

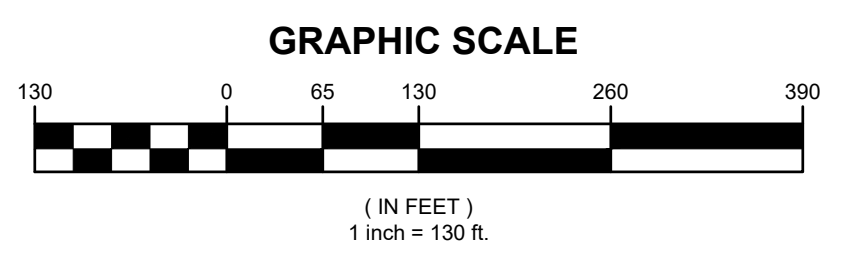
- CLEARING NOTE:**
- LIMITS OF CLEARING TO INCLUDE ALL AREA WITHIN BOUNDARY LINE AND UP TO THE SILT FENCE.
 - PROPERTY CORNERS SHALL BE LOCATED BY A LICENSED LAND SURVEYOR AND CLEARLY MARKED IN THE FIELD PRIOR TO THE ENGINEERING DEPARTMENT'S PRE-CONSTRUCTION MEETING FOR SITE DEVELOPMENT.
 - AUTHORIZATION TO INSTALL EROSION CONTROL DEVICES AND PRESERVE BARRICADES WILL BE GRANTED AT THE PRE-CONSTRUCTION MEETING. THIS AUTHORIZATION SHALL BE POSTED ON THE SITE. IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE.
 - NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED.
 - A LAND CLEARING PERMIT MAY BE OBTAINED SUBSEQUENT TO THE SATISFACTORY INSPECTION OF THE CONTROL STRUCTURES AND BARRICADES. THIS PERMIT SHALL BE POSTED IN THE PERMIT BOX, LOCATION SHOWN ELSEWHERE ON THIS PAGE.
 - ALL CONSTRUCTION BARRICADES AND SILT FENCE WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING PERMITTED DEVELOPMENT ACTIVITIES.
 - ALL TREES TO BE PRESERVED SHALL BE PROTECTED BY TREE BARRICADES. SEE DETAIL ON LANDSCAPE PLANS.
 - CLEARING DATES, METHOD OF EROSION AND SEDIMENT CONTROL, METHOD OF DEBRIS DISPOSAL AND SOIL STABILIZATION PROCEDURES TO BE IMPLEMENTED AFTER LAND CLEARING WILL BE CONFIRMED AND DOCUMENTED BY THE ENGINEER OF RECORD PRIOR TO THE PRE-CONSTRUCTION MEETING.

- DRAINAGE NOTES:**
- SEE PAVING, GRADING, AND DRAINAGE PLAN SHEETS AND DETAILS FOR MODIFICATIONS OR REMOVAL INSTRUCTIONS OF EXISTING DRAINAGE.
 - CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING DRAINAGE BEFORE COMMENCEMENT OF CLEARING ACTIVITIES. FOR SAFETY PURPOSES ALL MISSING RIMS, GRATES, MANHOLE LIDS, ETC. SHOULD BE IDENTIFIED IN THE FIELD AND REMAIN COVERED DURING CONSTRUCTION. DAMAGES (EXISTING OR CAUSED) TO ANY EXISTING STRUCTURES OR PIPING THAT ARE TO REMAIN SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. ANY EXISTING INLET PROTECTION (FABRIC, SOCKS, ETC) FROM PREVIOUS CONSTRUCTION ACTIVITIES SHALL BE REPLACED. COSTS ASSOCIATED WITH ADDRESSING FIELD CONFLICTS SHALL BE INCLUDED IN THE CONTRACTORS BID SCOPE FOR THE PROJECT AS AGREED UPON BY THE DEVELOPER.

LAND CLEARING DEBRIS DISPOSAL METHOD:
 DEBRIS WILL BE SORTED ON-SITE IN THE STOCKPILE AREA AND HAULED OFF-SITE FOR REMOVAL. NO BURNING WILL OCCUR ON-SITE WITHOUT APPROVAL FROM CITY OF FORT PIERCE ST. LUCIE COUNTY FIRE DISTRICT, AND/OR FLORIDA FOREST SERVICE.

- NOTE TO CONTRACTOR:**
- ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
 - CONTRACTOR TO REGRADE & SOD ALL DISTURBED AREAS.
 - THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY.
 - CONTRACTOR TO INSTALL SOD ADJACENT TO SIDEWALK AT FINISHED GRADE. ALL HANDHOLE RIMS ARE TO BE INSTALLED AT FINISHED GRADE.

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



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LEGEND	
EXISTING PAVEMENT	MITERED END SECTION
PROPOSED PAVEMENT	DRAINAGE INLET
EXISTING CONCRETE	VALLEY GUTTER INLET
PROPOSED CONCRETE	DRAINAGE MANHOLE
PROPOSED PAVERS	PROPOSED SANITARY MANHOLE
DOUBLE SANITARY SERVICE	DRAINAGE FLOW ARROW
SINGLE SANITARY SERVICE	PARKING STALL COUNT
SINGLE WATER SERVICE	EXISTING UTILITY POLE
DOUBLE WATER SERVICE	PROPOSED MUTCD SIGN

REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
PROJECT				
GORDY ROAD HICKORY BRANCH PROPERTIES 3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA				
TITLE				
STORMWATER POLLUTION PREVENTION PLAN				
DATE		SCALE		
12/8/2025		AS SHOWN		
DRAWN BY	DESIGNED BY	CHECKED BY		
VER	MDL	MDL		
PROJECT No.				
25-131 PEP 12-8-25 DWG				
DRAWING No.				
PEP-101				

FILE LOCATION: Z:\EPC\2025\131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\TODOS\DWGS\25-131 PEP-101.dwg, 2025-12-01 2:18 PM

Section 1	Project Name and location information:	Gordy Road Hickory Branch Properties 3601, 3605, 3725 Gordy Road St. Lucie County, Florida
Section 2	Describe the nature of the construction activity:	Single Family Homes & Villas w/ Parking, Drainage Infrastructure, and Water & Sewer Infrastructure
Section 3	Describe the intended sequence of major soil disturbing activities:	0-2 days, site prep and stabilized construction entrance; 3-6 days, install perimeter sediment and erosion controls; 7-10 days, clearing/grubbing over all areas; 11-90 days, site grading; 90-150 days, install storm sewer and utilities; 150-180 days, stabilize site
Section 4	Total area of the site:	126.681 acres
Section 5	Total area of the site to be disturbed:	117.331 acres
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	
Section 7	Estimate the drainage area size for each discharge point:	126.681 acres
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	N27°24'04.44", W80°24'12.62"
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.	
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 seeding shall be rye grass or other appropriate ground covers depending upon season of installation that is applied at manufacturer's recommendations to any disturbed areas that are inactive more than 7 days. * Sod shall be used to stabilize the sides of the detention basins. * Filter fabric shall be placed under the rock entrance / exit. * Vegetative buffers shall be left undisturbed along the boundaries of the property, with the exception of exotic vegetation removal.	
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. * A silt fence (with the same installation as indicated under the Best Management Practices heading) shall be placed around the entire perimeter of each construction phase. * A wet detention basin shall be constructed which may be used as a temporary sediment basin (prior to being connected to a discharge structure) if needed. Care shall be taken to assure the removal of accumulated fine sediments and that the excessive compaction of soil by construction machinery is avoided. * Inlets / Outfalls shall be protected with filter fabric and properly installed inlet filters (with the same installation as indicated under the Best Management Practices heading).	
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. No temporary sedimentation basins are proposed. The detention basins (prior to being connected to a discharge structure) may be used as a temporary sediment basin if needed.	
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. * A stormwater detention basin shall be constructed per ERP permit and all disturbed areas shall be grassed.	

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.	
Section 20	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 manufacturer's 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 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
Section 22	It is expected that the following non-stormwater discharges may occur from the site during construction period: wash water (where no spills or leaks of toxic or hazardous materials have occurred), and uncontaminated groundwater (from dewatering excavation). Dewatering shall be done in accordance with the requirements of the SFWMD Water Use Permit. If said discharges do occur, they will be directed to the temporary sediment basin prior to discharge. Turbid water from the stormwater pond shall not be pumped directly into the receiving waters. Any pumped water from the stormwater pond shall be treated so as to not allow a discharge of polluted stormwater. Treatment can include silt fences, settling ponds, the proper use of flocculating agents, or other appropriate means.	

Name	Title	Company Name, Address and Phone Number	Date



EXCAVATION WARNING SIGN DETAIL
N.T.S.

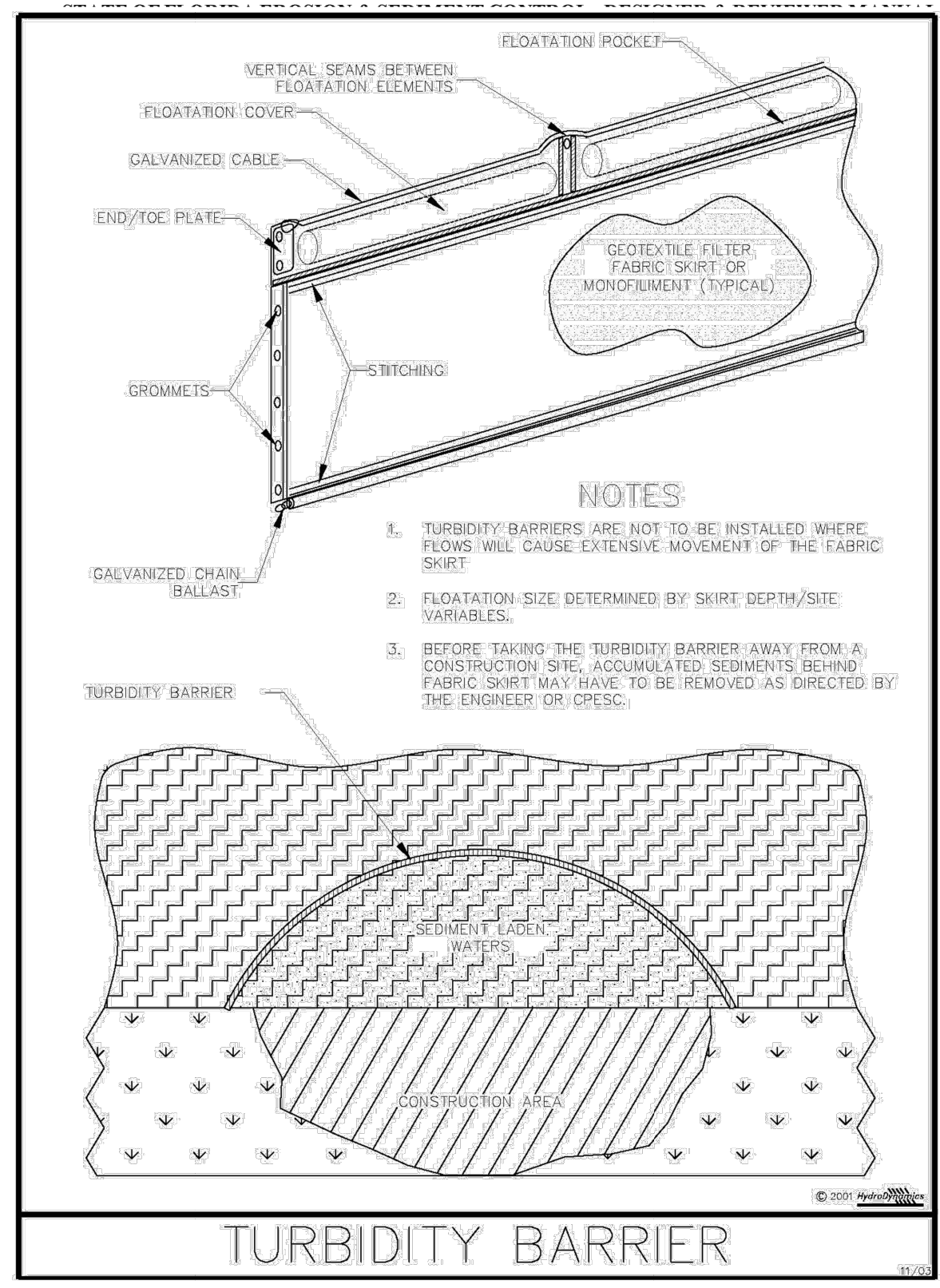


Figure V-44: Illustration of a Turbidity Barrier Curtain
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CHAPTER 4: BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL

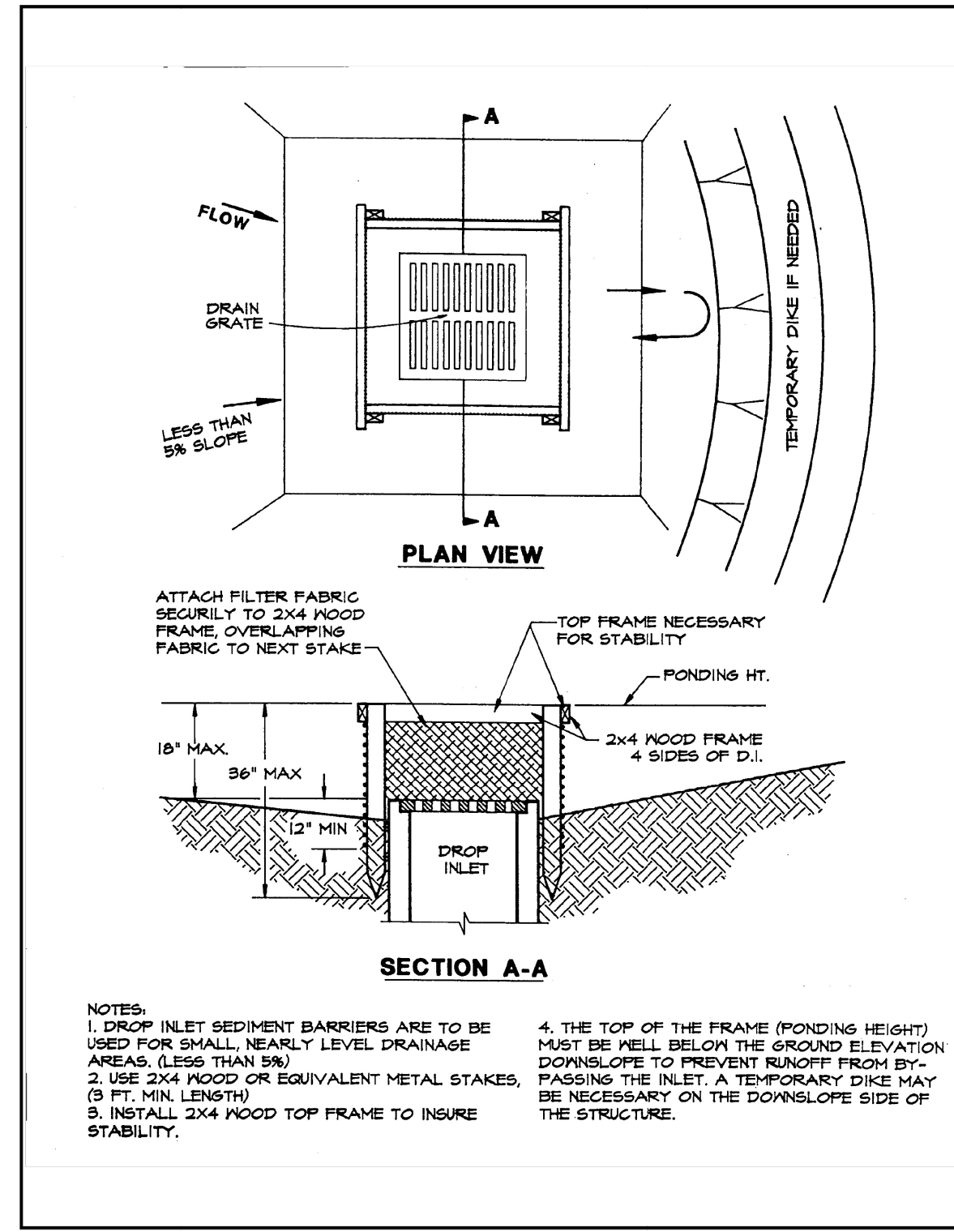


Figure 4.5a: Silt Fence Drop Inlet Sediment Barrier
Source: Erosion Draw

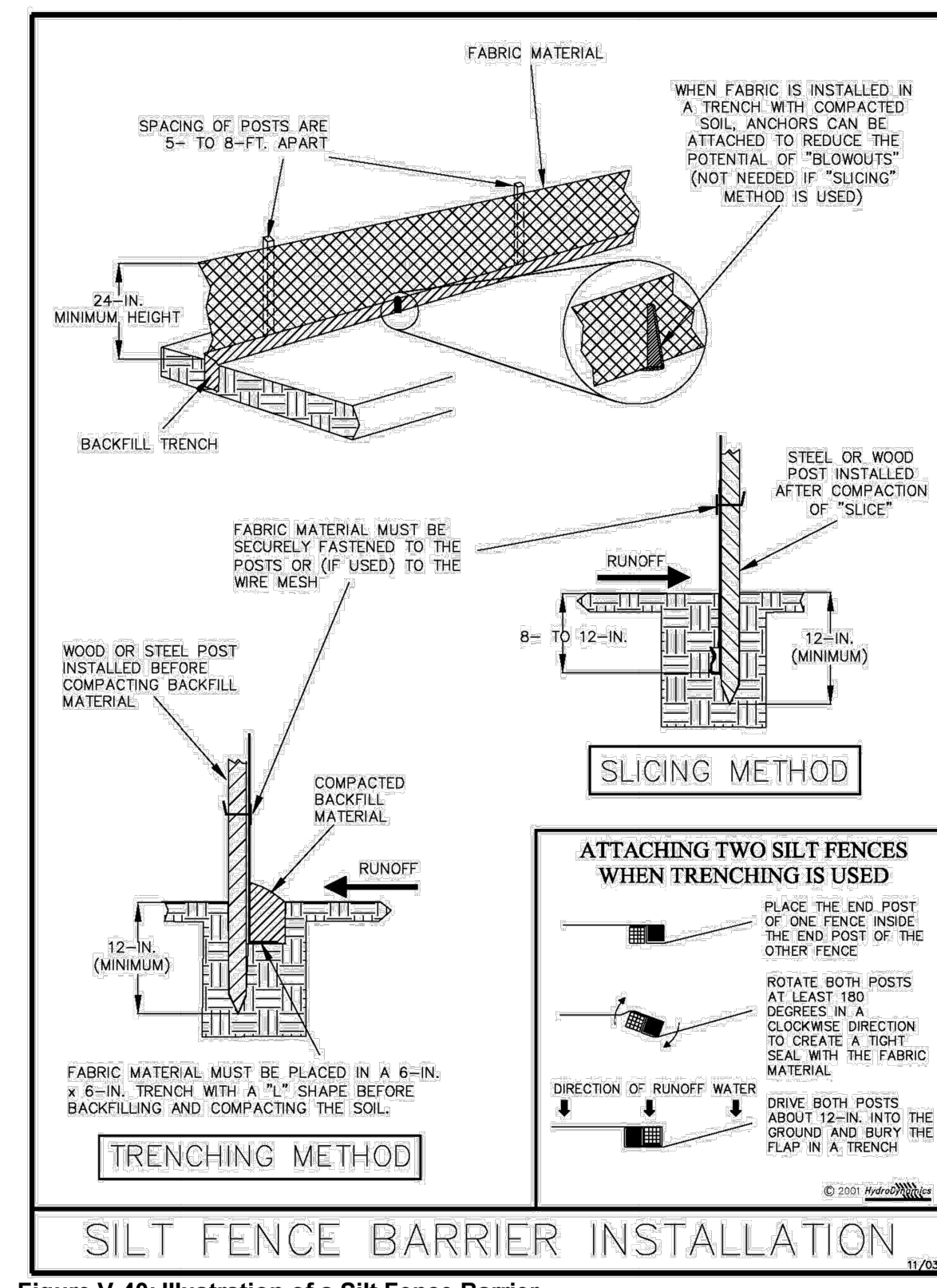


Figure V-40: Illustration of a Silt Fence Barrier
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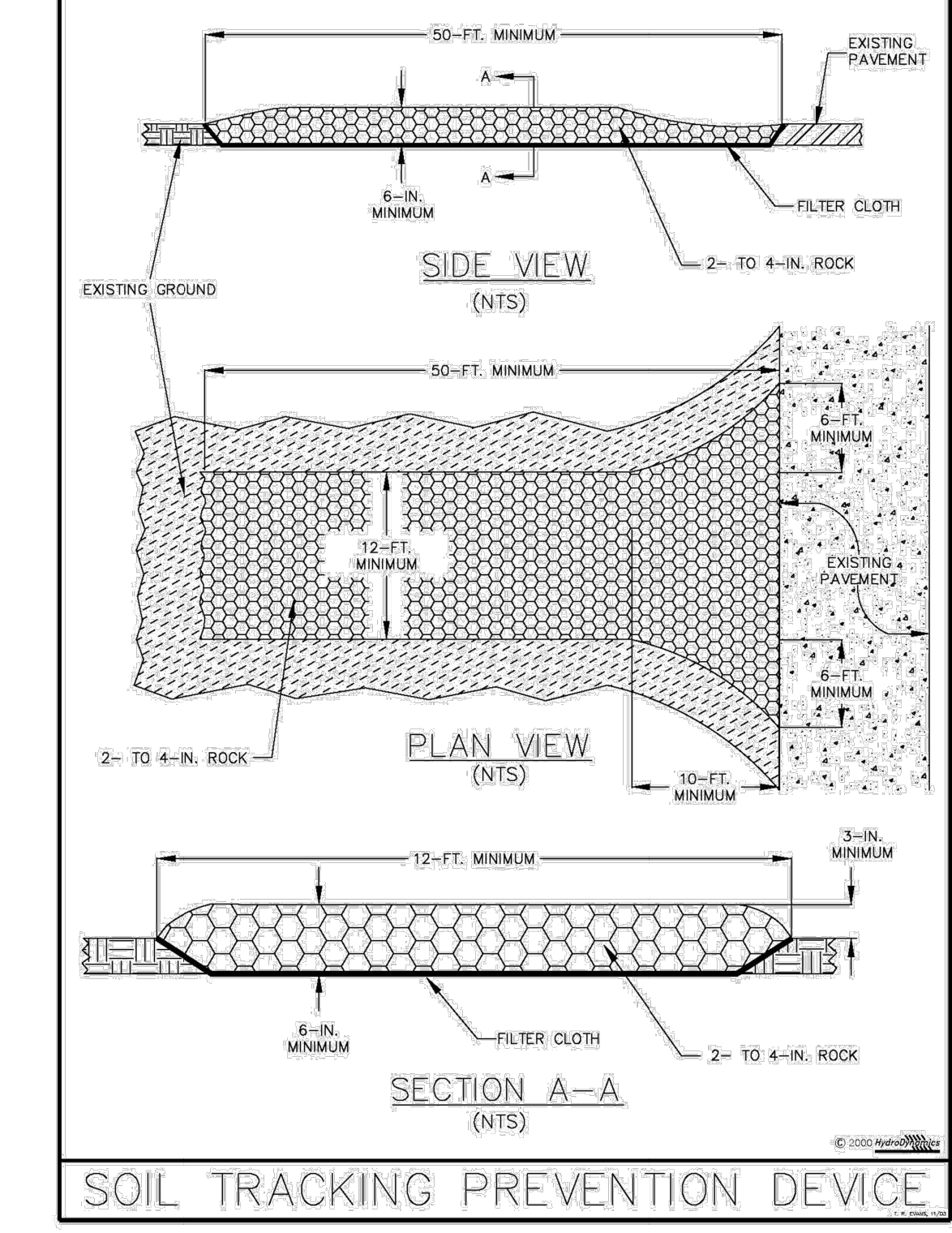
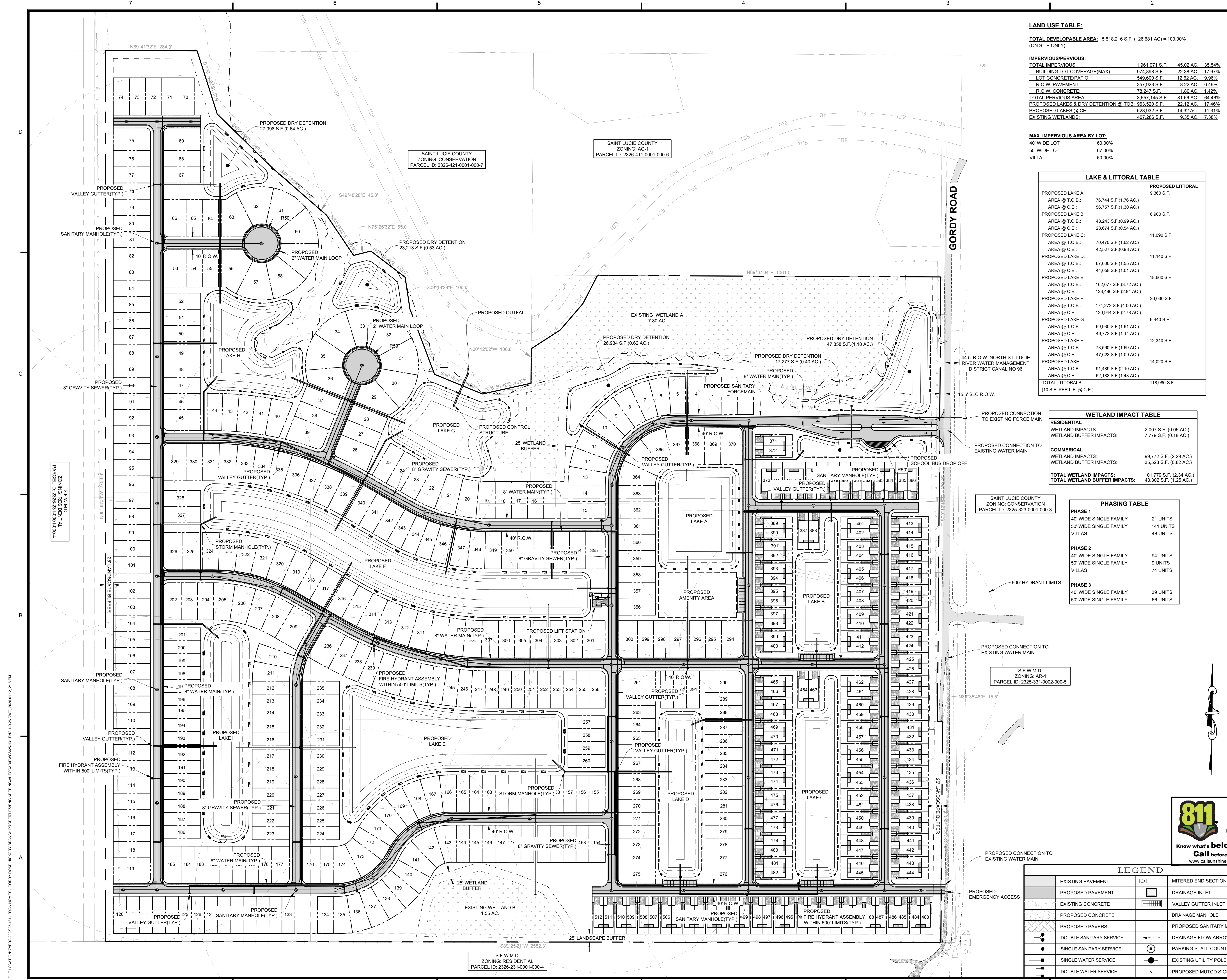


Figure V-52: Illustration of a Soil Tracking Prevention Device
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REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
NOT FOR CONSTRUCTION				
 HALEY WARD ENGINEERING ENVIRONMENTAL SURVEYING LAND PLANNING INTERIOR DESIGN 10250 Village Parkway, Suite 201 Fort Saint Lucie, Florida 34987 772.462.2455 WWW.HALEYWARD.COM				
PROJECT				
GORDY ROAD HICKORY BRANCH PROPERTIES 3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA				
TITLE				
STORMWATER POLLUTION PREVENTION DETAILS				
DATE		SCALE		
1/12/2026		AS SHOWN		
DRAWN BY	DESIGNED BY	CHECKED BY		
VER	MDL	MDL		
PROJECT No.				
25-131 ENG 1-9-26.DWG				
DRAWING No.				
PEP-102				





LAND USE TABLE:

TOTAL DEVELOPABLE AREA: 5,518,216 S.F. (126.681 AC) = 100.00% (ON SITE ONLY)

IMPERVIOUS/PERVIOUS:	1,961,071 S.F.	45.02 AC	35.54%
TOTAL IMPERVIOUS:	1,961,071 S.F.	45.02 AC	35.54%
BUILDING LOT COVERAGE(MAX):	974,898 S.F.	22.38 AC	17.67%
LOT CONCRETE/PATIO:	549,600 S.F.	12.62 AC	9.96%
R.O.W. PAVEMENT:	357,923 S.F.	8.22 AC	6.49%
R.O.W. CONCRETE:	78,247 S.F.	1.80 AC	1.42%
TOTAL PERVIOUS AREA:	3,557,145 S.F.	81.66 AC	64.46%
PROPOSED LAKES & DRY DETENTION @ T.O.B.:	983,530 S.F.	22.12 AC	17.49%
PROPOSED LAKES @ C.E.:	623,932 S.F.	14.32 AC	11.31%
EXISTING WETLANDS:	407,286 S.F.	9.35 AC	7.38%

MAX. IMPERVIOUS AREA BY LOT:

40' WIDE LOT	60.00%
50' WIDE LOT	67.00%
VILLA	60.00%



LAKE & LITTORAL TABLE

PROPOSED LAKE A:	PROPOSED LITTORAL
AREA @ T.O.B.: 76,744 S.F. (1.76 AC)	9,360 S.F.
AREA @ C.E.: 56,757 S.F. (1.30 AC)	
PROPOSED LAKE B:	6,900 S.F.
AREA @ T.O.B.: 43,243 S.F. (0.99 AC)	
AREA @ C.E.: 23,674 S.F. (0.54 AC)	
PROPOSED LAKE C:	11,090 S.F.
AREA @ T.O.B.: 70,470 S.F. (1.62 AC)	
AREA @ C.E.: 42,527 S.F. (0.98 AC)	
PROPOSED LAKE D:	11,140 S.F.
AREA @ T.O.B.: 67,800 S.F. (1.55 AC)	
AREA @ C.E.: 44,058 S.F. (1.01 AC)	
PROPOSED LAKE E:	18,660 S.F.
AREA @ T.O.B.: 162,077 S.F. (3.72 AC)	
AREA @ C.E.: 123,496 S.F. (2.84 AC)	
PROPOSED LAKE F:	26,030 S.F.
AREA @ T.O.B.: 174,272 S.F. (4.00 AC)	
AREA @ C.E.: 120,944 S.F. (2.78 AC)	
PROPOSED LAKE G:	9,440 S.F.
AREA @ T.O.B.: 69,930 S.F. (1.61 AC)	
AREA @ C.E.: 49,773 S.F. (1.14 AC)	
PROPOSED LAKE H:	12,340 S.F.
AREA @ T.O.B.: 73,560 S.F. (1.69 AC)	
AREA @ C.E.: 47,823 S.F. (1.09 AC)	
PROPOSED LAKE I:	14,020 S.F.
AREA @ T.O.B.: 91,489 S.F. (2.10 AC)	
AREA @ C.E.: 62,183 S.F. (1.43 AC)	
TOTAL LITTORALS:	118,980 S.F.
(10 S.F. PER LF. @ C.E.)	

WETLAND IMPACT TABLE

RESIDENTIAL WETLAND IMPACTS:	2,007 S.F. (0.05 AC)
WETLAND BUFFER IMPACTS:	7,779 S.F. (0.18 AC)
COMMERCIAL WETLAND IMPACTS:	99,772 S.F. (2.29 AC)
WETLAND BUFFER IMPACTS:	35,523 S.F. (0.82 AC)
TOTAL WETLAND IMPACTS:	101,779 S.F. (2.34 AC)
TOTAL WETLAND BUFFER IMPACTS:	43,302 S.F. (1.25 AC)

PHASING TABLE

PHASE 1	
40' WIDE SINGLE FAMILY	21 UNITS
50' WIDE SINGLE FAMILY VILLAS	141 UNITS
	48 UNITS
PHASE 2	
40' WIDE SINGLE FAMILY	94 UNITS
50' WIDE SINGLE FAMILY VILLAS	9 UNITS
	74 UNITS
PHASE 3	
40' WIDE SINGLE FAMILY	39 UNITS
50' WIDE SINGLE FAMILY	66 UNITS

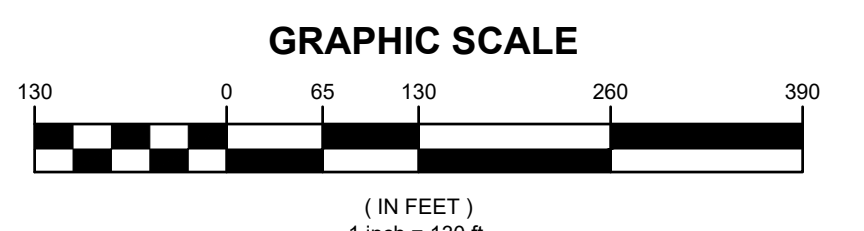
SITE DATA

FUTURE LAND USE:	RS/RC
ZONING:	AG-1/RC
FUTURE LAND USE:	RS/RC
PARCEL ID #:	2326-413-0001-000-5 2326-413-0001-000-2 2326-434-0000-000-0
GROSS ACREAGE:	5,518.216 S.F. (126.681 AC) = 100.00%
PROJECT DENSITY:	512 UNITS (4.04 DU PER ACRES)
TOTAL DWELLING UNITS:	142 UNITS
DUPLEX VILLAS:	142 UNITS
40' SINGLE FAMILY:	154 UNITS
50' SINGLE FAMILY:	216 UNITS
MIN. OPEN SPACE REQUIRED:	1,379,556 S.F. (31.67 AC) = 25.00%
TOTAL DRAINAGE:	963,520 S.F. (22.12 AC) = 17.46%

- CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 17 & 22.
 2. TRANSFORMER AND UTILITY CONDUIT PLACEMENT & ELEVATION TO BE COORDINATED WITH FPUA AND OWNER.
 3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND INVERTS OF ALL UTILITIES. NOTIFY E.O.R. OF ANY DISCREPANCIES.
 4. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
 5. ALL PROPOSED AND EXISTING UTILITIES SHALL MAINTAIN MIN. COVER REQUIREMENTS OF FDEP.
 6. SOG ALL DISTURBED AREAS.
 7. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY.
 8. ALL STORM DRAINAGE FACILITIES SHALL CONFORM TO CHAPTERS 32 AND 119 AND THE STANDARD SPECIFICATIONS ADOPTED BY THE CITY COMMISSION ON FEBRUARY 13, 1973, AS AMENDED.
 9. ALL SIDEWALKS SHALL HAVE A CROSS SLOPE OF 2% OR LESS.

FEMA FLOOD ZONE INFO:
FLOOD ZONE X
FIRM PANEL: 12111C0159J
CITY OF FT PIERCE
120286

PLAN REFERENCE:
INFORMATION BASED ON ELEVATIONS THAT ARE SHOWN RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
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REV.	DATE	DESCRIPTION	BY	CHK.
DRAWING ISSUE STATUS				
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PROJECT
**GORDY ROAD
HICKORY BRANCH PROPERTIES**
3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA

PRELIMINARY ENGINEERING PLAN

DATE	SCALE
1/12/2026	AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL
CHECKED BY: MDL	
PROJECT No:	25-131 ENG 1-9-26.DWG
DRAWING No:	
PEP-103	

LEGEND

EXISTING PAVEMENT	MITERED END SECTION
PROPOSED PAVEMENT	DRAINAGE INLET
EXISTING CONCRETE	VALLEY GUTTER INLET
PROPOSED CONCRETE	DRAINAGE MANHOLE
PROPOSED PAVERS	PROPOSED SANITARY MANHOLE
DOUBLE SANITARY SERVICE	DRAINAGE FLOW ARROW
SINGLE SANITARY SERVICE	PARKING STALL COUNT
SINGLE WATER SERVICE	EXISTING UTILITY POLE
DOUBLE WATER SERVICE	PROPOSED MUTCD SIGN

FILE LOCATION: Z:\EPC\2025\131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\TODOS\DWGS\15 - PLAN\DWG_2026_01_12_214.PLA

