9,139 SF

Gross Sketched Area: 9,578 SF

Exterior Data

View:
Building Type: CH4
Grade: Y_D
Story Height: 1 Story

Roof Cover: Mod Bitimun
Year Built: 1998
Effective Year: 1998
No. Units: 1

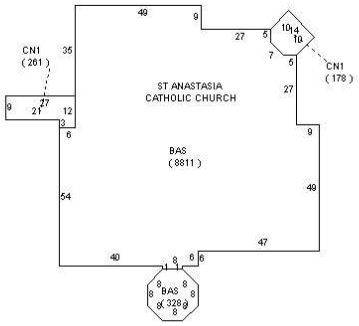
Roof Structure: BarJst/Rigid
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Carpet
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	9139	9139	469
CN1	CANOPY	439	0	129

Building Information (7 of 8)

Finished Area: 5,445 SF

Gross Sketched Area: 7,078 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 1 Story

Roof Cover: Dim Shingle
Year Built: 2004
Effective Year: 2004
No. Units: 1

Roof Structure: Wood Truss
Frame:
Primary Wall: CB Stucco
Secondary Wall:

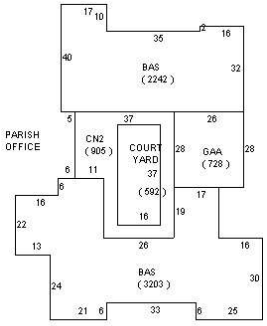
Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0

Electric: AVERAGE
Heat Type: FrcdHotAir
Heat Fuel: ELEC

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic

A/C %: 100% Heated %: 100% Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5445	5445	558
CN2	CANOPY	905	0	168
GAA	Garage Attached Average	728	0	108

Building Information (8 of 8)

Finished Area: 2,800 SF

Gross Sketched Area: 12,775 SF

Exterior Data

View: Roof Cover: Metal Roof Structure: Steel Truss

Building Type: INDW Year Built: 2001 Frame:

Grade: Y_D Effective Year: 2001 Primary Wall: Corr Metal

Story Height: 1 Story No. Units: 1 Secondary Wall:

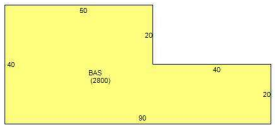
Interior Data

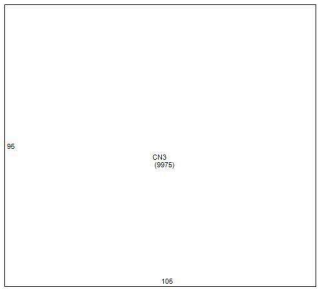
Bedrooms: 0 Electric: AVERAGE Primary Int Wall:

Full Baths: 0 Heat Type: Avg Hgt/Floor: 0

Half Baths: 0 Heat Fuel: Primary Floors: CONC GRD

A/C %: % Heated %: % Sprinkled %: %





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2800	2800	260

CN3	CANOPY	9975	0	400

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	1346	1979
SINGLE LIGHT	1	6	1979
CHAINLINK 6'	1	2200	2000
6FT CB Wall	1	28	2000
ASP2 LOW	1	96833	2000
CHAINLINK 4'	1	100	2015
Alum Fen 6'	1	240	2015
Alum Fen 6'	1	120	2017
CONCRETE LOW	1	10200	2017

Current Year Values

Current Values Breakdown

Building and SFYI:	$4,330,900
Land:	$571,400
Just/Market:	$4,902,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$4,902,300
Exemption(s):	$4,902,300
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2024		3600	Church	$4,902,300

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	17.49	North St. Lucie Water Management District	$437.25

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$4,902,300	$4,902,300	$4,902,300	$0
2023	$4,975,400	$4,975,400	$4,975,400	$0
2022	$5,552,400	$5,182,430	$5,182,430	$0
2021	$4,711,300	$4,711,300	$4,711,300	$0

Permits

Number	Issue Date	Description	Amount	Fee
BP12-1353	Jul 20, 2012	Roof	$18,000	$262
F00-000103	Mar 30, 2000	Commercial New Construction	$300,000	$0
F00-000103A	Mar 30, 2000	Heat and Air Conditioning	$0	$0
F00-103	Mar 30, 2000	Roof	$300,000	$0
8800001231	Nov 18, 1988	Commercial New Construction	$526,524	$526,524
8900000574	Jun 22, 1989	Commercial New Construction	$108,749	$108,749
RF8901011R	Sep 1, 1989	Roof	$2,000	$2,000
RF8901012R	Sep 1, 1989	Roof	$2,000	$2,000
RF89001358	Oct 23, 1990	Shed	$2,500	$2,500
F910000191	Feb 20, 1991	Roof	$2,400	$2,400
F91000746	Jun 5, 1991	Roof	$2,000	$2,000
F91000818	Jun 17, 1991	Roof	$1,600	$1,600

F91000827	Jun 28, 1991	Commercial New Construction	$30,000	$30,000
F910001028	Aug 12, 1991	Heat and Air Conditioning	$10,000	$10,000
F910001174	Sep 16, 1991	Roof	$3,000	$3,000
F92-000745	Jul 30, 1992	Additions to existing construction	$8,000	$8,000
RF92-1007	Aug 17, 1992	Roof	$1,700	$1,700
F93-000196	Mar 1, 1993	Additions to existing construction	$5,000	$5,000
F93-00196B	Mar 16, 1993	Roof	$2,000	$2,000
F93-00196A	Mar 31, 1993	Heat and Air Conditioning	$600	$600
F94-000796	Jun 30, 1994	Alterations/Remodeling	$1,000	$1,000
F94-000891	Jul 21, 1994	Roof	$4,800	$4,800
F95-000660	Jun 14, 1995	Roof	$14,000	$14,000
F97-001400	Mar 4, 1997	Additions to existing construction	$200,000	$200,000
F97-01400A	Jun 17, 1997	Additions to existing construction	$20,000	$20,000
R97-000140	Jul 10, 1997	Roof	$6,100	$6,100
R98/000143	Mar 5, 1998	Additions to existing construction	$175,000	$175,000
R98/00143A	May 4, 1998	Heat and Air Conditioning	$0	$0
R98/001059	Sep 18, 1998	Additions to existing construction	$2,000	$2,000
R99-000965	Aug 5, 1999	Alterations/Remodeling	$10,000	$0
CM2003-17	Jun 9, 2003	Garage	$20,000	$408
CM200321	Jul 30, 2003	Additions to existing construction	$134,716	$1,682
MC200440	Feb 10, 2004	Air Conditioning Only	$2,333	$75
0800001060	Jul 30, 2008	Additions to existing construction	$21,700	$292
BP10-0983	Jun 3, 2010	Alterations/Remodeling	$10,000	$100
BP11-0018	Jan 25, 2011	Concrete	$500	$80
BP12-1466	Aug 16, 2012	Alterations/Remodeling	$10,940	$116
BP12-1884	Dec 17, 2012	Roof	$39,607	$422
BP13-2260	Jun 26, 2013	Roof	$9,000	$169
BP13-2221	Jul 8, 2013	Fence	$29,242	$304
BP13-2223	Jul 24, 2013	Alterations/Remodeling	$15,000	$157
BP13-2521	Jul 26, 2013	Electric	$12,500	$206
BP13-3317	Nov 18, 2013	Electric	$1,800	$155
BP15-1249	Jun 9, 2015	Alterations/Remodeling	$48,343	$503
BP15-1251	Jun 2, 2015	Electric	$13,747	$138
BP15-2089	Aug 7, 2015	Air Conditioning Only	$4,260	$170
BP16-1958	Jul 26, 2016	Awning/Shutters	$20,000	$0
BP16-2504	Oct 3, 2016	Demolition	$2,200	$0
BP17-1803	Jun 28, 2017	Concrete	$15,840	$0
BP18-4061	Nov 30, 2018	Air Conditioning Only	$78,000	$0
BP18-4335	Jan 14, 2019	Roof	$60,000	$0
BP19-0060	Jan 9, 2019	Electric	$2,400	$0
BP19-0907	May 2, 2019	Roof	$60,000	$0
BP19-1821	Jun 19, 2019	Plumbing	$250,000	$0
BP19-1929	Jun 7, 2019	Electric	$600	$0
BP19-1821	Jun 19, 2019	Electric	$250,000	$0
BP20-1506	Jul 10, 2020		$399,872	$0
BP19-1822	Dec 22, 2020		$250,000	$0
BP22-0284	Mar 2, 2022		$105,565	$0
BP22-2227	Jun 15, 2022	Roof	$216,000	$0
23-4083	Jan 8, 2024	Trailer	$16,000	$0
23-4756	Mar 4, 2024	Repairs	$1,430,000	$0
24-1493	Apr 29, 2024	Air Conditioning Only	$5,993	$0
24-1166	Apr 4, 2024	Plumbing	$1,350	$0
CBLDG-2025-00308	Apr 11, 2025	Re Roof Permit	$48,000	$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

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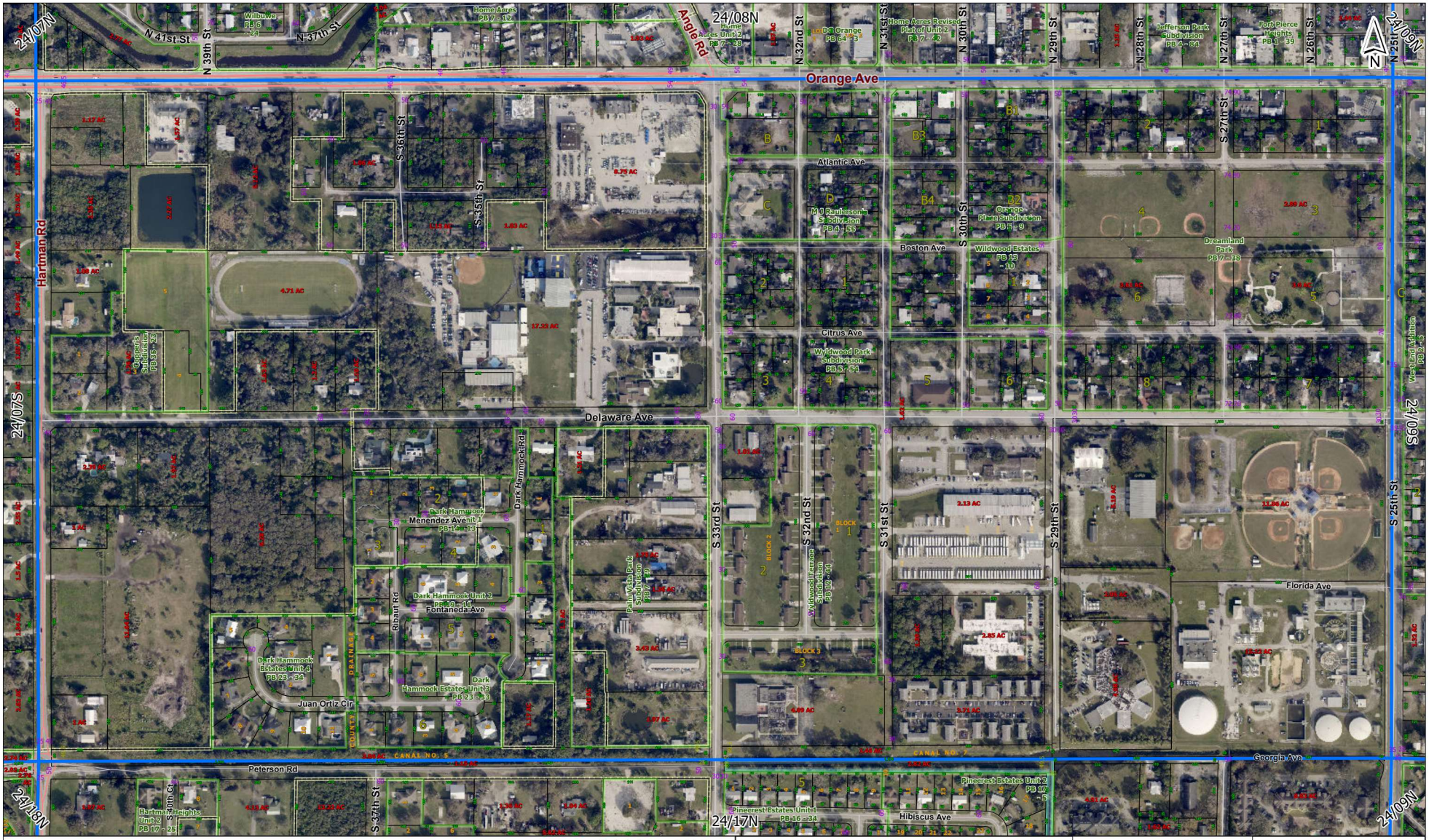


SAINT LUCIE COUNTY PROPERTY APPRAISER

Map Exported: 6/7/2025

PREPARED FOR

Michelle Franklin, CFA

SAINT LUCIE COUNTY PROPERTY APPRAISER

Lot # / Block / Lot Line

Municipality: City Of Fort Pierce

County Boundary: Saint Lucie County

Subdivision: Port Saint Lucie Section 27 PB 14 - 5

Condo: Prima Vista Commons

ASSESSMENT MAP

THIS MAP HAS BEEN PREPARED FOR THE SAINT LUCIE COUNTY PROPERTY APPRAISER'S PURPOSES ONLY AND DOES NOT NECESSARILY REFLECT AN ACTUAL SURVEY. THE SAINT LUCIE COUNTY PROPERTY APPRAISER DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON.

SECTION: 08

TOWNSHIP: 35

RANGE: 40

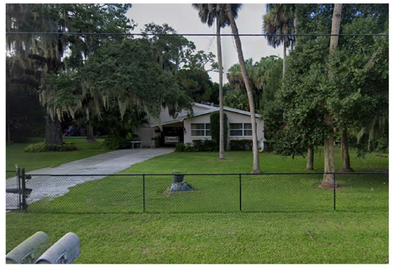
SHEET NUMBER

24/08S

TURNING WEST ON DELAWARE AVE WITH SUBJECT PROPERTY ON NORTH SIDE

TRAVELING EAST ON DELAWARE AVE

3730 DELAWARE AVE



3750 DELAWARE AVE

3820 DELAWARE AVE

3915 DELAWARE AVE

3912 DELAWARE AVE

4000 DELAWARE AVE

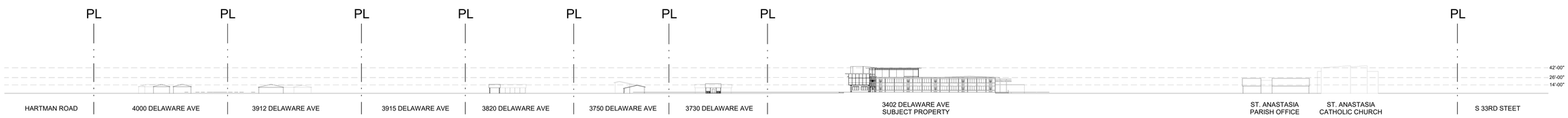
ST. ANASTASIA
PARISH OFFICE

ST. ANASTASIA
CATHOLIC CHURCH

AERIAL - NEIGHBORHOOD STREETSCAPE

2 A-1

SCALE: 1" = 300'-0"



SOUTH ELEVATION P&Z - STREETSCAPE

1 A-1

SCALE: 1" = 80'-0"

REG ARCHITECTS
since 1988

Rick Gonzalez, AIA
President
FL License AR0014172
120 South Olive Ave. Ste. 210,
West Palm Beach, FL 33401
P (561) 659-2383
www.regarchitects.com

JOHN CARROLL HIGH SCHOOL NEW CLASSROOM BUILDING

3402 DELAWARE AVE
FORT PIERCE, FL, 34947

NO.	DATE	DESCRIPTION

DATE	11/13/2025
MODELED	JE/JG/CC
CHECKED	CM/REG
PROJECT #	25008

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NEIGHBORHOOD ANALYSIS

PROGRESS SET - P&Z

A-1

TURNING WEST ON DELAWARE AVE WITH SUBJECT PROPERTY ON NORTH SIDE

TRAVELING EAST ON DELAWARE AVE

3730 DELAWARE AVE

3750 DELAWARE AVE

3820 DELAWARE AVE

3915 DELAWARE AVE

3912 DELAWARE AVE

4000 DELAWARE AVE

ST. ANASTASIA
PARISH OFFICE

ST. ANASTASIA
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2 A-1 AERIAL - NEIGHBORHOOD STREETSCAPE

SCALE: 1" = 300'-0"

1 A-1 SOUTH ELEVATION P&Z - STREETSCAPE

SCALE: 1" = 80'-0"

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NEIGHBORHOOD ANALYSIS

PROGRESS SET - P&Z

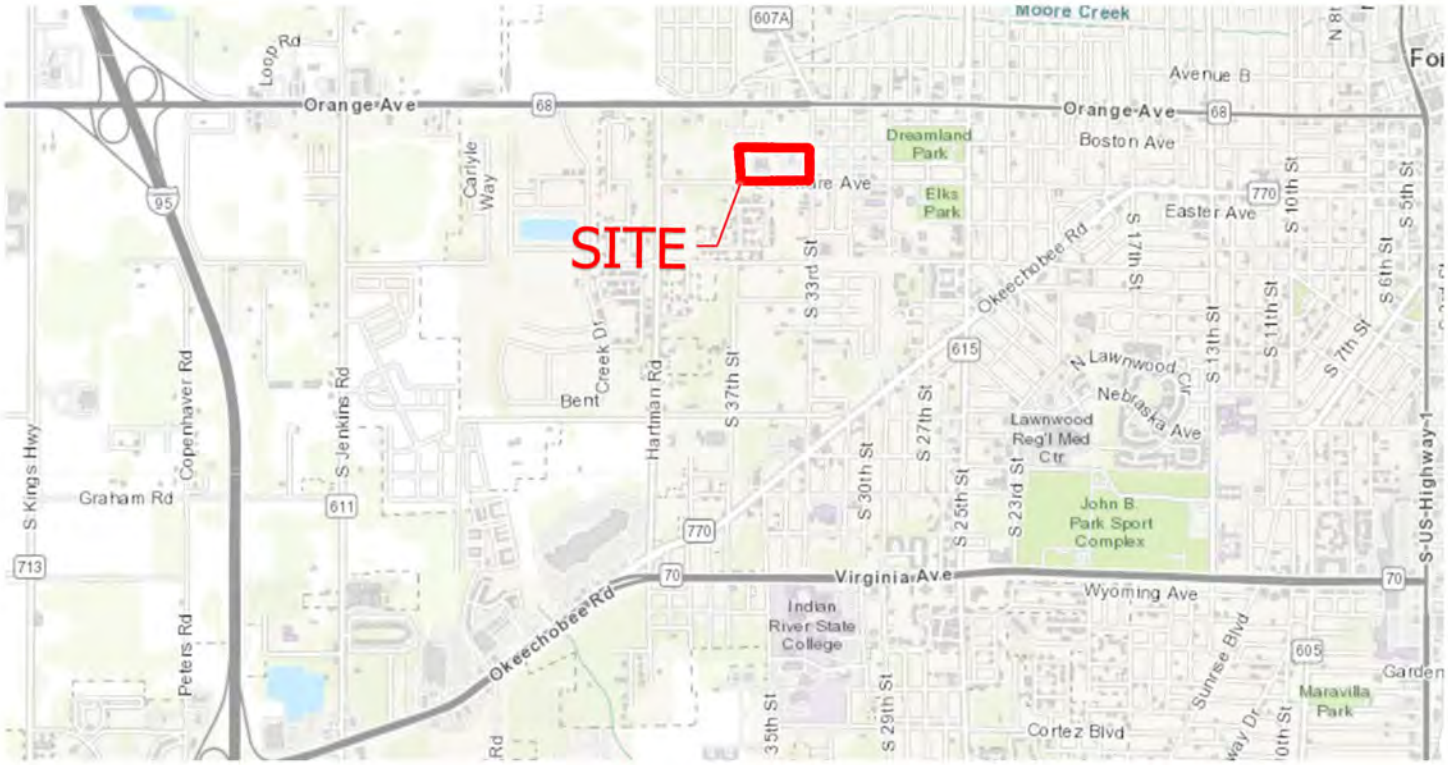
A-1

JCHS - St. Anastasia

2408-313-0001-000-6
407 S 33rd Street
Fort Pierce, Florida

McCarty & Associates
LAND PLANNING
AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Location Map



6/25/2025

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Mike@McCartyLandPlanning.com

Aerial Photograph

TOTAL SITE

DEVELOPMENT AREA DETAIL

6/25/2025

JCHS - St. Anastasia

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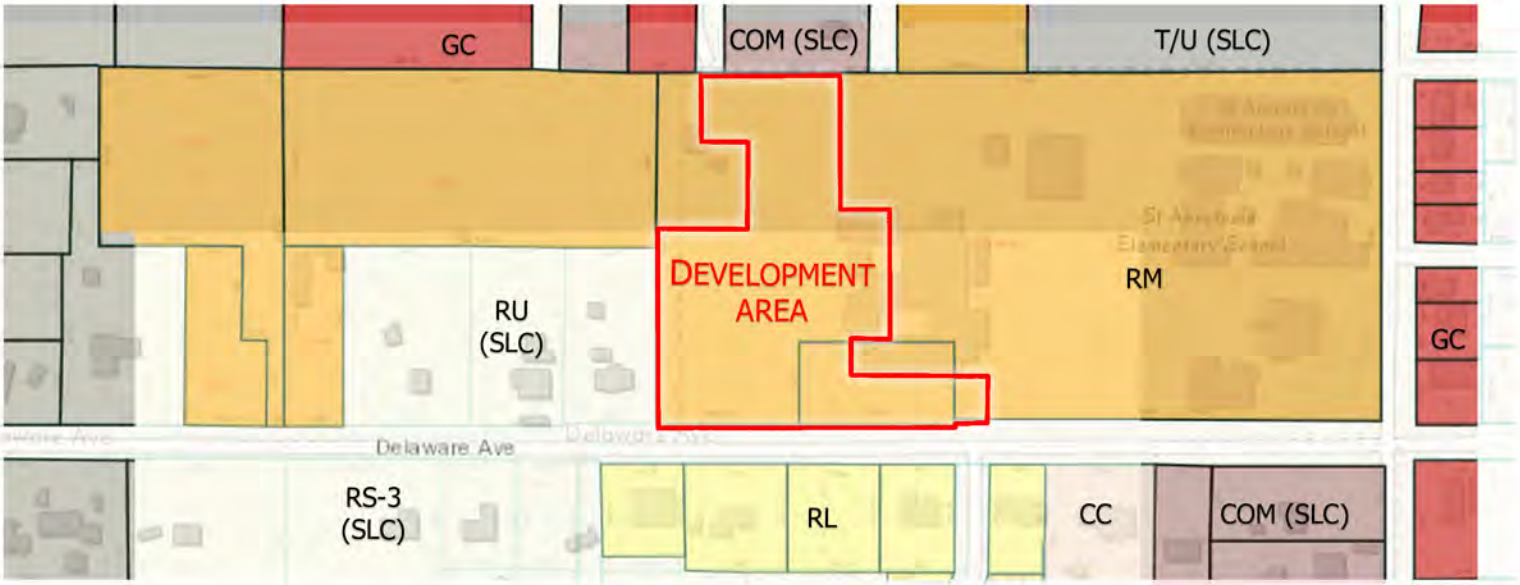
Future Land Use Map



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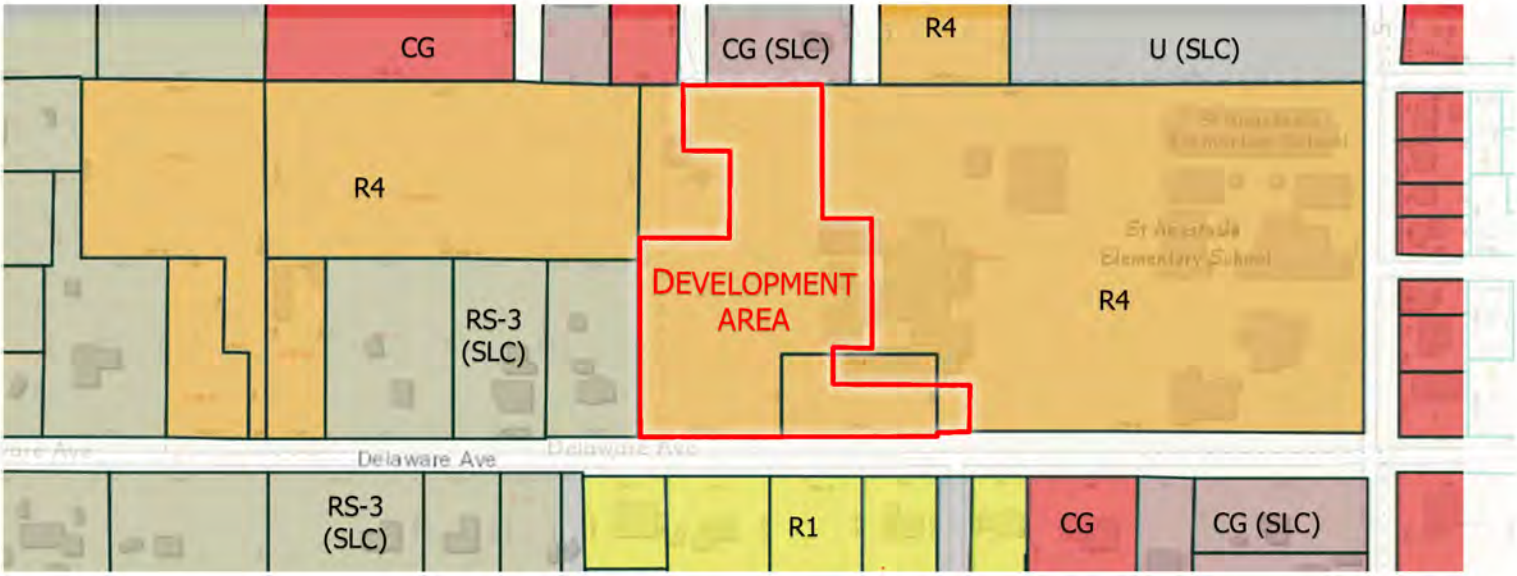
Zoning Map



6/25/2025