CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, February 19, 2026 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

a. **PZTEMP2025-00023**
Temporary Use - Office Trailers
Precast Specialties
3899 Selvitz Road

b. **PZTEMP2026-00003**
Temporary Use - Garage Construction Parking
Lawnwood Hospital
1801 Nebraska Avenue

c. **PZTXA2025-00004**
Zoning Text Amendment
4560 S. 25th Street

d. **PZSITE2026-00002**
Minor Site Plan Amendment
Love's Travel Stop
7150 Okeechobee Road

e. **PZSITE2025-00039**
Minor Site Plan
Two Duplexes
910 N. 10th Street

f. **PZANN2026-00001**
Annexation
3605 Gordy Road

g. **PD2026-00001**
Final Planned Development
3605 Gordy Road

h. **PZSITE2026-00001**
Major Site Plan Amendment
Amazon One Grocery
2300 S. Kings Highway

Technical Review Committee - 10:00 AM **1. a.**

Meeting Date: 02/19/2026

REQUESTED ACTION

PZTEMP2025-00023
Temporary Use - Office Trailers
Precast Specialties
3899 Selvitz Road

SUMMARY

Review Application for four (4) — 25' x 60' office trailers at Precast Specialties.

The applicant is requesting approval of a temporary use permit to allow for up to 6,200 sf of temporary office / construction trailers for a development known as Precast Specialties, LLC. The subject property can be identified as parcel 2432-500-0001-000-5 and is located at 3898 Selvitz Road in Fort Pierce, Florida.

The subject property is located at 3898 Selvitz Road in Fort Pierce, Florida. The parcel is currently used for the manufacturing of concrete products for which concrete trucks currently haul in concrete for use in the manufacturing of products. A phased site plan amendment was approved by the City Commission to allow for the construction of a batch plant along with the installation of buffer landscaping in Phase 1. Phase 2 includes the construction of a building expansion, water and wastewater extensions and associated site improvements. The petitioner is requesting approval of a temporary use permit associated with the existing office / construction trailers that currently serve the concrete manufacturing business. Upon construction of the phase 2 building expansion, the existing office / construction trailers will be removed.

LOCATION

3898 SELVITZ RD

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Provide review comments online or email to kfreeman@cityoffortpierce.com mention reference PZTEMP2025-00023 in subject.

Attachments

Narrative
Site Plan
Survey

Form Review

Form Started By: Kev Freeman Started On: 02/04/2026 01:11 PM
Final Approval Date: 02/04/2026

HALEY WARD

LETTER OF JUSTIFICATION / COVER LETTER

Precast Specialties, LLC

Temporary Use Permit Application

December 18, 2025

REQUEST

On behalf of the Petitioner, Haley Ward, Inc. is requesting approval of a temporary use permit to allow for up to 6,200 sf of temporary office / construction trailers for a development known as Precast Specialties, LLC. The subject property can be identified as parcel 2432-500-0001-000-5 and is located at 3898 Selvitz Road in Fort Pierce, Florida.

SITE CHARACTERISTICS, PROJECT HISTORY AND PROPOSED EXPANSION

The subject property is located at 3898 Selvitz Road in Fort Pierce, Florida. The parcel is currently used for the manufacturing of concrete products for which concrete trucks currently haul in concrete for use in the manufacturing of products.

A phased site plan amendment was approved by the City Commission to allow for the construction of a batch plant along with the intsallation of buffer landscaping in Phase 1. Phase 2 includes the construction of a building expansion, water and wastewater extensions and associated site improvements.

The petitioner is requesting approval of a temporary use permit associated with the existing office / construction trailers that currently serve the concrete manufacturing business. Upon construction of the phase 2 building expansion, the existing office / construction trailers would be removed.

FUTURE LAND USE AND ZONING

The subject property has an existing Future Land Use designation of Heavy Industrial (HI) and an underlying Zoning designation of Heavy Industrial Zone (I-3).

To the north of the subject parcel lies an industrial parcel. This parcel has a Future Land Use designation of Heavy Industrial (HI) and an underlying Zoning designation of Planned Development (PD).

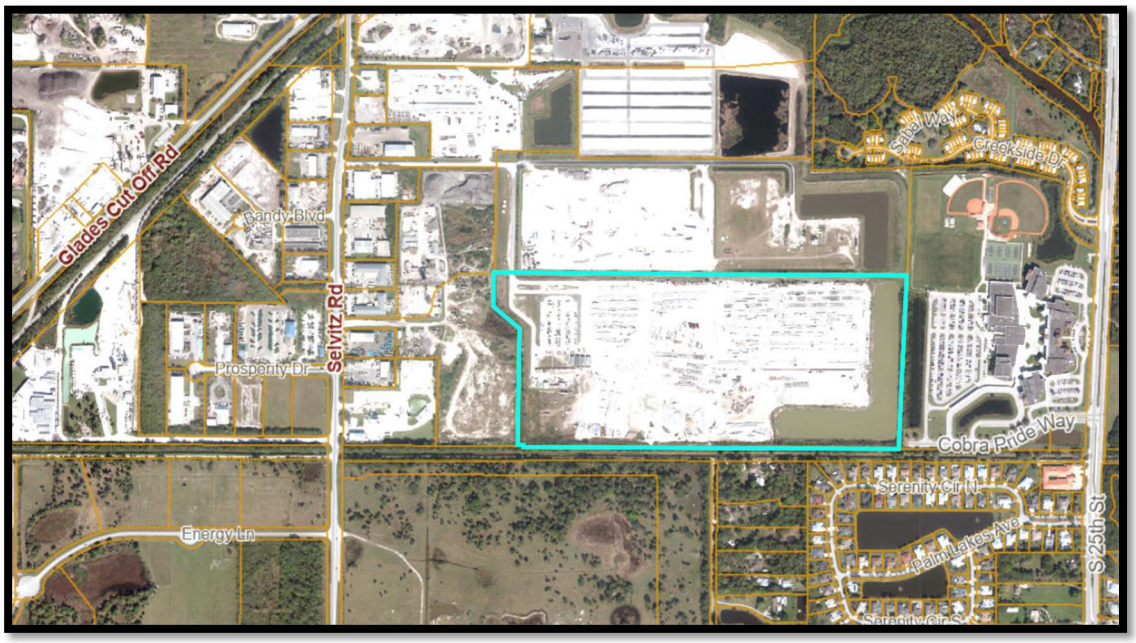
West of the subject parcel is another industrial site. This parcel has a Future Land Use designation of Heavy Industrial (HI) and an underlying Zoning designation of Heavy Industrial Zone (I-3).

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

South of the subject parcel lies right-of-way owned by North St. Lucie River Water Control District (NSLRWCD) followed by residential parcels. Most of the parcels are located within the jurisdiction of the City of Fort Pierce and have a Future Land Use designation of Mixed-Use Development (MXD) and an underlying Zoning designation of Planned Development (PD). There is one adjacent residential parcel south of the NSLRWCD right-of-way that is located within the jurisdiction of St. Lucie County. This parcel has a Future Land Use designation of Residential Suburban (RS) and an underlying Zoning designation of Agricultural, Residential-1 (AR-1).

East of the subject parcel lies the School Board of St. Lucie County. This parcel has a Future Land Use designation of Residential Low (RL) and an underlying Zoning designation of Single-Family Intermediate Density Zone (R-2).

Aerial Map



HOURS OF OPERATION

The current and future operating hours as follows:

Monday - Friday between 6:30 a.m. to 8 p.m.
Saturday – 7 a.m. to 8 p.m.
Sunday – No operation
Quiet hours – 11 p.m. to 7 a.m.

NOISE

The petitioner already modified equipment used on site replacing the backup alarms with white noise back-up beeper. The updated equipment installed can

be viewed at the following website: https://brigade-electronics.com/en-us/warning-systems/backup-and-warning -alarms/sa-bbs-107/.

TIMING

The approved site plan amendment includes the timetable for development for each phase proposed. As stated in the below, the office / workshops are proposed to start construction in 2028. The temporary office / construction trailers for which the petitioner is requesting approval of a temporary use permit would be removed at the time of construction completion for the Phase 2 office / workshop as noted below.

Phase 1	Start Date	Completion Date
Batch Plant	2026	2027
Aggregate Bins/Wash Out	2026	2027
Treatment Pond	2026	2027
Dispatch Office/3 Parking Spaces	2026	2027
Landscaping/Wall	2026	2027

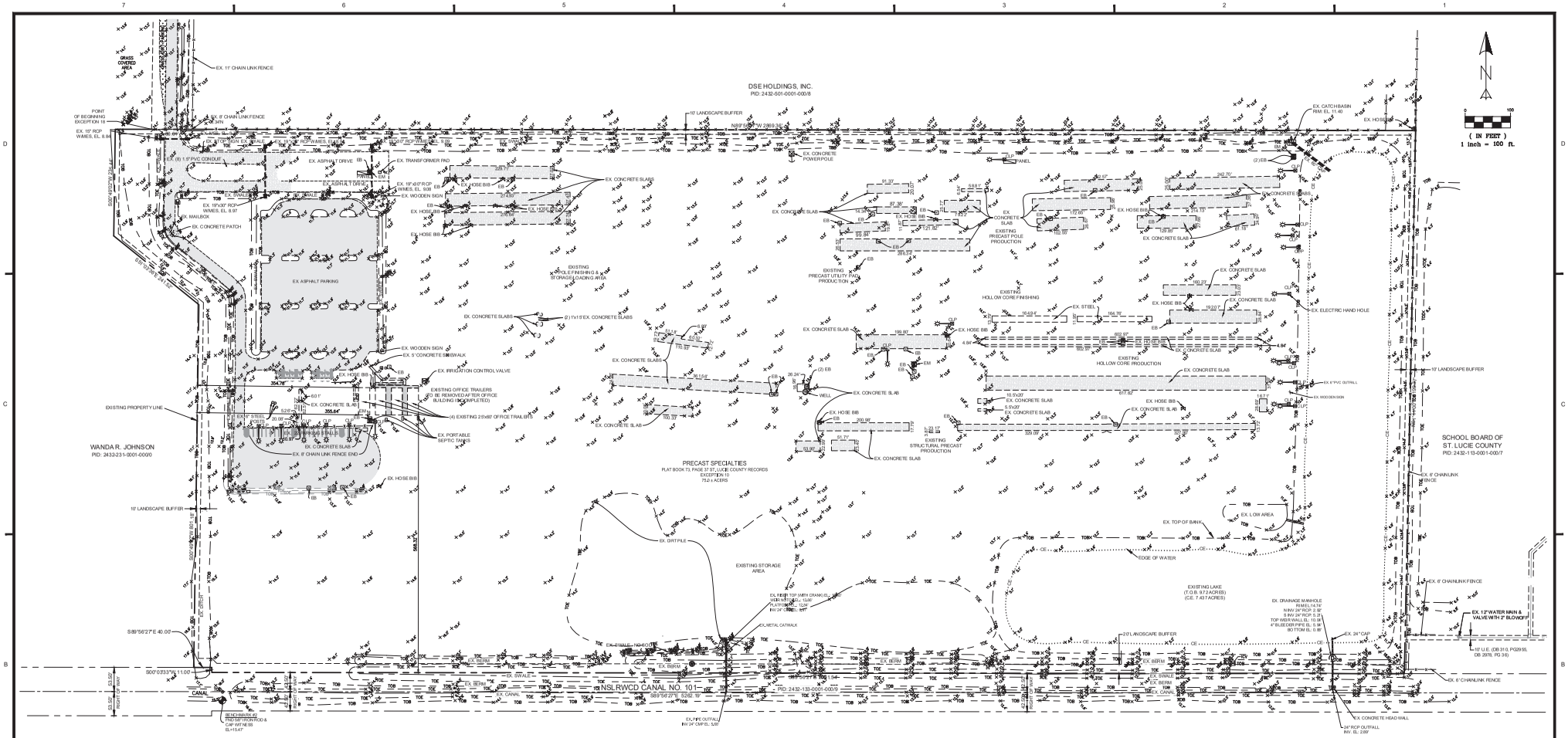
Phase 2	Start Date	Completion Date
Office and Work Shops	2028	2030
Parking Lots and Lighting	2028	2030
Drainage Infrastructure	2028	2030
Water Main Extension/Hydrant	2028	2030
Grinder Station/Force Main	2028	2030
Removal of Temporary Trailers	2028	2030

Existing Structures



Based on the above and attached information, the applicant respectfully requests review and approval of this application.

Z:\EDC-2024\24-226 - Precast Specialties - Selvitz Road\ENGINEERING\Documents\Submittal Documents\Justification Statement\2025-01-28_Pre-Cast_City_FP_Major_Site_Plan_Amendment_Justification_Cover_24-226.docx



Approved by the City Commission on November 3, 2025 subject to the following conditions:

1. The timetable of development shall be:

PHASE 1	STARTED BY DATE	COMPLETE BY DATE
Batch Plant	January 2026	December 2027
Aggregate Bins/Wash Out	January 2026	December 2027
Treatment Pond	January 2026	December 2027
Dispatch Office / 3 Parking Spaces	January 2026	December 2027
Landscaping / Wall	January 2026	December 2027
PHASE 2	START BY DATE	COMPLETE BY DATE
Office and Workshop	January 2028	December 2030
Parking Lots and Lighting	January 2028	December 2030
Drainage Infrastructure	January 2028	December 2030
Water Main Extension / Hydrant	January 2028	December 2030
Grinder Station / Force Main	January 2028	December 2030
Removal of Temporary Trailers	January 2028	December 2030

2. A full calculation and proposed tree mitigation shall be approved by the City Arborist prior to commencement of Phase 1.
3. The property owners shall be responsible for maintenance of the trees through a landscape maintenance agreement. This responsibility includes the replacement of unhealthy and dead trees. The property owner shall submit to an on-site inspection of the planted/preserved vegetation 12 months after the issuance of the Phase 1 certificate of occupancy. If it is determined that the planted/preserved vegetation is dead, diseased, or otherwise not in compliance with provisions of the Code or the original approved tree mitigation plan, the property owner shall be provided notice and directed to correct any such deficiencies and replace all noncompliant materials within 60 days.
4. No use shall exceed the applicable City of Fort Pierce standards for noise.
5. The hours of operation of the facility shall be limited to: Monday - Friday between 6:30 am to 8:00 pm, Saturday between 7:00 am to 8:00 pm, Sunday - No operations. Quiet hours shall be from 11:00 pm to 7:00 am.
6. The applicant shall implement the Heavy-Duty White Sound® Smart Reversing System Alarm, or similar, to reduce, as far as practical, the noise impact of reversing trucks and other equipment prior to completion of the Batch Planer within Phase 1.
7. Prior to commencement of Phase 1, the applicant shall coordinate the approval of an Erosion and Sediment Control Plan with the City Engineer. The Plan shall relate to the sequence of construction of the development site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and buildings; and final grading and landscaping. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, areas of clearing, installation of temporary erosion and sediment control measures, and establishment of permanent vegetation. All erosion and sediment control measures necessary to meet the objectives of the City Code or Ordinances shall be maintained and in place throughout all phases of construction and after completion of development of the site.
8. All applicable State and Federal permits shall be obtained before commencement of the development.

Tina Rel, Office of the City Clerk

Digitally signed by Tina Rel, Office of the City Clerk
Date: 2025.11.05 09:48:08 -05'00'

LEGAL DESCRIPTION:

LOT 1, ACCORDING TO THE PLAT OF PRECAST SPECIALTIES, AS RECORDED IN PLAT BOOK 73, PAGES 37 AND 38 OF THE PUBLIC RECORDS OF ST. LUCIE , COUNTY FLORIDA.

CONTAINING 75.0 ACRES, MORE OR LESS.

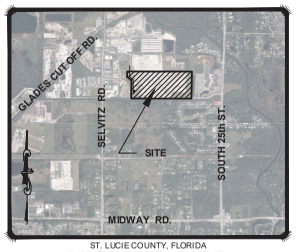
SURVEY NOTES:

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

LEGEND

PANEL	EXISTING ELECTRIC PANEL		EXISTING UTILITY POLE
EB	EXISTING ELECTRIC BOX	EM	EXISTING ELECTRIC METER
	HANDICAP PARKING SYMBOL	CLP	EX. CONCRETE LIGHT POLE
	EXISTING CONCRETE		EX. BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
	EXISTING PAVEMENT		



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP N.T.S.

811 Know what's below. Call before you dig. It's fast. It's free. It's the law. www.callsunshine.com

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING/SET STATUS: **FOR PERMIT**

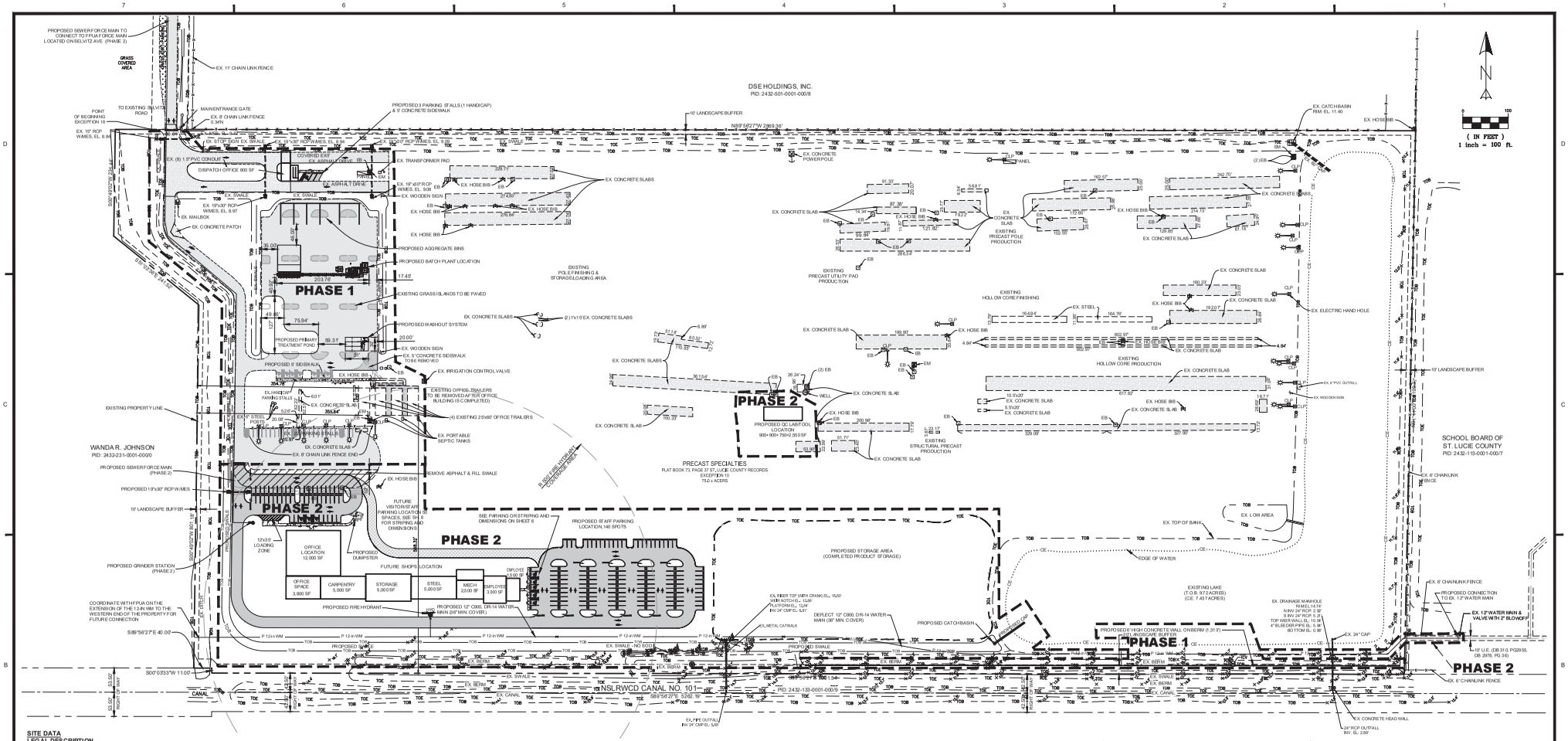
A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.JHALEYWARD.COM

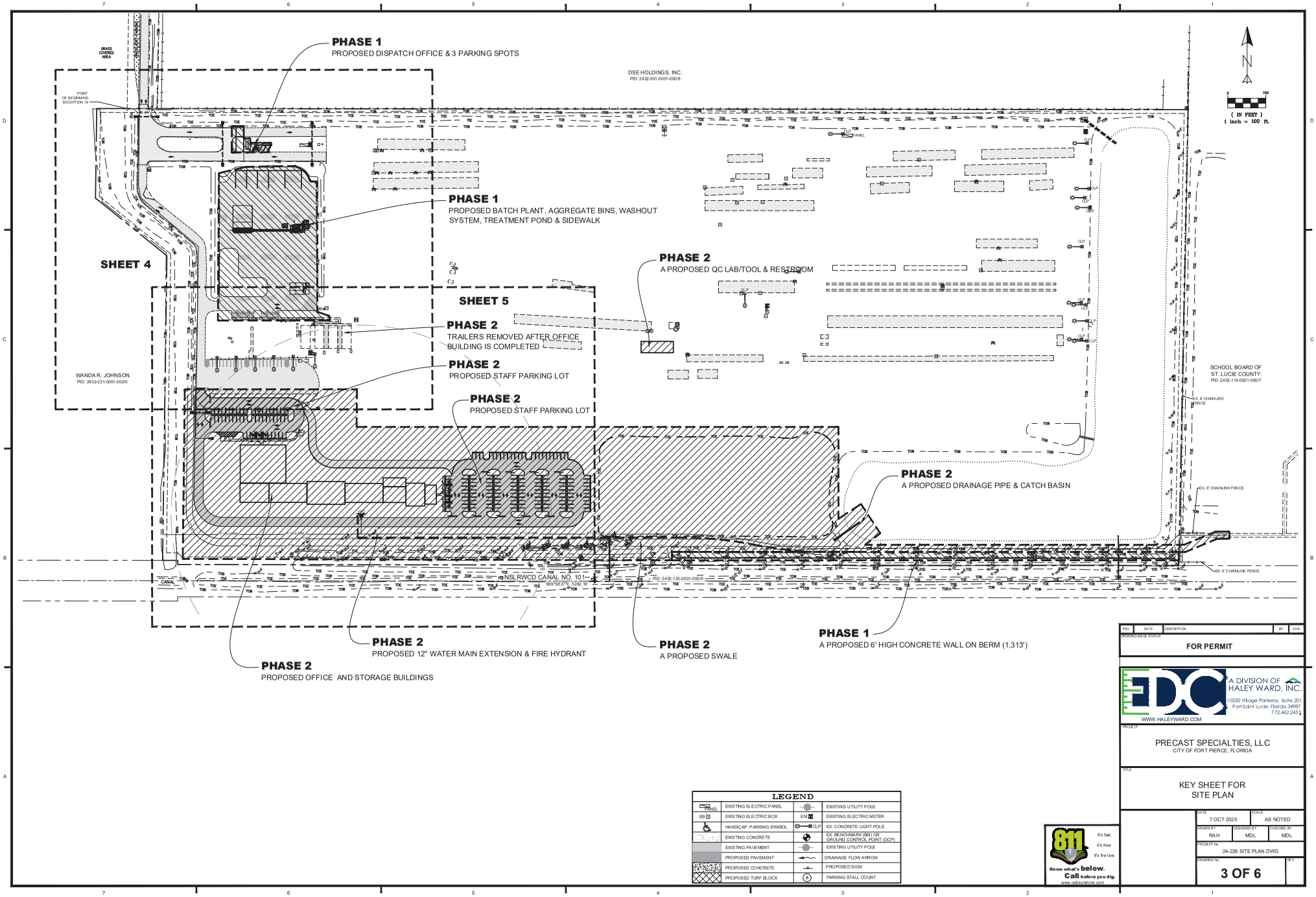
PROJECT: PRECAST SPECIALTIES, LLC
CITY OF FORT PIERCE, FLORIDA

TITLE: SITE PLAN
EXISTING CONDITIONS

DATE	SCALE
7 OCT 2025	AS NOTED
DRAWN BY: RAH	DESIGNED BY: MDL
PROJECT No.: 24-226 SITE PLAN.DWG	CHECKED BY: MDL
DRAWING No.: 1 OF 6	REV.

FILE LOCATION: Z:\2024\24-226\24-226 - PRECAST SPECIALTIES - SELVITZ ROAD\ENGINEERING\CAD\DWG\24-226 SITE PLAN-REZONING_2025-10-07_8:18 AM


PHASE 1
PHASE 2
PHASE 2
PHASE 1
PHASE 2
DSE HOLDINGS, INC.
PID: 2432-501-0001-000/8
WANDA R. JOHNSON
PID: 2432-213-0001-000/0
SCHOOL BOARD OF ST. LUCIE COUNTY
PID: 2432-113-0001-000/7
PRECAST SPECIALTIES
PLAT BOOK 73, PAGE 37 ST. LUCIE COUNTY RECORDS
EXCEPTION 10
75.2 ± ACERS
NSLRWCD CANAL NO. 101
PID: 2432-133-0001-000/9
EXISTING PROPERTY LINE
PROPOSED SEWER FORCE MAIN (PHASE 2)
PROPOSED 1'H'x3'W' ROP W/MES
10' LANDSCAPE BUFFER
PROPOSED GRINDER STATION (PHASE 2)
COORDINATE WITH FPUA ON THE EXTENSION OF THE 12-IN. WM TO THE WESTERN END OF THE PROPERTY FOR FUTURE CONNECTION
S89°56'27"E 40.00'
S00°03'33"W 11.00'
PROPOSED SEWER FORCE MAIN TO CONNECT TO FPUA FORCE MAIN LOCATED ON SELVITZ AVE (PHASE 2)
GRASS COVERED AREA
EX. 11' CHAIN LINK FENCE
POINT OF BEGINNING EXCEPTION 18
TO EXISTING SELVITZ ROAD
MAIN ENTRANCE GATE
EX. 6' CHAIN LINK FENCE
PROPOSED 3 PARKING STALLS (1 HANDICAP) & 5' CONCRETE SIDEWALK
10' LANDSCAPE BUFFER
N89°56'27"W 2869.36'
EX. HOSE BIB
EX. CATCH BASIN RIM EL. 11.40
EX. CONCRETE POWER POLE
EX. TRANSFORMER PAD
DISPATCH OFFICE 800 SF
EX. ASPHALT DRIVE
EX. SWALE
EX. 18"x30" RCP W/MES, EL. 8.98
EX. 18"x30" RCP W/MES, EL. 8.97
EX. MAILBOX
EX. CONCRETE PATCH
EX. 18"x30" RCP W/MES, EL. 8.96
EX. 18"x30" RCP W/MES, EL. 8.94
EX. 18"x30" RCP W/MES, EL. 9.00
EX. (6) 1.5"PVC CONDUIT
COVERED EXIT EX. ASPHALT DRIVE
EX. 18"x30" RCP W/MES, EL. 9.00
EX. 18"x30" RCP W/MES, EL. 9.00
EX. 18"x30" RCP W/MES, EL. 9.00
EX. WOODEN SIGN
EX. CONCRETE SLABS
EX. HOSE BIB
EX. CONCRETE SLAB
EX. CONCRETE SLABS
EXISTING PRECAST POLE PRODUCTION
EXISTING PRECAST UTILITY PAD PRODUCTION
EXISTING POLE FINISHING & STORAGE/LOADING AREA
EXISTING HOLLOW CORE FINISHING
EXISTING HOLLOW CORE PRODUCTION
EXISTING STRUCTURAL PRECAST PRODUCTION
EX. ELECTRIC HAND HOLE
EX. STEEL
EX. 4"PVC OUTFALL
EX. WOODEN SIGN
EX. 6' CHAINLINK FENCE
EX. LOW AREA
EX. TOP OF BANK
EDGE OF WATER
EXISTING LAKE (T.O.B. 9.72 ACRES) (CE. 7.40 ACRES)
EX. DRAINAGE MANHOLE RIM EL.14.74' N INV 24" RCP. 2.9' S INV 24" RCP. 5.2' TOP WEIR WALL EL. 10.0' 4" RUBBER PIPE EL. 5.9' BOTTOM EL. 0.89'
EX. 24" CAP
PROPOSED CONNECTION TO EX. 12" WATER MAIN
EX. 12" WATER MAIN & VALVE WITH 2" BLOWOFF
10' U.E. (OB 310, PG259-59, OB 2978, PG 345)
EX. 8" CHAINLINK FENCE
EX. 24" ROP OUTFALL INV. EL. 2.69'
EX. CONCRETE HEAD WALL
EX. PIPE OUTFALL INV. 24" CM EL. 5.82'
EX. RISER TOP (WITH CRANK) EL. 15.65' WIER NOTCH EL. 12.26' 4 UTP CHNEL. 12.24' INV. 24" CM EL. 6.91'
EX. METAL CATWALK
DEFLECT 12° C900, DR-14 WATER MAIN (36" MIN. COVER)
PROPOSED CATCH BASIN
PROPOSED 6' HIGH CONCRETE WALL ON BERM (1.31.7) WITH LANDSCAPE BUFFER
EX. BERM
PROPOSED SWALE
EX. SWALE - NO SCALE
EX. CANAL
EX. SWALES
EX. BERM
EX. CANAL
EXISTING PROPERTY LINE
PROPOSED 1'H'x3'W' ROP W/MES
10' LANDSCAPE BUFFER
PROPOSED SEWER FORCE MAIN (PHASE 2)
EX. HOSE BIB
FUTURE VISITOR/STAFF PARKING LOCATION 60 SPACES, SEE SHEET 6 FOR STRIPING AND DIMENSIONS
SEE PARKING DETAILS ON SHEET 6 FOR STRIPING AND DIMENSIONS
PROPOSED STAFF PARKING LOCATION, 140 SPOTS
PROPOSED STORAGE AREA (COMPLETED PRODUCT STORAGE)
12'x35' LOADING ZONE
OFFICE LOCATION 12,000 SF
PROPOSED DUMPSTER
FUTURE SHOPS LOCATION
OFFICE SPACE 3,600 SF
CARPENTRY 5,000 SF
STORAGE 5,000 SF
STEEL 5,000 SF
MECH 25.00 SF
EMPLOYEE 1,000 SF
EMPLOYEE 1,000 SF
PROPOSED FIRE HYDRANT
PROPOSED 12" CMXL DR-14 WATER MAIN (36" MIN. COVER)
EX. BERM
EX. SWALE
EX. CANAL
EX. 6' CHAINLINK FENCE
EX. 6' CHAIN LINK FENCE END
EX. 5' CONCRETE SIDEWALK TO BE REMOVED
EXISTING OFFICE TRAILERS TO BE REMOVED AFTER OFFICE BUILDING IS COMPLETED
(4) EXISTING 23'x60' OFFICE TRAILERS
EX. PORTABLE SEPTIC TANKS
REMOVE ASPHALT & FILL SWALE
EX. EDGE OF ASPHALT DRIVE
EX. IRRIGATION CONTROL VALVE
PROPOSED SIDEWALK
PROPOSED WASHOUT SYSTEM
EX. WOODEN SIGN
PROPOSED PRIMARY TREATMENT POND
PROPOSED AGGREGATE BINS
PROPOSED BATCH PLANT LOCATION
EXISTING GRASS ISLANDS TO BE PAVED
EX. HANDICAP PARKING STALLS
EX. CONCRETE SLAB
EX. 6" STEEL POST
EX. 18"x30" RCP W/MES, EL. 8.98
EX. 18"x30" RCP W/MES, EL. 8.96
EX. 18"x30" RCP W/MES, EL. 8.94
EX. 18"x30" RCP W/MES, EL. 9.00
EX. (6) 1.5"PVC CONDUIT
EX. 18"x30" RCP W/MES, EL. 9.00
EX. 18"x30" RCP W/MES, EL. 9.00
EX. 18"x30" RCP W/MES, EL. 9.00



LEGEND			
PANEL	EXISTING ELECTRIC PANEL		EXISTING UTILITY POLE
EB	EXISTING ELECTRIC BOX	EM	EXISTING ELECTRIC METER
	HANDICAP PARKING SYMBOL	CLP	EX. CONCRETE LIGHT POLE
	EXISTING CONCRETE		EX. BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
	EXISTING PAVEMENT		EXISTING UTILITY POLE
	PROPOSED PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED SIGN
	PROPOSED TURF BLOCK	#	PARKING STALL COUNT

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
FOR PERMIT

EDC
A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT
PRECAST SPECIALTIES, LLC
CITY OF FORT PIERCE, FLORIDA

TITLE
KEY SHEET FOR SITE PLAN

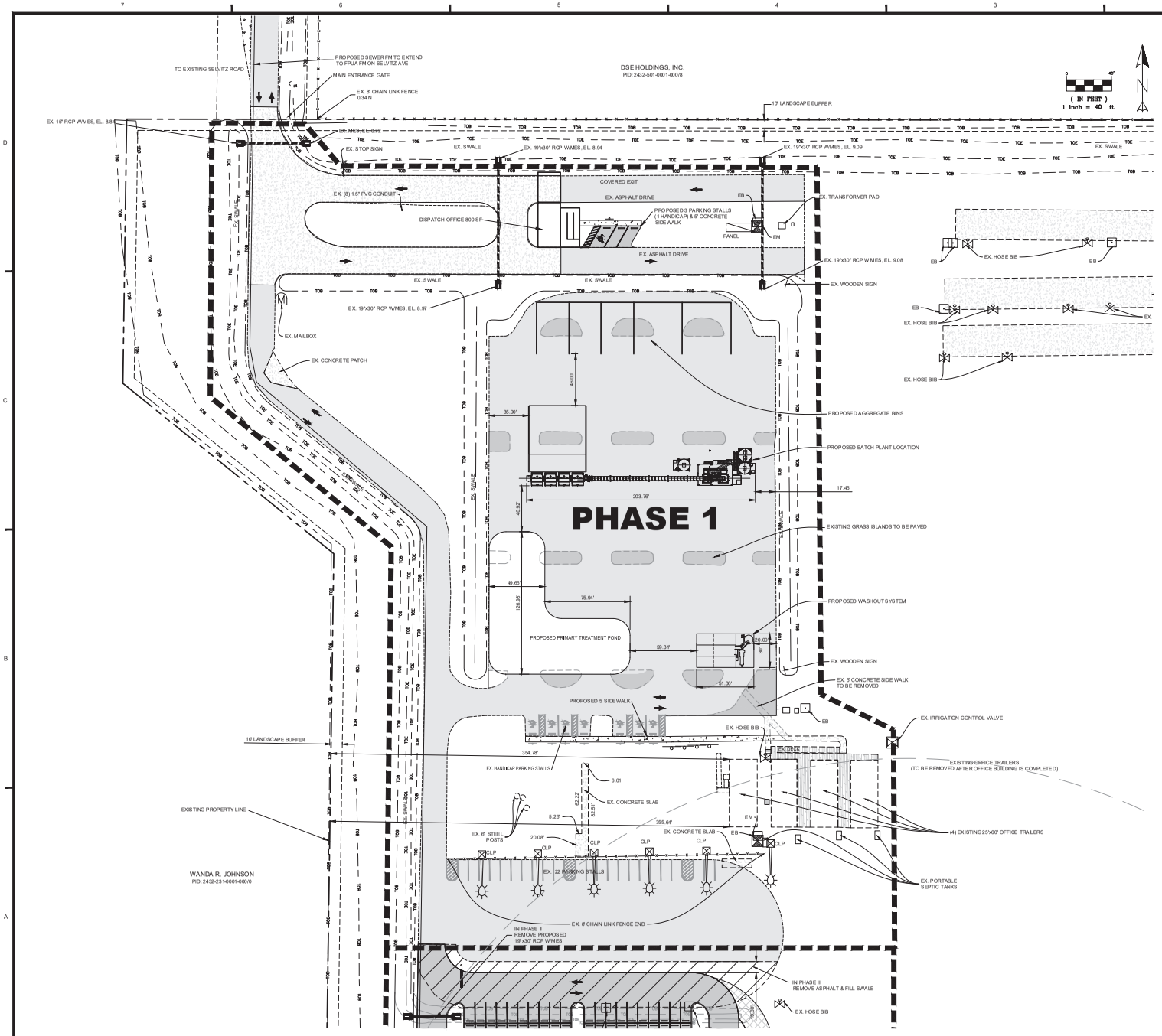
DATE	SCALE
7 OCT 2025	AS NOTED

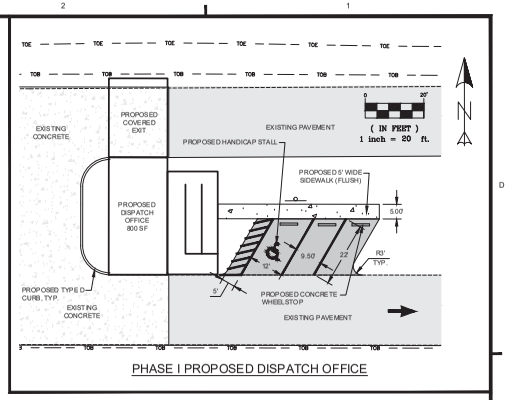
DRAWN BY	DESIGNED BY	CHECKED BY
RAH	MDL	MDL

PROJECT No.
24-226 SITE PLAN.DWG

DRAWING No.
3 OF 6

REV.





PHASE I PROPOSED DISPATCH OFFICE

LEGEND

PANEL	EXISTING ELECTRIC PANEL		EXISTING UTILITY POLE
EB	EXISTING ELECTRIC BOX	EM	EXISTING ELECTRIC METER
	HANDICAP PARKING SYMBOL	CLP	EX. CONCRETE LIGHT POLE
	EXISTING CONCRETE		EX. BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
	EXISTING PAVEMENT		EXISTING UTILITY POLE
	PROPOSED PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED SIGN
	PROPOSED TURF BLOCK	#	PARKING STALL COUNT

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS

FOR PERMIT

EDC
A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

PRECAST SPECIALTIES, LLC
CITY OF FORT PIERCE, FLORIDA

TITLE

MAJOR ADJUSTMENT TO A SITE PLAN

DATE	SCALE
7 OCT 2025	AS NOTED

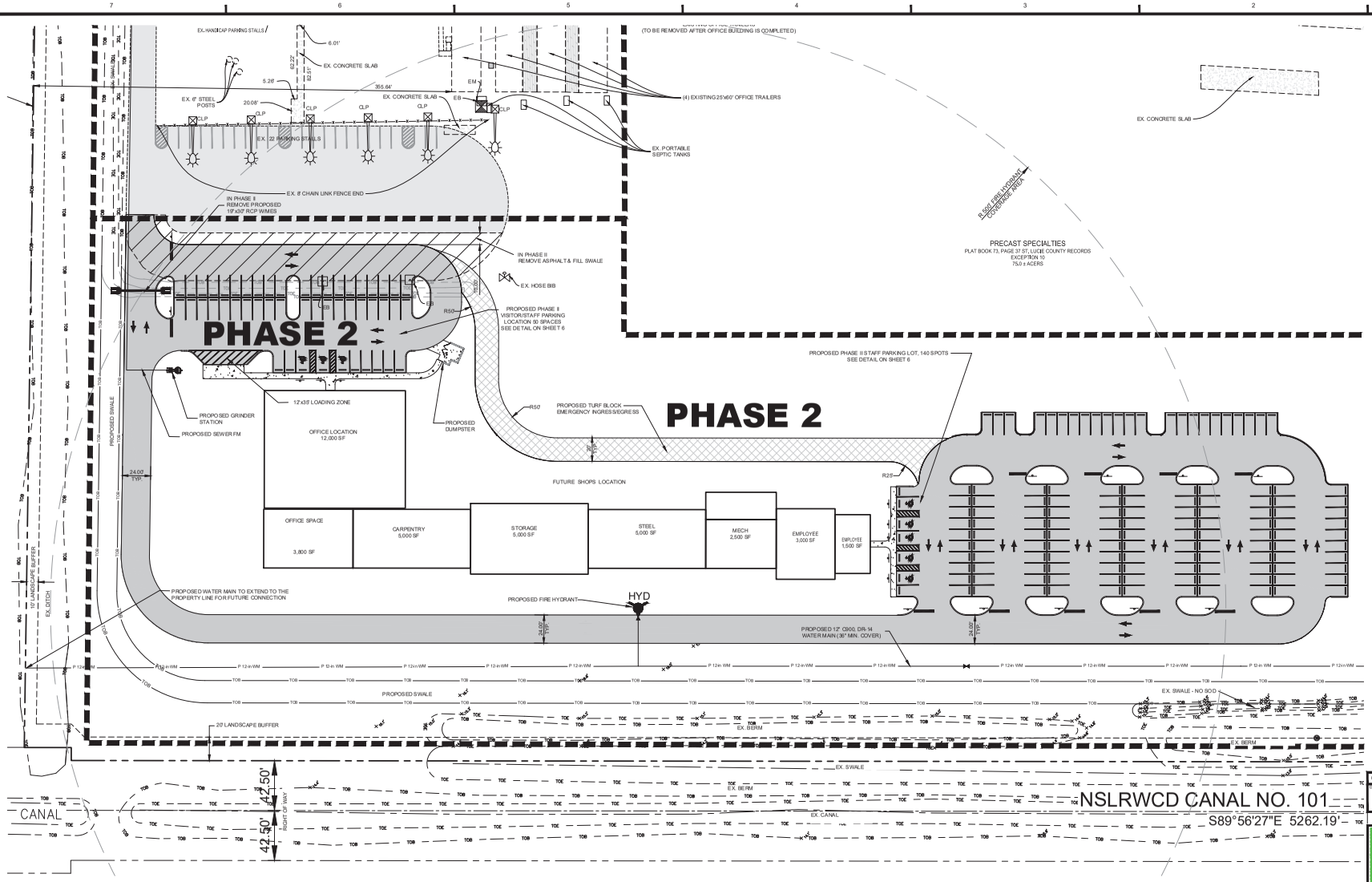
DRAWN BY	DESIGNED BY	CHECKED BY
RAH	MDL	MDL

PROJECT No. 24-226 SITE PLAN.DWG

DRAWING No. 4 OF 6

REV.

811 It's fast. It's free. It's the law.
Know what's below. Call before you dig.
www.callsunshine.com



LEGEND

PANEL	EXISTING ELECTRIC PANEL		EXISTING UTILITY POLE
EB	EXISTING ELECTRIC BOX	EM	EXISTING ELECTRIC METER
	HANDICAP PARKING SYMBOL	CLP	EX. CONCRETE LIGHT POLE
	EXISTING CONCRETE		EX. BENCHMARK (BM) OR GROUND CONTROL POINT (GCP)
	EXISTING PAVEMENT		EXISTING UTILITY POLE
	PROPOSED PAVEMENT		DRAINAGE FLOW ARROW
	PROPOSED CONCRETE		PROPOSED SIGN
	PROPOSED TURF BLOCK	#	PARKING STALL COUNT

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

REV.	DATE	DESCRIPTION	BY	CHK.

DRAWING ISSUE STATUS
FOR PERMIT

EDC
A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT
PRECAST SPECIALTIES, LLC
CITY OF FORT PIERCE, FLORIDA

TITLE
MAJOR ADJUSTMENT TO A SITE PLAN

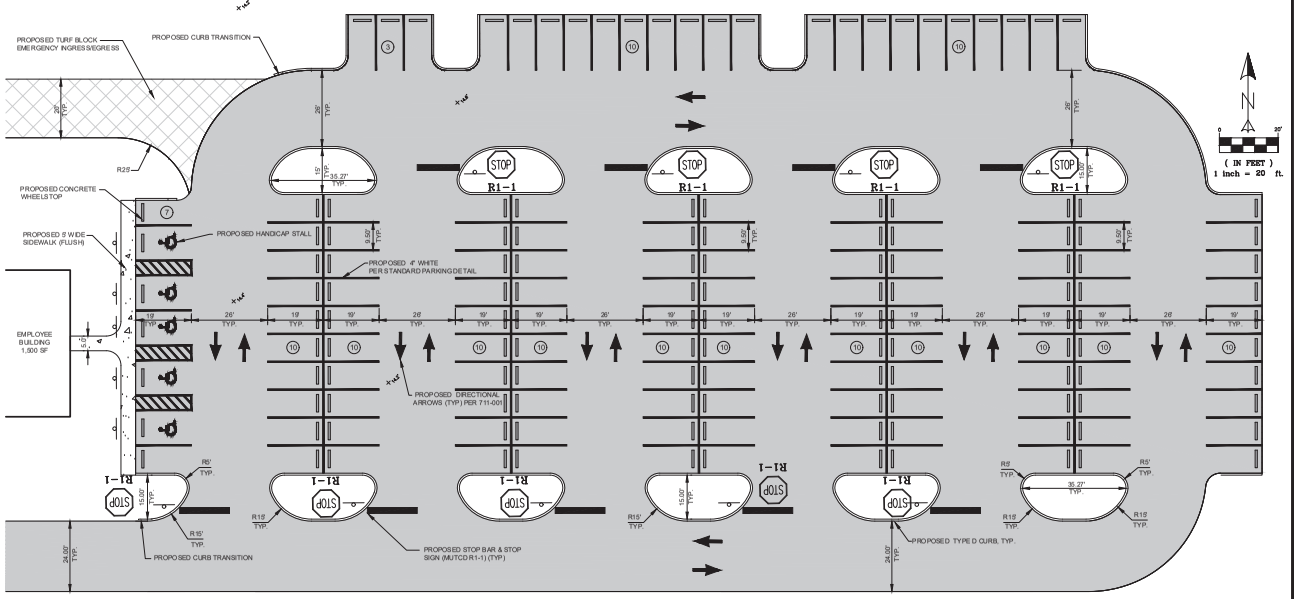
DATE	SCALE
7 OCT 2025	AS NOTED

DRAWN BY	DESIGNED BY	CHECKED BY
RAH	MDL	MDL

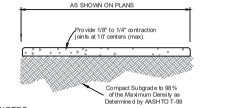
PROJECT No.
24-226 SITE PLAN.DWG

DRAWING No.
5 OF 6
REV.

FILE LOCATION: Z:\EDC-2025\24-226 - PRECAST SPECIALTIES - SELVITZ ROAD\ENGINEERING\AUTOCAD\DWGS\24-226 SITE PLAN FIG.DWG, 2025-10-07, 8:19 AM

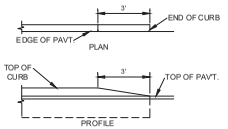


PROPOSED PHASE II STAFF PARKING LOT PLAN VIEW, 140 SPOTS

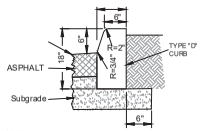


NOTES:
1. Use 4,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Concrete Sidewalk shall be installed per FDOT Index #522-001 and Standard Specifications 522.

4" THICK SIDEWALK DETAIL N.T.S.

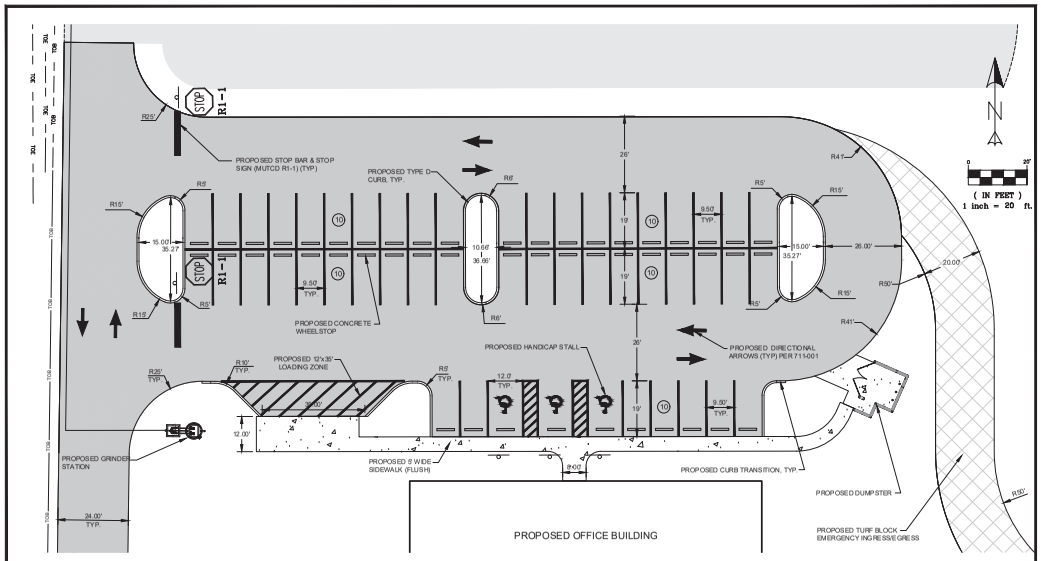


CURB TRANSITION N.T.S.

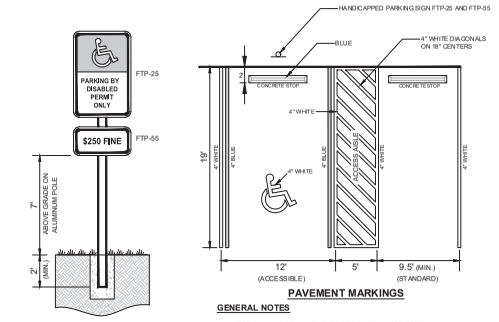


NOTES:
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB N.T.S.



FUTURE PHASE II VISITOR/STAFF PARKING LOCATION 50 SPACES

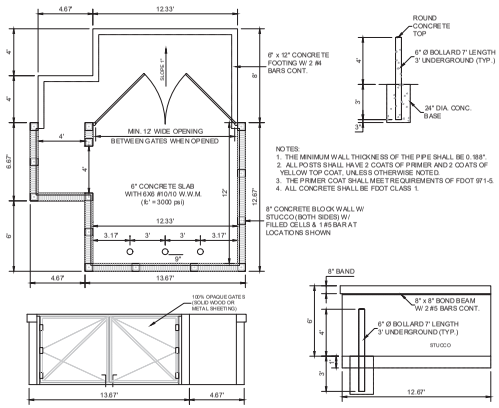


HANDICAPPED PARKING SIGN

PAVEMENT MARKINGS

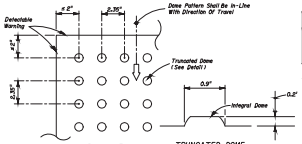
GENERAL NOTES
- FOR PARKING REQUIREMENTS SEE FORT PIERCE CODE.
- BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595A.
- THE FTP-55 PANEL SHALL BE MOUNTED BELOW THE FTP-25 SIGN

HANDICAPPED AND STANDARD PARKING DETAIL



NOTES:
1. THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
2. ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
3. THE PRIMER COAT SHALL MEET REQUIREMENTS OF FDOT 971-5.
4. ALL CONCRETE SHALL BE FDOT CLASS 1.

FORT PIERCE DUMPSTER DETAIL N.T.S.



All Sidewalk Curb Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of The Ramp And In The Direction Of Travel 24 Inches (600 mm) From The Back Of Curb.

NOTES:
REFER TO FDOT INDEX 522-002 FOR FURTHER DETAILS

CURB RAMP DETECTABLE WARNING N.T.S.

811 It's fast. It's free. It's the law. Know what's below. Call before you dig. www.callsunshine.com

REV.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS: **FOR PERMIT**

FA DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT: PRECAST SPECIALTIES, LLC
CITY OF FORT PIERCE, FL ORIDA

TITLE: SITE PLAN DETAILS SHEET

DATE	SCALE
7 OCT 2025	AS NOTED
DRAWN BY: RAH	DESIGNED BY: MDL	CHECKED BY: MDL

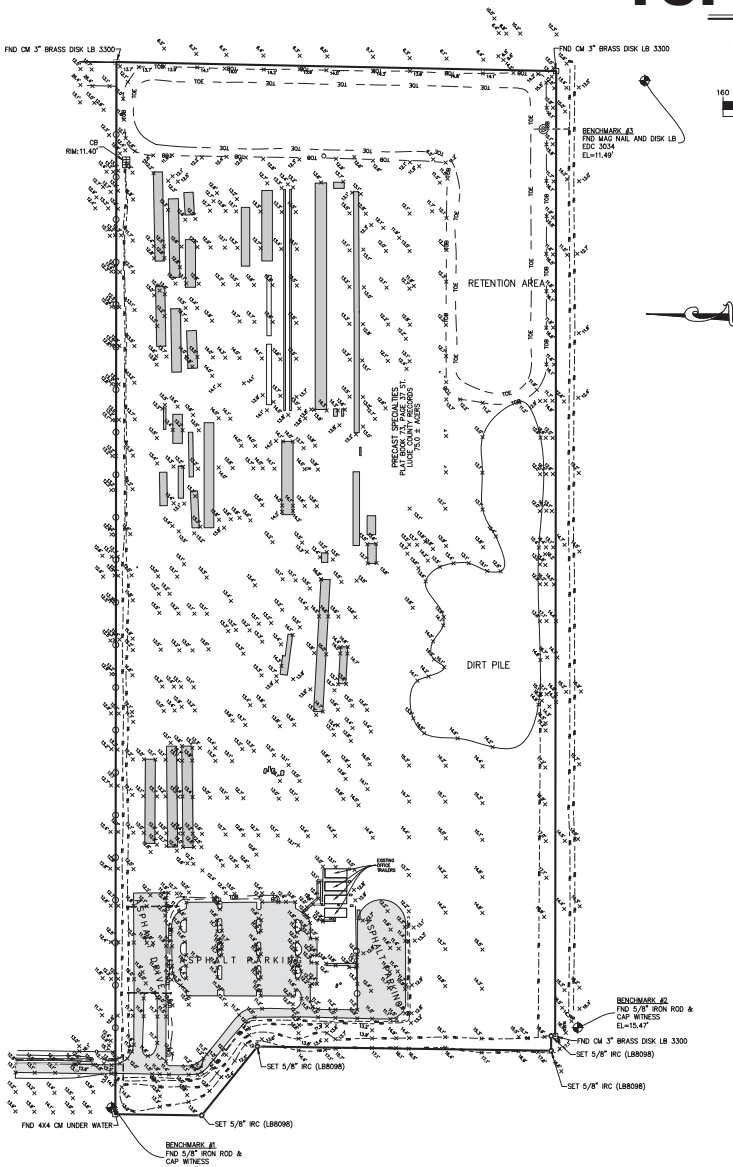
PROJECT No. 24-226 SITE PLAN.DWG

DRAWING No. **6 OF 6** REV.

FILE LOCATION: Z:\2025\2025-226 - PRECAST SPECIALTIES - 1501 LYDIT ROAD\ENGINEERING\CAD\TOCADWG\2025-226 SITE PLAN R2.DWG, 2025-10-07, 8:18 AM

TOPOGRAPHIC SURVEY

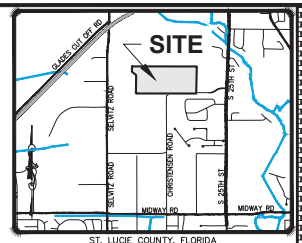
FOR PRECAST SPECIALTIES



GRAPHIC SCALE

160 0 80 160 320 640

(IN FEET)
1 inch = 160 ft.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN ON JUNE 25, 2024 UTILIZING A DJI MATRICE 300 UAS.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 2132.0, OR PIX4DMAPPER VERSION 4.8.4 ON JUNE 25, 2024.
3. SENSOR(S) USED: ZENMUSE P1 45MP OR FC6310 18MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NUMBER 4545445 (MICHAEL)
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FLA'S-E7 UTILIZING EUROPEAN PETROLEUM SURVEY GROUP (EPSG) CODE 6438. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NATIONAL GEODETIC SURVEY (NGS) MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 2%± OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.31 IN/PIXEL
   - TOTAL ROOT MEAN SQUARE DEVIATION (RMSE): X:0.00024 FT – Y:0.0016 FT – Z:0.0081 FT
   - TOTAL GROUND CONTROL POINTS (GCP) UTILIZED: 6 WITH A MEAN ROOT MEAN SQUARE ERROR: 0.004 FT
   - CAMERA CALIBRATION/OPTIMIZATION:0.003% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED:652 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF:67.27 POINTS/FT²
10. THIS MAP MEETS OR EXCEEDS THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA.

SYMBOL & ABBREVIATION LEGEND:

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

LEGAL DESCRIPTION:

LOT 1, ACCORDING TO THE PLAT OF PRECAST SPECIALTIES, AS RECORDED IN PLAT BOOK 73, PAGES 37 AND 38 OF THE PUBLIC RECORDS OF ST. LUCIE , COUNTY FLORIDA.

CONTAINING 75.0 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS TOPOGRPAHIC SURVEY (NOT A BOUNDARY SURVEY) WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON OCTOBER 28, 2024. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC., IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS OCTOBER 28, 2024.
4. LEGAL DESCRIPTION(S) HEREON SHOWN PROVIDED BY THE CLIENT A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. THIS TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAVD 83 (2011 ADJUSTMENT).
6. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'–0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
9. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
10. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0188K, HAVING AN EFFECTIVE DATE OF 2/19/2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

Michael T Owen Digitally signed by Michael T Owen Date: 2024.12.11 16:52:43 -05'00'

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

SIGNATURE DATE:

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

DRAWN BY	CHECKED BY	FIELD CREW	FIELDWORK	SCALE	DATE
JPS	MTO	JR	24-26 (F. REV. 1-24)	AS SHOWN	November 8, 2024

REVISION COMMENTS	DATE	BY
ADD: A STORM DATA	1-08-24	JPS

TOPOGRAPHIC SURVEY
FOR: PRECAST SPECIALTIES, LLC.
RECORD INFORMATION
SEC. 32, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

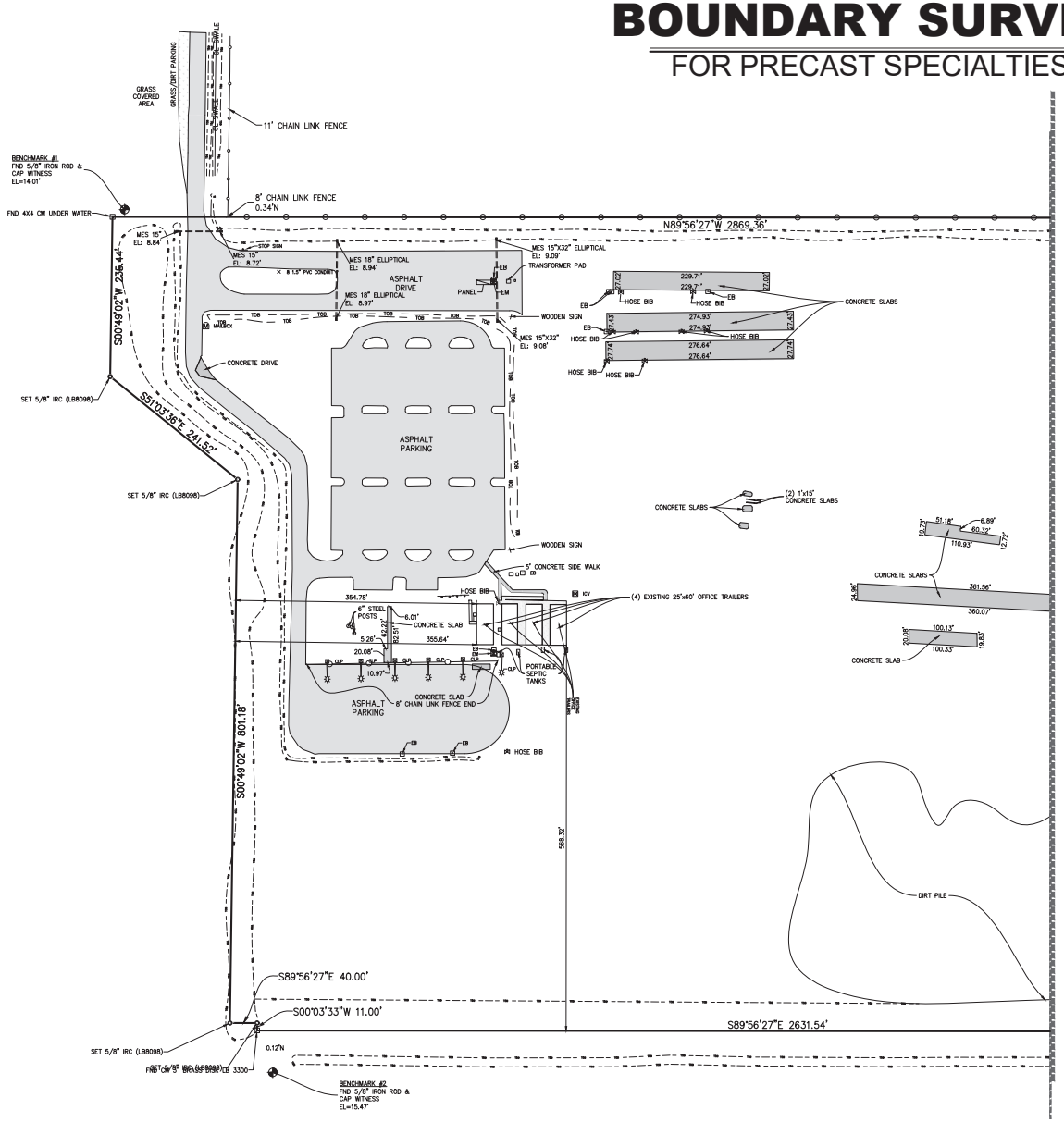
24-226

1 OF 3

Z:\EDC-2024\24-226 - Precast Specialties - Selvitz Road\SURVEY\Dwg - PDF\EDC24-226 BT.dwg 1:4x8 1/31/2025 4:19 AM
COPYRIGHT 2025 BY EDC-INC. THIS PRINT EXPRESSLY RESERVES THE EXCLUSIVE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE MODIFIED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
ALL COPYRIGHT, TRADEMARK, SERVICE MARK AND OTHER PROPRIETARY RIGHTS IN THE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE EXCLUSIVE PROPERTY OF EDC-INC. ANY REUSE OF THE DRAWINGS AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF EDC-INC. SHALL BE STRICTLY PROHIBITED.

BOUNDARY SURVEY

FOR PRECAST SPECIALTIES



SYMBOL & ABBREVIATION LEGEND:

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

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY, UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8356

CPS	DRAWN BY	JR	24-226.BF.REV.1.dwg
MTO	CHECKED BY		FILENAME
	FIELD CREW		AS SHOWN
			SCALE
			November 8, 2024
			DATE

REVISION COMMENTS

NO.	DATE	DWG. & STORM DATA
1	11-05-24	

BOUNDARY SURVEY
FOR: PRECAST SPECIALTIES, LLC.
RECORD INFORMATION
SEC. 32, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

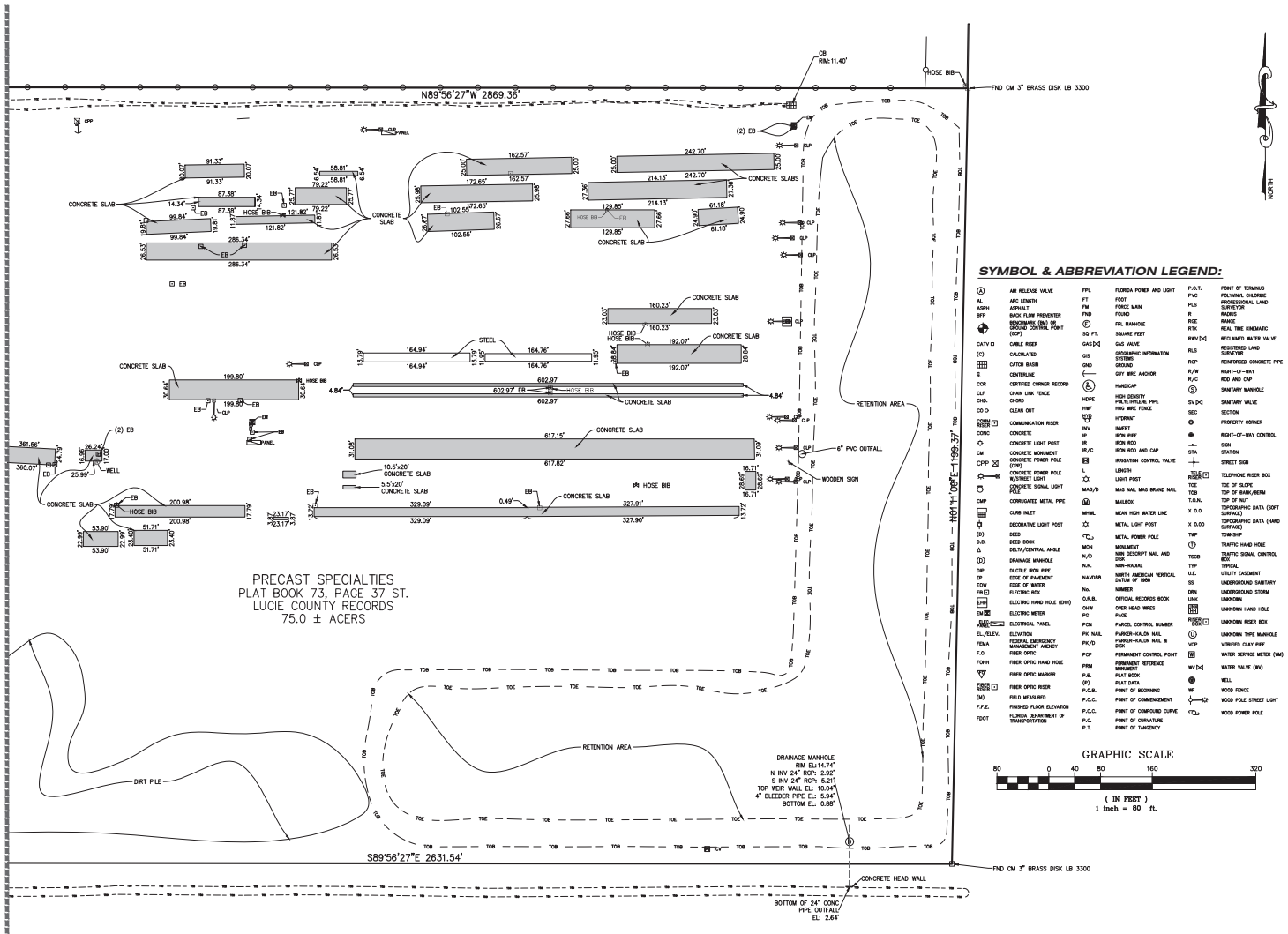
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

24-226

Z:\EDC-20-24-226 - Precast Specialties - Bulk\Revit\BF\BOUNDARY.rvt - PDF'd WED, 06 NOV 2024 1:49:37 PM
COPYRIGHT © 2020 BY EDC-INC. THIS FIRM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISCIPHERED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
ALL COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE RESERVED TO AND ARE HEREBY EXPRESSLY RETAINED BY EDC-INC. UNPUBLISHED RIGHTS UNDER THE COPYRIGHT LAWS OF THE UNITED STATES © EDC-INC. ALL RIGHTS RESERVED.

BOUNDARY SURVEY

FOR PRECAST SPECIALTIES



SYMBOL & ABBREVIATION LEGEND:

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

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

ENGINEERS & SURVEYORS ENVIRONMENTAL
10250 VILLAGE PARKWAY, UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8356

DRAWN BY	MTO	FIELD CREW	24-226 (F. REV. 1.dwg)
CHECKED BY	JR	FILENAME	
		SCALE	AS SHOWN
			November 8, 2024

NO.	REVISION COMMENTS	DATE
1	DRC & SFWMD DATA	11-05-24

BOUNDARY SURVEY
FOR: PRECAST SPECIALTIES, LLC.
RECORD INFORMATION
SEC. 32, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

24-226

3 OF 3

Z:\EDC-20-24-226 - Precast Specialties - Boyle,Ronald\BNDY\Dwg - PDF\EDC24-226 BT.DWG 1:inch = 170.0'2024.11.08 AM
COPYRIGHT 2020 BY EDC-ARC-THIS PRINT EXPRESSLY RESERVES THEIR STATUS AS COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE COPIED, REPRODUCED, CHANGED OR CORED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
THE COPYRIGHT AND OTHER PROPERTY RIGHTS OF EDC-ARC-THIS FIRM ARE NOT AFFECTED BY LIMITED OR UNINTENTIONAL PUBLICATION. THE COPYRIGHT AND OTHER PROPERTY RIGHTS OF EDC-ARC-THIS FIRM ARE PRESERVED EVEN IF ANY DRAWINGS OR DESIGNS CONTAINED HEREIN ARE NOT USED. THESE DRAWINGS AND DESIGNS MAY NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE EXPRESS WRITTEN PERMISSION OF EDC-ARC-THIS FIRM. ANY UNAUTHORIZED USE, REPRODUCTION OR DISTRIBUTION OF THESE DRAWINGS AND DESIGNS WILL BE VIGOROUSLY PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

Technical Review Committee - 10:00 AM **1. b.**

Meeting Date: 02/19/2026

REQUESTED ACTION

PZTEMP2026-00003
Temporary Use - Garage Construction Parking
Lawnwood Hospital
1801 Nebraska Avenue

SUMMARY

PZTEMP2026-00003

The Applicant is proposing a temporary parking lot to be used during the construction of the Lawnwood Hospital Parking Garage by Construction Staff ONLY. See narrative for more details.

Please review the application and provide comments at least two days before the meeting date. Please send all comments to vgilmore@cityoffortpierce.com and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3741 or 772-467-3737 (The Planning Department).

LOCATION

1801 Nebraska Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Historic Preservation Officer/Senior Planner

RECOMMENDATION

TBD

Attachments

Deed
License Agreement
Narrative
Landscape Plan
Civil Plans

Form Review

Form Started By: Vennis Gilmore Started On: 02/05/2026 11:37 AM
Final Approval Date: 02/05/2026

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (this "Agreement") is made as of the Agreement Date (defined below) by and between MAYFAIR FORT PIERCE, LLC, a Florida limited liability company ("Seller"), and LAWNWOOD MEDICAL CENTER, INC., a Florida corporation ("Buyer"). As used in this Agreement, "Agreement Date" shall mean the later of the date Seller executes this Agreement as set forth in Seller's signature block or the date Buyer executes this Agreement as set forth in Buyer's signature block.

RECITALS:

A. Seller is the owner of certain unimproved land with an address of 1801 Nebraska Avenue, Fort Pierce, Florida, consisting of approximately 7.75 acres and being Saint Lucie County property identification number 2416-504-0199-050-6 (the "Land"), which Land is more particularly described on Exhibit A attached to and incorporated as a part of this Agreement.

B. Seller desires to sell to Buyer, and Buyer desires to acquire from Seller, the Land and other interests comprising the Property (defined below), pursuant to and in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties, Seller and Buyer agree as follows:

AGREEMENT:

1. Property and Purchase Price. (a) Subject to the terms and conditions set forth in this Agreement, Seller agrees to sell and convey to Buyer, and Buyer agrees to purchase from Seller, the following (which is collectively referred to as the "Property"):

(1) The Land;

(2) All improvements located on the Land (if any); and

(3) Seller's interest in all rights, privileges and easements appurtenant to the Land, including, without limitation, all rights of Seller (if any) to minerals, oil, gas and other hydrocarbon substances as well as all development rights, air rights, water, and water rights relating to the Land and any easements, rights-of-way or other appurtenances used in connection with the beneficial use and enjoyment of the Land or otherwise established pursuant to the provisions of this Agreement.

(4) Seller's interest in all rights, privileges and obligations under that certain Agreement for Development Order between Seller and Longwood of Ft. Pierce Homeowners Association, Inc., a Florida not-for-profit corporation ("Association"), recorded on February 7, 2018, in Official Records Book 4094, Page 2679, of the Public Records of St. Lucie County, Florida, a copy of which is attached as Composite Exhibit C:, together with that certain Shared Cost Agreement dated October 26, 2005, recorded in Official Records Book 2432, Page 2160, as amended by that certain First Amendment to Shared Cost Agreement dated March 29, 2006, recorded in Official Records Book 2624, Page 765, and Second Amendment to Shared Cost Agreement, dated April 13, 2018, recorded in Official Records Book 4125, Page 632, all of the Public Records of St. Lucie County, Florida, copies of which are attached as composite Exhibit C.

(b) The purchase price for the Property (the "Purchase Price") is $6,587,750.00. Such Purchase Price shall be payable as follows:

(1) The sum of $100,000.00 shall be paid as an earnest money deposit (the "Earnest Money") within five (5) business days after the Agreement Date to First American Title Insurance Company ("Escrow Agent"), having an address of 511 Union Street, Suite 1600, Nashville, Tennessee 37219. The Earnest Money shall be held, and disbursed, by the Escrow Agent in accordance with the terms of this Agreement. Subject to the terms of this Agreement, the Earnest Money shall be applied to the payment of the Purchase Price at the time of Closing (as defined below).

(2) The balance of the Purchase Price, subject to any credits or adjustments provided by this Agreement, shall be paid at the closing of the sale of the Property and delivery of Seller's Deed (the "Closing").

2. Conveyance of Property. At Closing, Seller shall execute and deliver to Buyer its recordable and transferable special warranty deed in the form of that provided on Exhibit B (the "Deed") conveying to Buyer or its assignee, good, record and marketable title to the Property in fee simple, free and clear of all liens, encumbrances, covenants, restrictions, easements, rights of way, claims, rights and other matters whatsoever, except the following ("Permitted Exceptions"): (i) any matter shown on the Title Commitment (defined in Section 5) that is accepted (or deemed accepted) by Buyer pursuant to the terms of this Agreement; (ii) zoning and building laws, ordinances, and regulations; (iii) ad valorem real estate taxes and assessments for public improvements not then due and payable; (iv) all matters shown on the Survey (defined in Section 5) and (iv) the Agreement for Development Order and Shared Cost Agreement referenced in Subsection 1 above. In the event the description of the Property stated on the Survey differs from that provided in Seller's vesting deed by which Seller acquired the Property, then either the Deed shall utilize the description of the Property stated on the Survey or the Deed shall utilize both the description of the Property stated in Seller's vesting deed and the description of the Property stated on the Survey (with a designation such as "such Property being more particularly described as follows").

3. Seller's Representations, Warranties and Covenants. (a) Seller hereby represents and warrants to Buyer as of the Agreement Date, and again as of the Closing Date, and hereby agrees with Buyer that with respect to the Property:

(1) Seller is a limited liability company duly organized and existing under the laws of the State of Florida and is qualified to conduct business in, and in good standing under the laws of, the State of Florida; this Agreement and all documents executed by Seller which are to be delivered to Buyer at the Closing will be duly authorized, executed, and delivered by Seller, will be legal, valid, and binding obligations of Seller, and do not violate any provisions of any agreement to which Seller is a party or to which it is subject.

(2) There are no condemnation proceedings or proceedings for change of grade of any street affecting the Property or improvement of any street or sidewalk abutting the Property which are currently threatened or pending.

(3) There are no leases affecting all or any part of the Property (except for any lease or license agreement between Seller and Buyer).

(4) There are no outstanding options or rights to purchase the Property, and there are no options or rights to lease all or any part of the Property.

(5) There are no pending, nor to the knowledge of Seller, any threatened actions, suits or proceedings against or affecting the Property or any portion thereof, or relating to or arising out of the ownership, operation, management, use or maintenance of the Property.

(6) All required, if any, authorizations, consents and approvals to Seller's entry into this Agreement and the sale and transfer of the Property on the terms and conditions set forth in this Agreement will be obtained prior to the contemplated Closing Date.

(7) Seller is neither a foreign person nor subject to withholding under Foreign Investment in Real Property Act and the regulations thereunder ("FIRPTA").

(8) There are no attachments, executions, assignments for the benefit of creditors, or voluntary or involuntary proceedings in bankruptcy or under any other debtor relief laws contemplated or pending or threatened against Seller or the Property.

(9) Seller is not a "blocked person" under regulations of the Office of Foreign Asset Control (the "OFAC") of the Department of Treasury (including those named on OFAC's Special Designated and Blocked Persons list) or under any statute, executive order (including Executive Order 13224), the USA Patriot Act or any other governmental action.

(10) Seller has completed the "Improvements" and delivered title to the "South Parcel" to the Association as those terms are defined by the Shared Cost Agreement (as amended) referenced in Section 1 above. Seller has also paid the Association its 50% contribution under the Shared Cost Agreement through 8/11/2025.

(11) Seller is not a Referral Source (as hereinafter defined) and no ownership or beneficial interest in Seller is owned or held by any Referral Source. "Referral Source" shall mean any of the following: (a) a physician, an immediate family member or member of a physician's immediate family, an entity owned in whole or in part by a physician or by an immediate family member or member of a physician's immediate family; (b) any other Person (as hereinafter defined) who (i) makes, who is in a position to make, or who could influence the making of referrals of patients to any health care facility; (ii) has a provider number issued by Medicare, Medicaid or any other government health care program; or (iii) provides services to patients who have conditions that might need to be referred for clinical or medical care, and participates in any way in directing, recommending, arranging for or steering patients to any health care provider or facility; or (c) any Person or entity that is an Affiliate (as hereinafter defined) of any Person or other entity described in clause (a) or (b) above. "Immediate family member or member of a physician's immediate family" means husband or wife; birth or adoptive parent, child, or sibling; stepparent, stepchild, stepbrother, or stepsister; father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, or sister-in-law; grandparent or grandchild; and spouse of a grandparent or grandchild. "Affiliate" means as to the Person in question, any Person that directly or indirectly controls or is controlled by or is under common control with such Person in question. For purposes of this definition, "control" (including the correlative meanings of the terms "controlled by" and "under common control with"), as used herein, shall mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of such Person, through the ownership of voting securities, partnership interests or other equity interests. "Person" means any one or more natural persons, corporations, partnerships, limited liability companies, firms, trusts, trustees, governments, governmental authorities or other entities.

(b) From and after the Agreement Date, until Closing, Seller shall not enter into any other leases or other occupancy or possessory agreements in connection with the Property, without, in each such instance, obtaining the prior written consent of Buyer, which consent may be granted or

withheld in Buyer's sole and absolute discretion. Further, prior to Closing, Seller shall remove all trailers, equipment and other personal property from the Land.

4. Due Diligence. (a) Within five (5) business days after the Agreement Date, Seller shall deliver to Buyer for examination the following materials and information on the Property, to the extent in Seller's possession or control, and without any representation or warranty by Seller as to the accuracy thereof: (i) a copy of Seller's most recent title policy, title commitment or other title opinion for the Property; (ii) copies of Seller's most recent survey of the Property; and (iii) copies of all other environmental site assessments, physical condition reports, and other information concerning the condition or use of the Property. Further, Seller shall reasonably cooperate with Buyer in connection with Buyer's due diligence investigation of the Property, including without limitation completing any interviews or questionnaires and using commercially reasonable efforts to provide any documentation or information reasonably requested by Buyer or Buyer's consultants or contractors.

(b) Buyer shall have the period (such period being the "Inspection Period") beginning on the Agreement Date and ending at 11:59 P.M. Eastern Time on the date that is sixty (60) days after the Agreement Date in which to determine whether the condition and suitability of the Property are satisfactory to Buyer.

(c) During the Inspection Period, Buyer may make such investigations, studies and tests with respect to the Property as Buyer deems necessary or appropriate to determine the feasibility of purchasing the Property, and Seller does hereby grant to the Buyer, its employees, agents, contractors and subcontractors, a license to enter upon the Property and while thereon make surveys, take measurements, make engineering and other studies and inspect the Property. Notwithstanding the foregoing, Buyer may not do any invasive testing (environmental or otherwise) without the prior written consent of Seller, which shall not be unreasonably withheld or delayed. Prior to entering the Property to commence any such investigations, Buyer (or Buyer's contractor entering the Property) shall maintain general public liability insurance with coverage of at least One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) in the aggregate insuring the person, firm or entity performing such investigations. Buyer shall immediately repair any damage to the Property resulting from any inspection by Buyer or an agent of Buyer, and Buyer shall remove or bond any lien of any type that attaches to the Property as a result of any Buyer's inspections. Buyer shall also indemnify Seller against any loss, damage, claim or liability, including reasonable attorneys' fees, occasioned by Buyer's exercise of the rights granted under this Section 4(c). The foregoing repair and indemnity obligations of Buyer shall survive any termination of this Agreement. Under no circumstances shall the right of entry granted herein be interpreted as delivery of possession of the Property prior to Closing.

(d) If the Property is not satisfactory to Buyer for any reason or for no reason at all, in Buyer's sole discretion, Buyer may elect not to purchase the Property by delivering written notice of termination to Seller and the Escrow Agent by the last day of the Inspection Period. Upon receipt of any such timely notice, the Escrow Agent shall forward (i) to Seller, $100.00 from the Earnest Money held by Escrow Agent, as independent consideration for Seller's execution and delivery of this Agreement, and (ii) to Buyer, the remaining Earnest Money held by Escrow Agent. Upon such disbursements by Escrow Agent, this Agreement shall terminate and no party hereunder shall have any further rights or obligations under this Agreement other than those rights and obligations that are expressly stated to survive the termination of this Agreement. Upon the expiration of the Inspection Period without termination of this Agreement by Buyer, Buyer shall have no further right to terminate this Agreement pursuant to this Section 4(c).

(e) Buyer acknowledges that as of the expiration of the Inspection Period, Buyer will have fully inspected the Property, will have made all investigations as it deems necessary or appropriate,

and except for any representations of Seller in this Agreement, the Deed or other documents delivered at Closing, Buyer will be relying solely upon its inspection and investigation of the Property for all purposes whatsoever, including, but not limited to, the determination of the condition of the structures, improvements, soils, subsurface, drainage, surface and groundwater quality, and all other physical characteristics; availability and adequacy of utilities; compliance with governmental laws and regulations; access; encroachments; acreage and other survey matters; and the character and suitability of the Property. In addition, Buyer acknowledges and agrees that except for any representations of Seller in this Agreement and the Deed or other documents delivered at Closing, the Property is being purchased and will be conveyed "AS IS" with all faults and defects, whether patent or latent, as of the Closing. There have been no representations, warranties, guarantees, statements or information, express or implied, pertaining to the Property, its condition, or any other matters whatsoever, made to or furnished to Buyer by Seller or any employee or agent of Seller, except as specifically set forth in this Agreement, the Deed or other documents delivered at Closing.

5. Title Review. (a) Buyer shall obtain a commitment for an owner's policy of title insurance ("Title Commitment") from First American Title Insurance Company ("Title Company"), through its office at 511 Union Street, Suite 1600, Nashville, Tennessee 37219. Buyer shall also obtain an ALTA/NSPS Land and Title Survey of the Property ("Survey").

(b) If the Title Commitment or Survey show either that Seller does not have good, record and marketable indefeasible, fee simple title to the Property, or that there are any defects, liens or encumbrances or any other matters which are not acceptable to Buyer, Buyer may deliver written notice to Seller (a "Title Notice") on or before the last day of the Inspection Period. By not later than ten (10) days after receipt of a Title Notice (the "Cure Period"), Seller shall have the right to (i) eliminate any such defects, liens and encumbrances, and (ii) obtain an endorsement deleting such matters as exceptions in the Title Commitment and the title policy with respect to the Property (either or both referred to as a "Title Cure"), but Seller shall be under no obligation to do so. In the event Seller, within the Cure Period, either elects not to complete a Title Cure or is unable to do so, Buyer shall have the option to accept the status of title of the Property subject to such defects, liens or encumbrances and other matters and proceed with this Agreement, or give Seller written notice of termination within ten (10) days after the last day of the Cure Period (the "Title Decision Period"), in which event this Agreement shall terminate, the Earnest Money shall be refunded to Buyer, and Seller and Buyer shall be released of all liabilities and obligations under this Agreement. If Buyer fails to terminate this Agreement prior to the expiration of the Title Decision Period, Buyer shall be deemed to have waived such right and to have waived such objections, and all such objections shall be deemed Permitted Exceptions to title.

(c) Notwithstanding the foregoing, if the basis of Buyer's objection to Seller's title are any mortgages, security interests, liens, tax or assessment liens or obligations (which matters are collectively hereinafter referred to as "Monetary Liens", provided that matters that are Permitted Exceptions or are created or incurred as a consequence of the acts or omissions of Buyer shall not be deemed "Monetary Liens" for purposes of this Section 5(c)), the provisions of Section 5(b) shall not apply and Seller shall obtain and deliver at the Closing all instruments as may be necessary to secure full discharge of all Monetary Liens and to release them of record, and shall cause the Title Company to issue the policy referred to in the Title Commitment without exception for any such Monetary Liens. Seller shall also pay all attorney's fees, costs and expenses incurred in connection with obtaining the discharge and release of such Monetary Liens and the recording of instruments. If Seller so desires, all or a part of the net proceeds payable to Seller at the Closing may be applied to payment of such Monetary Liens at the Closing.

6. Closing Date, Costs and Documents. (a) If Buyer has not terminated this Agreement in accordance with a provision of this Agreement, then Closing shall occur on the day that is thirty (30) days

(or if such thirtieth day is not a business day, the first business day thereafter) after the last day of the Inspection Period. The date on which Closing occurs is referred to as the "Closing Date". The parties shall close the purchase of the Property in escrow at the Title Company's office, utilizing overnight delivery couriers, wire transfer of funds, and email.

(b) Seller shall pay any recording fees due on the recording of the Deed, and Seller shall pay recordation charges incurred in recording any documents necessary to remove any title objections or encumbrances. Seller shall pay any transfer or recording taxes in connection with recordation the Deed, if any. Buyer shall pay the all fees for the title search and Title Commitment, and Buyer premium in connection with the Title Policy (provided that any endorsements that are obtained to accomplish a Title Cure shall be the responsibility of Seller). Each party shall pay its attorneys' fees. Buyer and Seller will each equally pay the reasonable and customary settlement fee charged by the Title Company.

(c) At Closing, Seller shall deliver to Buyer, duly executed by Seller (as appropriate):

(1) Seller's Deed, as described in this Agreement and in recordable form;

(2) A closing statement in form and substance mutually satisfactory to both Seller and Buyer, which statement sets the applicable instructions for the payment of the Purchase Price to the Seller and other disbursements related to the transaction contemplated by this Agreement (the "Closing Statement");

(3) Such instruments or documents as are necessary, or reasonably required by Buyer and the Title Company, to evidence the status and capacity of Seller and the authority of the person or persons who are executing the various documents on behalf of Seller in connection with the purchase and sale transaction contemplated hereby;

(4) A satisfactory written certificate complying under FIRPTA, certifying that Seller is neither a foreign person nor subject to withholding under FIRPTA, and containing Seller's tax identification number and address;

(5) A standard and customary owner/seller affidavit and indemnity (with gap indemnity) in the form reasonably required by the Title Company and which will cause the Title Company to remove the so-called "standard exceptions" from the final title policy;

(6) An Assignment and Assumption of the Agreement for Development Order and Shared Cost Agreement (as amended) referenced hereinabove;

(7) An IRS Form W-9; and

(8) Such other certificates and documents as may reasonably be necessary to assure Buyer and its counsel that the provisions of and conditions specified in this Agreement to be performed or satisfied by Seller have been performed or satisfied and to permit the Title Company to issue the title insurance policy.

(d) At Closing, Buyer shall deliver to Seller, duly executed by Buyer (as appropriate):

(1) The Closing Statement;

(2) The Purchase Price (less all credits, adjustments and prorations, as will be reflected on the Closing Statement) due at the Closing in accordance with this Agreement;

(3) An affidavit duly executed by Buyer confirming the non-applicability of Florida law known as "Conveyance to Foreign Entities";

(4) An executed counterpart of the Assignment and Assumption of the Agreement for Development Order and Shared Cost Agreement (as amended) referenced above; and

(5) Such other certificates and documents as may reasonably be necessary to assure Seller and its counsel that the provisions of and conditions specified in this Agreement to be performed or satisfied by Buyer have been performed or satisfied and to permit the Title Company to issue the title insurance policy.

(e) The following conditions are conditions precedent to Buyer's obligation to purchase the Property:

(i) All representations and warranties made by Seller in this Agreement shall be true and correct as if made on and as of the time of Closing.

(ii) At the time of Closing, Seller shall have performed all of the covenants and agreements to be performed by Seller under this Agreement.

(iii) The Title Company shall have committed itself to issue the Title Policy.

(iv) The Property shall be fully vacated, free and clear of all tenants and occupants, and with all trailers, equipment and other personal property removed from the Property.

The conditions precedent set forth in this Section 6(e) are intended solely for the benefit of Buyer. If any of such condition(s) are not satisfied by the Closing, Buyer shall have the right, at its sole election, either to waive the condition(s) in question, either in whole or in part, and proceed with the purchase or, in the alternative, terminate this Agreement by giving Seller written notice of such election. If this Agreement is terminated pursuant to this Section 6(e), the Earnest Money shall be returned to Buyer, both parties are released from all liabilities and obligations under this Agreement (other than those rights and obligations that are expressly stated to survive the termination of this Agreement) and neither party shall be entitled to any damages or any other relief on account of such termination.

(f) The following conditions are conditions precedent to Seller's obligation to sell the Property:

(i) All representations and warranties made by Buyer in this Agreement shall be true and correct as if made on and as of the time of Closing.

(ii) At the time of Closing, Buyer shall have performed all of the covenants and agreements to be performed by Buyer under this Agreement.

(iii) The Buyer shall have agreed to assume the Seller's remaining obligations under the Agreement for Development Order referenced above including but not limited to construction of the remainder of a vertical wall along the eastern line of the Property consistent with the existing wall on Seller's parcel to the north of the Property.

The conditions precedent set forth in this Section 6(f) are intended solely for the benefit of Seller. If any of such condition(s) are not satisfied by the Closing, Seller shall have the right, at its sole election, either to waive the condition(s) in question, either in whole or in part, and proceed with the sale or, in the alternative, terminate this Agreement by giving Buyer written notice of such election. If this Agreement is terminated pursuant to this Section 6(f), the Earnest Money shall be returned to Buyer, both parties are released from all liabilities and obligations under this Agreement (other than those rights and obligations that are expressly stated to survive the termination of this Agreement) and neither party shall be entitled to any damages or any other relief on account of such termination.

7. Possession. Exclusive possession of the Property shall be given to Buyer on the date of Closing.

8. Costs and Prorations. The following items shall be paid, prorated or adjusted as of 12:01 a.m. on the date this transaction is closed ("Proration Date"), in the manner hereinafter set forth:

(a) All real estate taxes and all personal property taxes due and owing as of the Proration Date, and all assessments for public improvements or other matters or facilities which constitute a lien against the Property as of the Proration Date, whether payable in installments or not, and all penalties and interest thereon shall be paid by Seller on or before the closing.

(b) Real estate taxes not yet due and owing as of the Proration Date shall be prorated as of the Proration Date upon the tax year of the applicable taxing authority so that the portion of the prorated taxes allocable to the period from the beginning of each tax year through the Proration Date shall be credited to Buyer and the portion of the current taxes allocable to the portion of such tax year following the Proration Date to the end of such tax year shall be the responsibility of Buyer. The adjustment shall be predicated upon most recently available tax bills or actual rates and assessments, provided that such real estate taxes shall be reprorated forthwith upon Buyer's receipt of the actual tax bill or bills for the tax year or tax years in question.

(c) Seller shall pay all costs and be responsible for all expenses, liabilities (actual or contingent), claims and obligations incurred, accrued or arising prior to the Proration Date in connection with the ownership, management, operation, repair, maintenance or leasing of the Property, and including the Seller's 50% share of the Shared Costs of maintaining the Water Management System as set forth in the Shared Cost Agreement. Any costs or expenses of ownership, management, repair or maintenance of the Property which are prepaid as of the Proration Date shall be credited to Seller, and Buyer shall be responsible to pay such costs and expenses (including the 50% share of the Shared Costs of maintaining the Water Management Agreement as set forth in the Shared Cost Agreement) accruing subsequent to the Proration Date.

(d) All other items which are customarily prorated in transactions similar to the transaction contemplated hereby, and which were not heretofore dealt with, will be prorated as of the Proration Date.

All prorations shall be calculated on the basis of the actual number of days in the year, quarter, month or other applicable period of time, as appropriate. Seller and Buyer hereby agree that if any of the aforesaid prorations cannot be calculated accurately on the Proration Date, then the same shall be calculated within thirty (30) days after the Proration Date and either party owing the other party a sum of money based on such subsequent proration(s) shall promptly pay said sum to the other party.

9. Notices. All notices, demands and other communications to be given or delivered under or by reason of the provisions of this Agreement shall be in writing and shall be deemed to have been given or delivered (a) when personally delivered, (b) when transmitted via email to the email address set out below if the sender on the same day sends a confirming copy of such notice by a recognized overnight delivery service (charges prepaid), (c) the day following the day (except if not a business day then the next business day) on which the same has been delivered prepaid to a reputable national overnight air courier service, or (d) the third business day following the day on which the same is sent by certified or registered mail, postage prepaid. Notices, demands and communications, in each case to the respective parties, shall be sent to the applicable address set forth below, unless another address has been previously specified in writing:

if to Buyer:	Lawnwood Medical Center, Inc. c/o HCA Real Estate Department 450 East Las Olas Boulevard, Suite 1100 Fort Lauderdale, FL 33301 Attn: John McDonough Email: john.mcdonough@hcahealthcare.com
with a copy to:	Holland & Knight LLP 511 Union Street, Suite 2700 Nashville, Tennessee 37219 Attn: David P. Wright Email: david.wright@hklaw.com
if to Seller:	Mayfair Fort Pierce, LLC 3001 W. Hallandale Beach Blvd #300 Pembroke Park, FL 33009 Attn: Sam Jazayri Telephone: 954-981-1154
with a copy to:	Anthony T. Lepore, Esq., P.A. 4101 Albemarle St NW #324 Washington, DC 20016-2151 Attn: Anthony T. Lepore, Esq. Email: anthony@radiotvlaw.net

or to such other address as either party may hereafter designate in writing, and shall be effective upon receipt.

10. Remedies. (a) In the event that Buyer or Seller terminates this Agreement pursuant to an express provision of this Agreement, neither Seller nor Buyer shall have any rights, claims or liabilities hereunder, at law or in equity, or otherwise with respect to the Property or any of the agreements set forth herein, and all parties shall be released of all liabilities and obligations hereunder; provided, however, that the indemnity obligations of the parties under this Agreement shall survive such termination.

(b) If this Agreement has not been terminated in accordance with any of its provisions at or prior to Closing and Buyer fails to deposit the Earnest Money, close the purchase and pay the balance of the Purchase Price at Closing in default of its obligations under this Agreement, Seller, as its sole and exclusive remedy, and after delivery of at least five (5) days prior written notice to Buyer shall have the right to terminate this Agreement by written notice delivered to Seller and receive the Earnest Money as liquidated damages. Buyer and Seller agree that it would be impractical and difficult to

determine the damages resulting from a breach of this Agreement by Buyer, and that the Earnest Money represents a reasonable estimate of the total net detriment Seller would suffer in such event.

(c) In the event Seller breaches its obligations under this Agreement and/or fails to close on the sale of the Property for any reason other than Buyer's default, Buyer may, at Buyer's sole option, do any one or more of the following: (i) terminate this Agreement by written notice delivered to Seller and receive a refund of the Earnest Money paid, and recover its actual out-of-pocket costs and expenses incurred in connection with Buyer's due diligence investigation of the Property not to exceed $10,000.00, and/or (ii) enforce specific performance of this Agreement against Seller including recovery of Buyer's actual documented costs and attorneys fees' in connection therewith. Seller expressly waives the defense of lack of mutuality of remedies.

11. Brokers. Seller and Buyer each represents to the other that there is no broker or other person entitled to a commission or similar fee in connection with the transaction described in this Agreement, except that Buyer has been represented by Bloch Real Estate LLC, ("Bloch") and Seller has been represented by Cushman & Wakefield ("C&W and collectively with Bloch, the "Broker"). Seller and Buyer covenant and agree to defend, indemnify and save harmless the other from and against any breach of the representations provided in this Section 11. Should Closing occur, at Closing Seller shall pay Bloch a commission of $131,755.00 and C&W a commission pursuant to a separate agreement.

12. Entire Agreement. This Agreement constitutes the entire agreement between Seller and Buyer and no amendment or modification of this Agreement may be made except by an instrument in writing signed by all parties.

13. Choice of Law. The interpretation and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the State of Florida, without giving effect to conflicts of law principles.

14. Waiver of Jury Trial and Attorneys' Fees. In the event of any action or proceeding, (including without limitation, any claim, counterclaim, cross-claim or third party claim) arising out of or, relating to this Agreement, or the transaction contemplated by this Agreement (a) the prevailing party shall be entitled to recover all of its costs and expenses, including a reasonable attorneys' fee, and (b) a court shall determine all issues of law and fact, a jury trial being expressly waived.

15. Time of the Essence. Time is declared to be of the essence of this Agreement.

16. Risk of Loss. The risk of loss or damage to the Property by fire, or other casualty, or condemnation, prior to the Closing Date, is assumed by Seller. If (a) all or a portion of the Property should be destroyed or damaged by fire or other casualty before the Closing, and not restored to the satisfaction of the Buyer on or before said Closing, or (b) any condemnation or eminent domain proceedings are threatened or initiated which might result in the taking of any portion of the Property, then Buyer may, at its option, either (i) terminate this Agreement with respect to such Property by written notice delivered to Seller, in which event the Earnest Money shall be refunded to Buyer, or (ii) proceed with the purchase of the Property pursuant to this Agreement, less any interest taken by a condemnation or eminent domain proceeding. Upon the Closing, Seller shall assign, transfer and set over to Buyer all of the right, title and interest of Seller in and to any awards that have been or that may thereafter be made for such taking and assign, transfer and set over to Buyer any sums of insurance money paid for any destruction or damages, and all of the right, title and interest of Seller in and to any insurance awards that may thereafter be made for such destruction or damages.

17. Assignment. This Agreement shall constitute a binding contract between Seller and Buyer and shall be binding upon and inure to the benefit of the respective successors and assigns of Seller

and Buyer. Buyer may assign its interest in this Agreement without Seller's prior consent, provided that Buyer shall remain primarily obligated pursuant to this Agreement notwithstanding such assignment and Buyer shall not be deemed released from liability pursuant to this Agreement on account of such assignment. Seller may assign its rights to receive the proceeds of sale, subject to the terms of this Agreement, to a third party; but Seller shall not convey or encumber the Property without Buyer's written consent. Promptly after any such assignment(s) by Buyer, Buyer will furnish Seller with an executed copy of the assignment and thereafter the word "Buyer" as used in this Agreement shall be deemed to mean the assignee or assignees. This Agreement shall constitute a binding contract between Seller and Buyer and shall be binding upon and inure to the benefit of the respective permitted successors and assigns of Seller and Buyer.

18. Severability. Buyer and Seller agree that each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement or any application of this Agreement (as to any party or otherwise) is held to be prohibited by or invalid under applicable law, such provision or application shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement or any other applications of this Agreement.

19. Miscellaneous. The representations and warranties of Seller contained in this Agreement shall not terminate at the Closing but shall survive the Closing and delivery of Seller's Deed for a period of one (1) year. This Agreement may be executed in any number of counterparts, and execution and delivery of a counterpart may be completed by facsimile, email or other electronic means. Buyer and Seller both acknowledge that this Agreement has been negotiated between Buyer and Seller and reflects the mutual agreement of Buyer and Seller. Buyer and Seller each further acknowledge that it is knowledgeable, experienced and sophisticated in matters relating to the subject matter of this Agreement. The capitalized defined terms set forth in this Agreement shall apply equally to both the singular and plural forms of the terms defined. Whenever the context may require, any pronoun shall include the corresponding masculine, feminine and neuter forms. Unless otherwise indicated, the words "include", "includes" and "including" shall be deemed to be followed by the phrase "without limitation." All references herein to sections and exhibits shall be deemed to refer to sections and exhibits to this Agreement, unless the context shall otherwise require.

20. Business Day. As used in this Agreement, "business day" shall mean each weekday (excluding Saturday and Sunday) that is not a legal holiday in the State of Florida. In the event that the date for taking any action under this Agreement (including, but not limited to, the last day of the Inspection Period or any other day for the giving of a notice of termination, or the day of Closing) falls on a day that is not a business day, then such date and/or time period shall automatically be extended until 11:59 P.M. Eastern Time on the next regularly scheduled business day.

21. Radon. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

22. 1031 Exchange. If requested by either party, the other party will cooperate (at no expense to such party) with the requesting party in effectuating the transaction contemplated by this Agreement as a like kind exchange through a qualified intermediary in accordance with §1031 of the Code; provided, however, that no such request shall delay the Closing. Any documentation that requires the non-requesting party's signature shall be subject to such party's reasonable approval. The requesting

party shall be solely responsible for the qualification of the transaction as a §1031 exchange and the costs associated with such exchange.

[signatures on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the dates listed below their respective signatures.

SELLER:

MAYFAIR FORT PIERCE, LLC

By:_____

Name: Yasir Khan

Title: Manager

Date: 1/15/26

BUYER:

LAWNWOOD MEDICAL CENTER, INC.

By:_____

Name: Monica Cintado

Title: Senior Vice President

Date: 1/9/26

HM

EXHIBIT A
DESCRIPTION OF LAND

Property Identification

Site Address:	1801 NEBRASKA AVE
Sec/Town/Range:	16/35S/40E
Parcel ID:	**2416-504-0199-050-6**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**25685**
Map ID:	24/16N
Zoning:	Planned De



Legal Description

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG INT S R/W NEBRASKA AV AND E R/W S 19 ST (CANAL),TH RUN S 01 25 00 W ALG SD E R/W 837.73 FT TO N R/W OF S LAWNWOOD CIR, TH ELY ALG SD N R/W ON A CURVE CONC NLY DELTA 19 25 59, R OF 95 FT, ARC DIST 32.22 FT,TH S 89 28 42 E 385.02 FT,TH N 01 25 00 E 180 FT,TH N 89 28 42 W 20.04 FT,TH N 01 25 00 E 663.12 FT TO S R/W NEBRASKA AV,TH N 89 28 42 W ALG SD S R/W 395.42 FT TO POB INCL VAC STS AND ALLEYS AS IN OR 265-675 (7.75 AC)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	7.75
Land Size (SF):	337,590

Building Wind Speed

Occupancy Category	**I**	**II**	**III & IV**
Speed	140	160	160

Sources/links:

Map



State of Florida, Vantor Powered by Esri

EXHIBIT B
FORM OF DEED

This document prepared by:

_____
_____
_____
_____

After recording return to:

_____
_____
_____
_____

_____ County Parcel Id:

_____

SPECIAL WARRANTY DEED

STATE OF FLORIDA)
) KNOW ALL BY THESE PRESENTS
COUNTY OF _____)

THIS SPECIAL WARRANTY DEED is made this _____ day of _____, ____, by _____, a _____, having an address at _____, the "Grantor", to _____, a _____, having an address at _____, the "Grantee":

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable considerations to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey unto Grantee, its successors and assigns forever, all the right, title, interest and claim of the said Grantor in and to the following described real property in _____ County, Florida, to-wit (the "Property"):

SEE EXHIBIT A, ATTACHED TO AND INCORPORATED HEREIN

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its heirs, executors, legal representatives, successors and assigns, to fully WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against the lawful claims of all who claim by, through or under Grantor, but none others.

The conveyance and warranty of title hereunder are expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein (however, this reference shall not serve to reimpose the same).

IN WITNESS WHEREOF, the said Grantor has executed this deed under seal on the date aforesaid.

Witnesses:

GRANTOR:

_____
a _____

By:_____
Name:_____
Title: _____

_____
Witness Signature

_____
Printed Name

_____
Address

_____
Witness Signature

_____
Printed Name

_____
Address

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this _____ day of _____, ____, by _____, the _____ for _____, a _____.

_____
Notary Public

_____
Printed Name

Personally Known [ ]
OR
Produced Identification [ ]
Type of Identification Produced:_____

EXHIBIT C
AGREEMENT FOR DEVELOPMENT ORDER

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4398854 OR BOOK 4094 PAGE 2679, Recorded 02/07/2018 11:04:30 AM

This instrument prepared by, and
Upon recording return to:

David B. Earle, Esquire
Ross Earle Bonan & Ensor, P.A.
P.O. Box 2401
Stuart, FL 34995

Agreement for Development Order
between
Mayfair at Lawnwood REPH LLC ("Mayfair") and
Longwood of Ft. Pierce Homeowners Association, Inc. ("Longwood")

The Parties, Mayfair at Lawnwood REPH LLC, a Florida limited liability company ("Mayfair) with a mailing address at 780 N.W. 42nd Avenue, Miami, Florida 33126, and Longwood of Ft. Pierce Homeowners Association, Inc., a Florida not-for-profit corporation ("Association") with a mailing address at 1505 Nebraska Avenue, Ft. Pierce, Florida 34950 (collectively referred to the "Parties") hereby enter into this Agreement for Development Order ("Agreement"); and

WHEREAS, Mayfair has applied for a Development Order from the City of Ft. Pierce ("City") for the real property more particularly described in Exhibit "B" ("Mayfair Property"); and

WHEREAS, the Association is a Florida Homeowners Association organized pursuant to Chapters 617 and 720, Florida Statutes, for the purpose of operating and managing that certain real property described in the Declaration of Covenants, Conditions and Restrictions of Longwood Village, recorded in Official Record Book 408, Page 635, Public Records of St. Lucie County, Florida, as amended from time to time ("Longwood Property"); and

WHEREAS, the Association has raised several objections to the Mayfair Development Order application; and

WHEREAS, the Parties have reached an agreement with regard to the development of the Mayfair Property, as set forth below;

NOW THEREFORE, in consideration of the exchange of promises and other good and valuable consideration, acknowledged by each party as received and accepted, the Parties agree as follows:

1. All the recitals above and below are true, correct and shall be incorporated into this Agreement and the Development Order.

2. This Agreement provides for the construction of no more than 218 rental units in the project on the north and middle parcels of the Mayfair Property.as depicted on Exhibit "A." Such units shall be developed substantially in accordance with the Plan attached as Exhibit "A". The Association agrees to the Development Order as applied for by Mayfair and supports the same, subject to the terms and conditions set forth herein.

3. The southern parcel of the Mayfair Property ("South Parcel") shall be improved by Mayfair at Mayfair's sole cost with (i) a lake or water retention basin as shown on the plans approved by City of Fort Pierce ("Plans") as depicted on Exhibit "D"; (ii) the enlargement of the existing discharge weir and/or opening; (iii) connection of the existing drainage to the new lake; and (iv) the connection of new lake or water retention basin to the South 19th Street Canal, all as more

particularly described and detailed in Exhibit "D" (collectively, "Improvements"). Within sixty (60) days after completion of such Improvements as certified by a licensed engineer or architect acceptable to the Parties, the South Parcel shall be conveyed by special warranty deed ("Deed") to the Association, free and clear of monetary liens but subject to a use restriction of the South Parcel as part of the water management system benefitting both the Longwood Property and the Mayfair Property ("Water Management System"). The Association shall assume all obligations for ad valorem taxes relating to the Improvements and the South Parcel prorated for the year of closing and then solely thereafter. Mayfair shall be responsible to pay the design and permitting costs of the Improvements and any documentary stamp or transfer taxes and recording costs for the Deed (collectively, "Mayfair Costs").

4. All obligations of Mayfair and the Association under this Agreement are contingent upon the receipt of approvals from South Florida Water Management District, and the City of Fort Pierce, as applicable, and/or any other agency from which a permit shall be required (collectively, "Lake Permit") for the construction of the Improvements. The obligations of Mayfair and the Association under this Agreement are subject to the City's approval of a density transfer sufficient to allow for a residential community and related amenities consisting of up to 218 units to be constructed on the northern and middle parcels of the Mayfair Property. At least 50% of the constructed units shall be two or three bedroom units, each with a minimum square footage of 997 square feet, and no more than 50% of the constructed units shall be one bedroom units, each with a minimum of 806 square feet (collectively, "Project").

5. Mayfair will apply for the Lake Permit prior to the commencement of any construction of the Project. Mayfair shall be permitted to commence construction of up to two buildings of the Project following the application for the Lake Permit. Subject to having obtained the Lake Permit, Mayfair shall commence the construction of the Improvements no later than 18 months after the date of execution of the Development Order by the City ("DO Approval"). Mayfair shall proceed diligently and complete the construction of the Improvements no later than 2 years from DO Approval. Mayfair will expend up to $100,000.00, which Mayfair reasonably believes is sufficient to complete the Improvements and to pay the Mayfair Costs. In the event that a portion of the said $100,000.00 is not used for construction of the Improvements and the Mayfair Costs, then the remainder of the funds shall be used to enhance the South Parcel with landscaping and other amenities agreed upon by the Parties. In the event the Mayfair Costs exceed $100,000.00, Mayfair shall be responsible to pay such excess; provided however, Mayfair shall be entitled to recover any economic benefit of any fill removed from the Lake.

6. The Parties agree that the Project units may be rental units provided that the minimum initial lease term for all units shall be twelve (12) months. Thereafter, up to twenty-five percent (25%) of the units may be leased for a term of no less than nine (9) months (and the remaining seventy-five percent (75%) of the units will continue to be subject to a twelve (12) month minimum lease term).

7. The Shared Use Agreement attached as Exhibit "C" will be amended within sixty (60) days from the effective date of this Agreement. The amended Shared Use Agreement will acknowledge that, in consideration for and upon completion of the Improvements and conveyance of the South Parcel as described in paragraphs 3, 4 and 5 above, Mayfair will no longer owe the Association any contribution for Shared Costs accruing through December 31, 2017. Commencing January 1, 2018, Mayfair and the Association will each be responsible for fifty percent (50%) of the Shared

Costs of maintaining the Water Management System (and such Shared Costs shall include, but not be limited to, routine maintenance, repair, replacement and capital reserves for same).

8. Mayfair will construct the sidewalks on the west side of the Mayfair Property as detailed in the Development Order.

9. Mayfair will construct concrete walls, on the eastern portion of the north and middle parcels of the Mayfair Property. Mayfair is not obligated to construct any wall bordering the South Parcel. The north and middle parcel walls shall be constructed at the start of vertical construction on each respective parcel, provided, however that both walls shall be completed no later than 2 years from DO Approval, regardless of whether vertical construction has commenced on either or both parcels.

10. This Agreement represents a compromise and a settlement of disputed claims.

11. Mayfair and Longwood acknowledge that each has had the opportunity to consult with such professionals, experts, and legal counsel of their choice as either may have desired with respect to the matters set forth herein.

12. Each party has participated fully in the negotiation and preparation of this Agreement and each party has carefully reviewed this Agreement and is entering into the same freely. Accordingly, this Agreement shall not be more strictly construed against either party.

13. Each party represents and warrants each signatory hereto has the full power and authority to enter into this Agreement.

14. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida.

15. This Agreement may be executed in one or more counterparts, each of which shall be a duplicate original, but a complete set of which taken together shall constitute one and the same instrument. Either of the parties hereto may execute this Agreement by signing any such counterpart or counterparts. Electronically mailed digital copies and/or faxed copies shall be deemed originals for all purposes, including enforcement.

16. If any obligation cannot be performed or completed at or within the time specified in this Agreement for any reason beyond the control of the obligor that is recognized as an excuse to timely performance under the laws of the State of Florida, the time for performance or completion shall be extended as necessary.

17. Should any provision of this Agreement, for any reason and to any extent, be determined invalid or unenforceable, the remainder hereof shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by Florida law.

18. This Agreement shall be recorded in the official records of Saint Lucie County and shall constitute covenants running with the land against the Longwood Property and the Mayfair Property.

19. Any and all disputes, claims and controversies arising out of, or relating to, this Agreement (including, but not limited to, the breach or validity thereof) shall be settled in a court of competent jurisdiction located in St. Lucie County, Florida. The parties consent to such venue and jurisdiction and waive any claims that such venue is an inconvenient forum. The parties may seek all remedies for any breach of this Agreement to which either may be entitled in law or equity. The prevailing party in any action that is brought to enforce this Agreement shall be entitled to the recovery of reasonable attorney's and paralegals' fees and costs, including

bankruptcy and appellate fees and costs, earned and incurred as a result thereof, in addition to any award and/or decision entered in connection therewith.

20. No modification of this Agreement shall be valid or effective unless in writing and signed by the Parties.

21. This Agreement is binding upon and inures to the benefit of each Party, and/or its successors and assigns.

ALL SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the 18th day of January, 2018.

WITNESSES:

Printed Name: Joseph Moussa

Printed Name: MYRNA LLERA

MAYFAIR AT LAWNWOOD REPH LLC,
a Florida limited liability company

By: REPH Management, Inc., a Florida corporation, its Manager

By:
Name: Carlos Sandino
Title: Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was subscribed to and acknowledged before me this 18th day of JANUARY, 2018, by CARLOS SANDINO as VICE PRESIDENT of REPH Management, Inc., a Florida corporation, on behalf of the corporation as Manager of MAYFAIR AT LAWNWOOD REPH LLC, a Florida limited liability company, in such capacity on behalf of the company, and who ☑ is personally known to me or ☐ has produced _____ as identification.

NOTARY PUBLIC, State of Florida at Large

My Commission Expires: [NOTARIAL SEAL]

[signatures continue]

CONCHA M. RODRIGUEZ
Notary Public – State of Florida
Commission # GG 075179
My Comm. Expires Feb 22, 2021
Bonded through National Notary Assn.

WITNESSES:

Printed Name: Bobbylee Wilson

Printed Name: MICHAEL CAHILL

LONGWOOD OF FT. PIERCE HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: James H. Gilfillan
Name: James H. Gilfillan
Title: Vice President

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was subscribed to and acknowledged before me this 23 day of January, 2018, by James H. Gilfillan, as Vice President of Longwood of Ft. Pierce Homeowners Association, Inc., a Florida not-for-profit corporation, in such capacity on behalf of the corporation, and who ☑ is personally known to me, or ☐ has produced _____ as identification.

Glynndolyn Hepworth
NOTARY PUBLIC, State of Florida at Large

My Commission Expires:
7/16/21

[NOTARIAL SEAL]

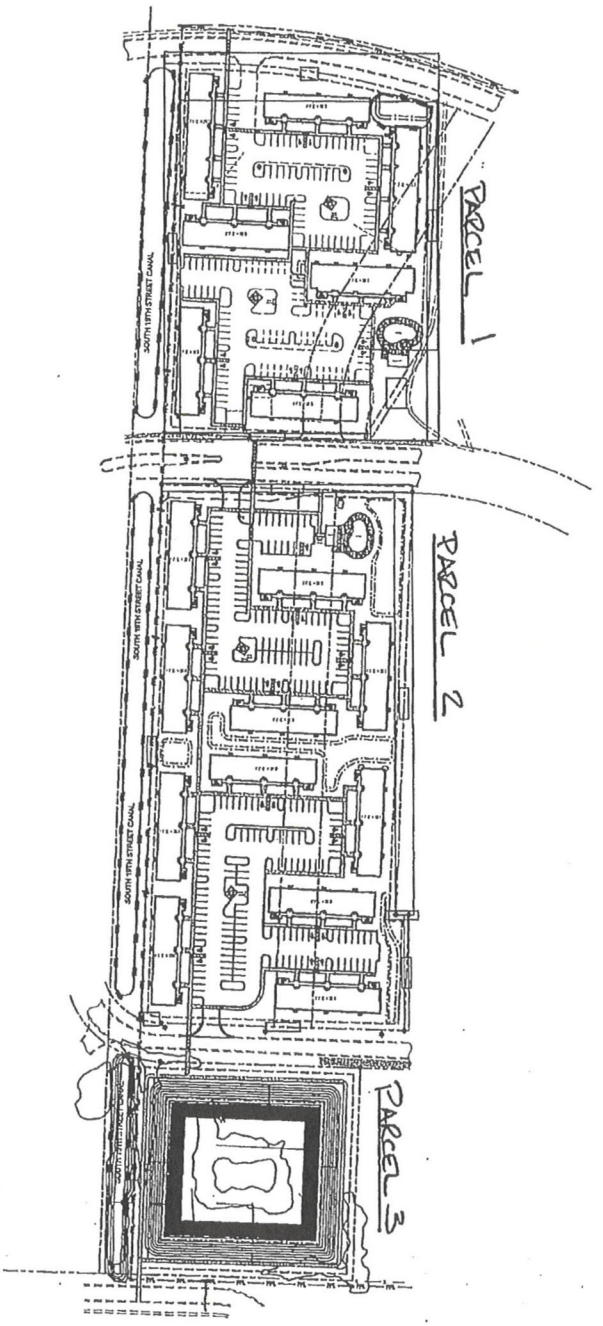
Notary Public State of Florida
Glynndolyn Hepworth
My Commission GG 119398
Expires 07/16/2021

Exhibit A	Plan for 218 Rental Units and Lake
Exhibit B	Legal Description for the North, Middle and Southern Parcels
Exhibit C	Shared Cost Agreement
Exhibit D	Plan of the proposed improvements to the Southern Parcel

EXHIBIT A

Plan for 218 Rental Units and Lake

[see attached]



WOHLFARTH CONSULTING GROUP LLC ENGINEERS & PLANNERS 246 N. WESTMONTE DRIVE ALTAMONTE SPRINGS, FL 32714 (407) 750-3123	OVERALL SITE PLAN MAYFAIR FORT PIERCE, FL	SCALE: 1" = --'	DATE: 10/25/2017
		PROJECT: ---	REVISION: ---
			SHEET: EX-01

EXHIBIT B

Legal Description for the North, Middle and Southern Parcels

[see attached]

LEGAL DESCRIPTION

PARCEL 1:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA. BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31 OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01·25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 839.34 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE RUN NORTH 01°25' EAST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 582.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE NORTH; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1189.24 FEET, AN ARC DISTANCE OF 414.43 FEET. SAID CURVE HAVING A CHORD BEARING OF SOUTH 82°58'44" EAST AND A CHORD DISTANCE OF 412.34 FEET. THE LAST DESCRIBED COURSE BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE NORTH; THENCE RUN SOUTH 01°'25' WEST PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF THE SOUTH 19TH STREET CANAL. 535.88 FEET TOTHE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE; THENCE RUN WESTERLY ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 635 FEET, AN ARC DISTANCE OF 15.00 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF NORTH 88°48'06" WEST AND A CHORD DISTANCE OF 15.00 FEET; THENCE RUN NORTH 89°28'42" WEST. PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 395.42 FEET TO THE POINT OF BEGINNING. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE.

LESS AND EXCEPT:

PART OF LAWNWOOD ADDITION'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, AND A PART OF LONGWOOD VILLAGE PHASE 3-A, AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 321, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF NEBRASKA AVENUE AND THE WEST LINE OF SOUTH 13TH STREET. SAID POINT BEING LOCATED 600 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF QUINCY AVENUE AND THE SAID WEST LINE OF SOUTH 13TH STREET: AS MEASURED ALONG SOUTH 13TH STREET; RUN THENCE NORTH 89°28'42" WEST, ALONG THE SOUTH LINE OF NEBRASKA AVENUE; 401.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 805.94 FEET. THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'40", AN ARC DISTANCE OF 327.90 FEET TO A POINT, SAID POINT BEING A POINT OF REVERSE CURVATURE OF THE ABOVE-MENTION CURVE AND A CURVE CONNECTING THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE CONTINUE WESTERLY AND NORTHYWESTERLY FROM SAID POINT OF REVERSE CURVATURE ALONG SAID CURVE HAVING A RADIUS OF 805 94 FEET; THROUGH CENTRAL ANGLE OF 26°'51'20", AN ARC DISTANCE OF 377.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY OF NEBRASKA AVENUE ALONG A LINE WHICH IS RADIAL TO SAID CURVE, ON A BEARING OF NORTH 50°41'19" EAST, A DISTANCE OF 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID NEBRASKA AVENUE. THENCE RUN NORTH 39°18'41" WEST, 188.33 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 635.00 FEET; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 48°48'48", HAVING AN ARC LENGTH OF 540.99 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL. THENCE, CONTINUING ALONG SAID CURVE AND THE NORTH LINE OF NEBRASKA AVENUE, THROUGH A CENTRAL ANGLE OF 01°21'12", AN ARC DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°28'41" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF NESRASKA AVENUE, A DISTANCE OF 67.76 FEET; THENCE NORTH 30°59'45" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 167.64 FEET; THENCE SOUTH 01°'25'00" WEST A DISTANCE OF 144.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID NEBRASKA AVENUE AND THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES, MORE OR LESS.

PARCEL 2:

A PART OF LAWNWOOD ADDITION SUBDIVISION. AS RECORDED IN PLAT BOOK 2, PAGE 16. PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31, OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01°25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 919.35 FEET TO THE POINT OF BEGINNING (P.O.B.), THENCE RUN SOUTH 89°28'42" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE. SAID LINE BEING PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, A DISTANCE OF 396.67 FEET; THENCE RUN SOUTH 01°25' WEST, PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 663.12 FEET THENCE RUN SOUTH 89°28'42" EAST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 20.05 FEET, THENCE RUN SOUTH 01°25' WEST. PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL 180.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH, THENCE RUN NORTH 89°28'42" WEST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 389.02 FEET TO A POINT OF CURVATURE OF A CURVE TO THE NORTHEAST HAVING A RADIUS OF 95 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°25'59", AN ARC DISTANCE OF 32.22 FEET TO THE EAST LINE OF THE SOUTH 19TH STREET CANAL. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN NORTH 01°25' EAST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 837.71 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF LAWNWOOD ADDITION SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING GEOMETRICALLY DESCRIBED AS FOLLOWS:

COMMENCE (P.O.C) AT THE SOUTHWEST CORNER OF A 16 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 31, OF SAID LAWNWOOD ADDITION SUBDIVISION. THENCE RUN SOUTH 01°25' WEST, ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL RIGHT-OF-WAY, 2153.02 FEET TO THE POINT OF BEGINNING (P.O.B.), THENCE RUN NORTH 01°25' EAST ALONG THE EAST LINE OF THE SOUTH 19TH STREET CANAL 334.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 155 FEET, THROUGH A CENTRAL ANGLE OF 12°07'54", AN ARC DISTANCE OF 32.82 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A CHORD BEARING OF SOUTH 83°24'42" EAST AND A CHORD DISTANCE OF 32.76 FEET. THENCE RUN SOUTH 89°28"42" EAST, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 317.37 FEET. THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE RUN SOUTH 01°25' WEST. PARALLEL WITH THE EAST LINE OF THE SOUTH 19TH STREET CANAL, 330.54 FEET TO THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE; THENCE RUN NORTH 89°28'42" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF QUINCY AVENUE, 350 FEET TO THE POINT OF BEGINNING.

SAID PARCELS (1-3) CONTAIN 15.66 ACRES, MORE OR LESS (15.52 NET ACRES).

EXHIBIT C

Shared Cost Agreement

[see attached]

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2905109 OR BOOK 2624 PAGE 765, Recorded 07/31/2006 at 02:24 PM

Prepared by and Return to:

Joel D. Kopelman, Esq.
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 E. Broward Blvd., Suite 1500
Fort Lauderdale, FL 33301

FIRST AMENDMENT TO SHARED COST AGREEMENT

THIS FIRST AMENDMENT TO SHARED COST AGREEMENT ("First Amendment") is made as of the 29 day of MARCH, 2006, by and between LONGWOOD OF FT. PIERCE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, not-for-profit, whose address is 1505 Nebraska Avenue, Ft. Pierce, Florida 34950 (the "Association") and MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership, ("Mayfair") whose address is 6400 Congress Avenue, Suite 2000, Boca Raton, Florida 33487.

WITNESSETH

WHEREAS, the Association and Mayfair entered into that certain Shared Cost Agreement dated October 26, 2005, and recorded in Official Records Book 2432, Page 2160 of the Public Records of Saint Lucie County, Florida (the "Agreement").

WHEREAS, the parties hereinto are desirous of amending the Agreement to correct the legal description attached thereto as Exhibit A.

NOW, THEREFORE, in consideration of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. The foregoing recitations are true and correct and are incorporated herein by reference.

2. Exhibit "A" attached to the Agreement is hereby deleted and replaced with Exhibit "A" attached to this Amendment.

3. Except as amended by this by this Amendment, the Agreement shall remain in full force and effect.

[Signatures to follow on next page]

In witness whereof, the undersigned have executed this First Amendment as of the day and year above first written.

Signed, sealed and delivered
in the presence of :

Witnesses:

Signature
ELMER McGEE
Print Name

Sharon E. Orend
Signature
Sharon E. Orend
Print Name

LONGWOOD OF FT. PIERCE
HOMEOWNER'S ASSOCIATION,
INC., a Florida corporation not-for -profit

By:
Name: SCOTT T. LENTZ
Title: VICE PRESIDENT
Date: 3/27/06

STATE OF FLORIDA)
) ss:
COUNTY OF MARTIN)

I HEREBY CERTIFY that on this 27th day of MARCH, 2006, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by SCOTT LENTZ as VICE PRESIDENT of LONGWOOD OF FT PIERCE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of said corporation. He/She is personally known to me ~~or has produced as identification.~~

Notary Public State of Florida
Kathryn Richter
My Commission DD448732
Expires 06/30/2009

Notary Public
KATHRYN RICHTER
Print name of Notary Public

My Commission expires:

Signed, sealed and delivered
in the presence of:

Signature
Judy Weeden
Print Name

Signature
Lilianne Perez
Print Name

MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership

By: OHC MANAGEMENT, INC.
a Florida corporation, its
general partner

By: Mark Levy as Pres.
Print Name: Mark Levy
Title: President
Date: 3/10/06

STATE OF FLORIDA)
) ss:
COUNTY OF Palm Beach)

I HEREBY CERTIFY that on this 10th day of March, 2006, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Mark Levy as President of OHC MANAGEMENT, INC, a Florida corporation, general partner of MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership, on behalf of said partnership. He/She is personally known to me or has produced _____ as identification.

ELEANOR J. MERRIWEATHER
MY COMMISSION # DD311075
EXPIRES: May 06, 2008
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Notary Public
Eleanor J. Merriweather
Print name of Notary Public

My Commission expires:

ELEANOR J. MERRIWEATHER
MY COMMISSION # DD311075
EXPIRES: May 06, 2008
1-800-3-NOTARY Fl. Notary Discount Assoc. Co.

Exhibit "A"

Parcel 1: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 839.34 feet to the point of beginning (P.O.B.); thence run North 01°25' East along the East line of the South 19th Street Canal Right-of-Way, 582.38 feet to the South Right-Of-Way line of Lawnwood Circle North; thence run Southeasterly along a curve concave to the Southwest having a radius of 1189.24 feet, an arc distance of 414.43 feet, said curve having a chord bearing of South 82°58'44" East, and a chord distance of 412.34 feet, the last described course being along the Southerly Right-Of-Way line of Lawnwood Circle North; thence run South 01°25' West parallel with the East Right-Of-Way line of the South 19th Street Canal, 535.88 feet to the Northerly Right-Of-Way line of Nebraska Avenue; thence run Westerly along a curve concave to the South having a radius of 635 feet, an arc distance of 15.00 feet to a point of tangency, said curve having a chord bearing of North 88°48'06" West and a chord distance of 15.00 feet; thence run North 89°28'42" West, parallel with the North Right-Of-Way line of Quincy Avenue, 395.42 feet to the point of beginning, the last two (2) described courses being along the Northerly Right-Of-Way line of Nebraska Avenue, less and except the following described real property:

PART OF LAWNWWOOD ADDITION'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, AND A PART OF LONGWOOD VILLAGE PHASE 3-A, AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 321, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF NEBRASKA AVENUE AND THE WEST LINE OF SOUTH 13TH STREET, SAID POINT BEING LOCATED 600 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF QUINCY AVENUE AND THE SAID WEST LINE OF SOUTH 13TH STREET AS MEASURED ALONG SOUTH 13TH STREET; RUN THENCE NORTH 89°28'42" WEST, ALONG THE SOUTH LINE OF NEBRASKA AVENUE, 401.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 805.94 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'40", AN ARC DISTANCE OF 327.90 FEET TO A POINT, SAID POINT BEING A POINT OF REVERSE CURVATURE OF THE ABOVE-MENTIONED CURVE AND A CURVE CONNECTING THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE CONTINUE WESTERLY AND NORTHWESTERLY FROM SAID POINT OF REVERSE CURVATURE ALONG SAID CURVE HAVING A RADIUS OF 805.94 FEET; THROUGH A CENTRAL ANGLE OF 26°51'20", AN ARC DISTANCE OF 377.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY OF NEBRASKA AVENUE ALONG A LINE WHICH IS RADIAL TO SAID CURVE, ON A BEARING OF NORTH 50°41'19" EAST, A DISTANCE OF 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID NEBRASKA AVENUE, THENCE RUN NORTH 39°18'41" WEST, 188.33 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 635.00 FEET; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 48°48'48", HAVING AN ARC LENGTH OF 540.99 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUING ALONG SAID CURVE AND THE NORTH LINE OF NEBRASKA AVENUE, THOUGH A CENTRAL ANGLE OF 1°21'12", AN ARC DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°28'41" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF NEBRASKA AVENUE, A DISTANCE OF 67.76 FEET; THENCE NORTH 30°59'45" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 167.64 FEET; THENCE SOUTH 01°25'00" WEST A DISTANCE OF 144.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID NEBRASKA AVENUE AND THE POINT OF BEGINNING.

Parcel 2: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 919.35 feet to the point of beginning (P.O.B.); thence run South 89°28'42" East, along the Southerly Right-Of-Way line of Nebraska Avenue, said line being parallel with the North Right-Of-Way line of Quincy Avenue, a distance of 396.67 feet; thence run South 1°25' West, parallel with the East line of the South 19th Street Canal, 663.12 feet; thence run South 89°28'42" East, parallel with the North Right-Of-Way line of Quincy Avenue, 20.05 feet; thence run South 1°25' West, parallel with the East line of the South 19th Street Canal 180.00 feet to the North Right-Of-Way line of Lawnwood Circle South; thence run North 89°28'42" West, parallel with the North Right-Of-Way line of Quincy Avenue, 385.02 feet to a point of curvature of a curve to the Northeast having a radius of 95 feet; thence run Northwesterly along said curve through a central angle of 19°25'59, an arc distance of 32.22 feet to the east line of the South 19th Street Canal, the last two (2) described courses being along the North Right-Of-Way line of Lawnwood Circle South; thence run North 01°25' East, along the East line of the South 19th Street Canal, 837.71 feet to the point of beginning.

Parcel 3: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 2153.02 feet to the point of beginning (P.O.B.); thence run North 01°25' East along the East line of the South 19th Street Canal 334.00 Feet to the South Right-Of-Way line of Lawnwood Circle South; thence run Southeasterly along a curve concave to the Northeast having a radius of 155 feet, through a central angle of 12°07'54", an arc distance of 32.82 feet to a point of tangency, said curve having a chord bearing of South 83°24'45" East and a chord distance of 32.76 feet; thence run South 89°28'42" East, parallel with the North Right-Of-Way line of Quincy Avenue, 317.37 feet, the last two (2) described courses being along the Southerly Right-Of-Way line of Lawnwood Circle South; thence run South 01°25' West, parallel with the East line of the South 19th Street Canal, 330.54 feet to the North Right-Of-Way line of Quincy Avenue; thence run North 89°28'42" West, along the North Right-Of-Way line of Quincy Avenue, 350 feet to the point of beginning.

Prepared by: & Return to:

Joel D. Kopelman, Esq.
Ruden, McClosky, Smith,
Schuster & Russell, P.A.
200 E. Broward Blvd., Suite 1500
Fort Lauderdale, FL 33301

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 2758416 12/08/2005 at 11:13 AM
OR BOOK 2432 PAGE 2160 - 2169 Doc Type: AGR
RECORDING: $86.50
D DOC STAMP COLLECTION: $0.70

SHARED COST AGREEMENT

THIS SHARED COST AGREEMENT ("Agreement") is made of the 26th day of October, 2005, by and between LONGWOOD OF FT. PIERCE HOMEOWNERS ASSOCIATION, INC., a Florida corporation, not-for-profit, whose address is 1505 Nebraska Avenue, Ft. Pierce, Florida 34950 (the "Association") and MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership, ("Mayfair").

WITNESSETH

WHEREAS, the Association has been created to administer property encumbered by the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Longwood Village Phases, I, II and 3-A as recorded in Official Records Book 1673, Page 2014 of the Public Records of St. Lucie County, Florida (the "Declaration");

WHEREAS, the property encumbered by the Declaration includes two (2) ponds (the "Ponds") used for storm water quality treatment, attenuation, water storage, flowage and such other purposes (the "Pond Purposes) required by and pursuant to South Florida Water Management District Standard General Environmental Resource Permit No. 56-00463-S for Villages of Longwood (AKA Longwood Village) permit amended or modified from time to time (the "Permit") issued by the South Florida Water Management District (the "District") and which Ponds, as part of the surface water management system, are also to be used for the aforesaid purposes for properties other than the property encumbered by the Declaration; and

WHEREAS, the real property described in Exhibit "A" attached hereto and made a part hereof (the " Mayfair Property") pursuant to permit(s) issued by the District is to have its storm water surface management system connect to drainage lines and facilities so that the Ponds will also service the Mayfair Property for the Pond Purposes; and

C

WHEREAS, the Association acknowledges that the surface water management system for the Mayfair Property (pursuant to a District permit issued or to be issued to the owner of the Mayfair Property) is to connect to the Association's surface water management system ("Association System") to discharge surface and storm water from the Mayfair Property into the Association System which includes, but is not limited to the Ponds to allow the Ponds to service the Mayfair Property for the Pond Purposes; and

WHEREAS, the Association and Mayfair are desirous of establishing the basis upon which the costs with respect to the maintenance and repair of the Ponds as shall be required by the District and the Permit issued by the District, are to be shared.

NOW, THEREFORE, in consideration of Ten ($10.00) Dollars and other good and valuable consideration each to the other in hand paid, the receipt and sufficiency of which is hereby acknowledged, the parties hereto intending to be legally bound hereby agree as follows:

1. Recitals. The foregoing Recitals are true and correct or are incorporated herein by reference.

2. Maintenance. Pursuant to the Permit issued by the District, the Ponds are the obligation of the Association to maintain for Pond Purposes. The Ponds shall be maintained in accordance with the Permit issued by the District for the benefit of the property administered by the Association, the Mayfair Property and any other property as required by the Permit issued by the District.

3. Grant. In furtherance of the purposes of this Agreement, Association hereby grants the owner of the Mayfair Property a perpetual non-exclusive easement to connect to the Association System and discharge surface water and storm water from the Mayfair Property through the Association System and drainage pipes and facilities that are a part thereof for the Pond Purposes and for such other purposes as shall be required by the Permit governing the Association System.

4. Common Costs. For the purposes of this Agreement, the term "Common Costs" shall mean the cost and expense incurred by or on behalf of the Association with respect to the maintenance of the Ponds as part of the Association System. The Association and the owner of the Mayfair Property shall each be responsible for one-half (½) of the Common Costs. The Association shall bill Mayfair for its share of the Common Costs. Mayfair shall be obligated to pay its share of the Common Costs on an annual basis, in advance. The initial budget for the Common Costs in the amount of Two Thousand Five Hundred ($2,500.00) Dollars is attached to this Agreement as Exhibit "B" ("Initial Budget") and the Initial Budget shall commence in the calendar year in which a declaration of condominium or declaration of covenants, restrictions and easements is recorded with respect to all or a portion of the Mayfair Property, and shall be prorated for a portion of a calendar year. No later than October 31st of each calendar year during the term of this Agreement after the first calendar year in which the owner of the Mayfair Property is obligated to pay its share of the Common Costs, the Association shall prepare

a budget for the Common Costs and submit same to the owner of the Mayfair Property. If the increase in the budget for Common Costs for the calendar year is not more than Two Hundred Fifty ($250.00) Dollars greater than the prior year's budget for Common Costs, then the approval of the budget by the owner of the Mayfair Property shall not be required; provided, however, notwithstanding that approval by the owner of the Mayfair Property is not required, Association shall with the applicable budget provide to the owner of the Mayfair Property copies of document(s) that support and evidence the basis for the increase in the Common Costs. In the event that the budget for Common Costs for the applicable calendar year is more than Two Hundred Fifty ($250.00) Dollars greater than the budget for Common Costs for the preceding calendar year, then such budget shall first be approved by the owner of the Mayfair Property; provided, however, that such approval shall not be unreasonably withheld. The owner of the Mayfair Property shall have a period of thirty (30) calendar days from the receipt of the applicable budget to approve or disapprove same, where such right of approval or disapproval is applicable. In this regard, in the event that the owner of the Mayfair Property has the right to approve or disapprove of the budget, and if such approval or disapproval is not provided to the Association within the aforesaid thirty (30) day period, the budget shall be deemed approved by the owner of the Mayfair Property. Within forty five (45) days after the end of each calendar year, Association shall provide to the owner of the Mayfair Property, written evidence of the actual expenditures for the maintenance of the Ponds, and reasonable back up information if requested by the owner of the Mayfair Property. If the actual expenditures for the Common Costs are less than the amount budgeted for the applicable calendar year, the overpayment by owner of the Mayfair Property shall be credited to the portion of the Common Costs due from the owner of the Mayfair Property for the following calendar year, or refunded to the owner of the Mayfair Property if the owner of the Mayfair Property has already funded its share of the Common Costs for the following calendar year.

5. Decisions. All decisions regarding the maintenance of the Ponds and the expenditure of monies for Common Costs shall be made by the Association; provided however, that the Ponds shall be maintained by the Association in accordance with requirements of the District. If the Association fails to maintain the ponds in accordance with the standards established by the District, the owner of the Mayfair Property shall have the right, but not the obligation, to perform such maintenance and seek payment from the Association for its share of the Common Costs resulting therefrom, in this respect, the owner of the Mayfair Property is hereby granted such easements as are reasonably necessary to accomplish such maintenance should the Association fail to perform the required maintenance with respect to the Ponds.

6. Failure to pay. If either party fails to pay its portion of the Common Costs, then the other party shall have the right, but not the obligation, to pay the share of the defaulting party, and shall be owed immediate reimbursement from the defaulting party, plus interest at the highest rate permitted by law, plus reasonable costs and attorney's fees incurred and collecting such sums.

7. Successor's and Assigns. This Agreement shall be binding on the successors and assigns of each party.

8. Covenants running with the land. The terms in this Agreement shall be deemed a covenant running with the Mayfair Property and the property encumbered by the Declaration. If the Mayfair Property is transferred to another owner, the obligation to pay its share of Common Costs shall become the obligation of the subsequent owner of the Mayfair Property, and the prior owner, shall be relieved of all responsibility for payment of Common Costs, except for any past due Common Costs as of the date of the conveyance of the Mayfair Property. Notwithstanding the foregoing, in the event that the Mayfair Property is subjected to a declaration of condominium or a declaration of covenants, restrictions and easements which is administered, by a condominium association or homeowner's association, as applicable, the payment of the share of Common Costs due from the owner of the Mayfair Property shall be the obligation of the condominium association or homeowner's association formed to govern and administer the Mayfair Property, and such condominium association or homeowner's association, as applicable, shall for the purposes of this Agreement be deemed the owner of the Mayfair Property.

9. Duration. This Agreement shall be effective and remain in effect as long as surface and storm water from the Mayfair Property is or is to be discharged into the Association System pursuant to the requirements of the Association's Permit or the applicable District permit issued or to be issued (pursuant to an application therefor) with respect to the Mayfair Property or is otherwise being discharged into the Association System.

10. Notices. All notices of request, demand and other communications hereunder shall be addressed to the parties as follows:

To Association:
Longwood of Ft. Pierce Homeowner's Association, Inc.
Attention: President
1505 Nebraska Avenue
Fort Pierce, Florida 34950

To Mayfair
Mayfair at Lawnwood, LLLP
Attention: Mr. Mark Levy
6400 Congress Avenue
Suite 2000
Boca Raton, Florida 33487
Phone: (561) 999-1860
Fax: (561) 988-9490

unless the address is changed by the party by like notice given to the other parties. Notice shall be in writing, mailed certified mail, return receipt requested, postage prepaid and shall be deemed delivered when mailed or upon hand delivery to the address indicated. Notwithstanding the foregoing, notice, requests or demands or other communications referred to in this Agreement may be sent by telecopier, federal express or other method of delivery, but shall be deemed to have been given only when received.

11. Law. This Agreement shall be governed by the laws of the State of Florida.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same Agreement.

13. Legal Proceedings. The parties further agree that in the event it becomes necessary for any party to litigate in order to enforce its respective rights under the terms of this Agreement, then, and in that event, the prevailing party shall be entitled to recover reasonably attorneys' and paralegal fees and the costs of such litigation, through and including all trial and appellate litigation. The venue for any litigation under this Agreement shall be in St. Lucie County, Florida.

14. Non-terminable Agreement. No breach of the provision of this Agreement shall entitle any party Owner of any other party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any party may have hereunder by reason of any breach of the provisions of this Agreement.

15. Recording. This Agreement shall be recorded in the public records of St. Lucie County, Florida.

16. Construction. This Agreement is the product of negotiation between the parties hereto and the parties agree that this Agreement shall not be more harshly construed against either party.

17. Entire Agreement and Amendments. This Agreement, together with all exhibits attached hereto or referred to herein, contain all representations and the entire understanding between the parties hereto with respect to the subject matter hereof. This Agreement may only be modified or amended upon the written consent of the Association and the owner of the Mayfair Property.

[Signatures to follow on next page]

In witness whereof, the undersigned have executed this Agreement as of the day and year above first written.

Signed, sealed and delivered
in the presence of:

Witnesses:

Sharon Orend
Signature
Sharon Orend
Print Name

Elmer McCue
Signature
Elmer McCue
Print Name

LONGWOOD OF FT. PIERCE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit

By: Scott Lentz
Name: Scott T. Lentz
Title: President
Date: _____

STATE OF FLORIDA)
) SS:
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this 26th day of October, 2005, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by SCOTT T LENTZ as PRESIDENT of LONGWOOD OF FT PIERCE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit, on behalf of said corporation. He/She is personally known to me or has produced _____ as identification.

Linda J. Gaskill
Notary Public
LINDA J. GASKILL
Print name of Notary Public

Linda J Gaskill
My Commission DD202774
Expires May 06, 2007

My Commission expires:

FTL:1530922:6

Signed, sealed and delivered
in the presence of:

Signature
Eleanor J. Merriweather
Print Name

Signature
REGINA PAOLA
Print Name

MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership

By: OHC MANAGEMENT, INC.
a Florida corporation, its
general partner

By: Mark Levy
Name: Marc Levy
Title: President
Date: 10/21/05

STATE OF FLORIDA)
) ss:
COUNTY OF Palm Beach)

I HEREBY CERTIFY that on this 21st day of October, 2005, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Mark Levy as President of OHC MANAGEMENT, INC, a Florida corporation, general partner of MAYFAIR AT LAWNWOOD, LLLP, a Florida limited liability limited partnership, on behalf of said partnership. He/She is personally known to me or has produced _____ as identification.

Notary Public
Eleanor J. Merriweather
Print name of Notary Public

My Commission expires:

ELEANOR J. MERRIWEATHER
MY COMMISSION # DD117075
EXPIRES: May 06, 2008
Fl. Notary Discount Assoc. Co.

FTL:1530922:6

Exhibit "A"

Parcel 1: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 839.34 feet to the point of beginning (P.O.B.); thence run North 01°25' East along the East line of the South 19th Street Canal Right-of-Way, 582.38 feet to the South Right-Of-Way line of Lawnwood Circle North; thence run Southeasterly along a curve concave to the Southwest having a radius of 1189.24 feet, an arc distance of 414.43 feet, said curve having a chord bearing of South 82°58'44" East, and a chord distance of 412.34 feet, the last described course being along the Southerly Right-Of-Way line of Lawnwood Circle North; thence run South 01°25' West parallel with the East Right-Of-Way line of the South 19th Street Canal, 535.88 feet to the Northerly Right-Of-Way line of Nebraska Avenue; thence run Westerly along a curve concave to the South having a radius of 635 feet, an arc distance of 15.00 feet to a point of tangency, said curve having a chord bearing of North 88°48'06" West and a chord distance of 15.00 feet; thence run North 89°28'42" West, parallel with the North Right-Of-Way line of Quincy Avenue, 395.42 feet to the point of beginning, the last two (2) described courses being along the Northerly Right-Of-Way line of Nebraska Avenue, less and except the following described real property:

PART OF LAWNWWOOD ADDITION'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 16, AND A PART OF LONGWOOD VILLAGE PHASE 3-A, AS RECORDED IN OFFICIAL RECORDS BOOK 586, PAGE 321, BOTH OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF NEBRASKA AVENUE AND THE WEST LINE OF SOUTH 13TH STREET, SAID POINT BEING LOCATED 600 FEET NORTH OF THE INTERSECTION OF THE NORTH LINE OF QUINCY AVENUE AND THE SAID WEST LINE OF SOUTH 13TH STREET AS MEASURED ALONG SOUTH 13TH STREET; RUN THENCE NORTH 89°28'42" WEST, ALONG THE SOUTH LINE OF NEBRASKA AVENUE, 401.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 805.94 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'40", AN ARC DISTANCE OF 327.90 FEET TO A POINT, SAID POINT BEING A POINT OF REVERSE CURVATURE OF THE ABOVE-MENTIONED CURVE AND A CURVE CONNECTING THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA AVENUE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAWNWOOD CIRCLE SOUTH; THENCE CONTINUE WESTERLY AND NORTHWESTERLY FROM SAID POINT OF REVERSE CURVATURE ALONG SAID CURVE HAVING A RADIUS OF 805.94 FEET; THROUGH A CENTRAL ANGLE OF 26°51'20", AN ARC DISTANCE OF 377.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE LEAVING THE SOUTH RIGHT-OF-WAY OF NEBRASKA AVENUE ALONG A LINE WHICH IS RADIAL TO SAID CURVE, ON A BEARING OF NORTH 50°41'19" EAST, A DISTANCE OF 80.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID NEBRASKA AVENUE, THENCE RUN NORTH 39°18'41" WEST, 188.39 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 635.00 FEET; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, THROUGH A CENTRAL ANGLE OF 48°06'33", HAVING AN ARC LENGTH OF 533.19 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUING ALONG SAID CURVE AND THE NORTH LINE OF NEBRASKA AVENUE, THOUGH A CENTRAL ANGLE OF 2°03'27", AN ARC DISTANCE OF 15.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°28'41" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY OF NEBRASKA AVENUE, A DISTANCE OF 67.76 FEET; THENCE NORTH 30°59'45" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 183.44 FEET; THENCE SOUTH 01°25'00" WEST A DISTANCE OF 158.54 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID NEBRASKA AVENUE AND THE POINT OF BEGINNING.

FTL:1551114:2

Parcel 2: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 919.35 feet to the point of beginning (P.O.B.); thence run South 89°28'42" East, along the Southerly Right-Of-Way line of Nebraska Avenue, said line being parallel with the North Right-Of-Way line of Quincy Avenue, a distance of 396.67 feet; thence run South 1°25' West, parallel with the East line of the South 19th Street Canal, 663.12 feet; thence run South 89°28'42" East, parallel with the North Right-Of-Way line of Quincy Avenue, 20.05 feet; thence run South 1°25' West, parallel with the East line of the South 19th Street Canal 180.00 feet to the North Right-Of-Way line of Lawnwood Circle South; thence run North 89°28'42" West, parallel with the North Right-Of-Way line of Quincy Avenue, 385.02 feet to a point of curvature of a curve to the Northeast having a radius of 95 feet; thence run Northwesterly along said curve through a central angle of 19°25'59, an arc distance of 32.22 feet to the east line of the South 19th Street Canal, the last two (2) described courses being along the North Right-Of-Way line of Lawnwood Circle South; thence run North 01°25' East, along the East line of the South 19th Street Canal, 837.71 feet to the point of beginning.

Parcel 3: A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, Public records of St. Lucie County, Florida, being geometrically described as follows:

Commencing (P.O.C.) at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Addition Subdivision, thence run South 01°25' West, along the East line of the South 19th Street Canal Right-Of-Way, 2153.02 feet to the point of beginning (P.O.B.); thence run North 01°25' East along the East line of the South 19th Street Canal 334.00 Feet to the South Right-Of-Way line of Lawnwood Circle South; thence run Southeasterly along a curve concave to the Northeast having a radius of 155 feet, through a central angle of 12°07'54", an arc distance of 32.82 feet to a point of tangency, said curve having a chord bearing of South 83°24'45" East and a chord distance of 32.76 feet; thence run South 89°28'42" East, parallel with the North Right-Of-Way line of Quincy Avenue, 317.37 feet, the last two (2) described courses being along the Southerly Right-Of-Way line of Lawnwood Circle South; thence run South 01°25' West, parallel with the East line of the South 19th Street Canal, 330.54 feet to the North Right-Of-Way line of Quincy Avenue; thence run North 89°28'42" West, along the North Right-Of-Way line of Quincy Avenue, 350 feet to the point of beginning.

ESCOBAR LAWN MAINTENANCE
2705 Rhode Island Ave.
Fort Pierce, FL 34947
(772) 464-5509
(772) 201-1625

October 31, 2005

Villages of Longwood
Longwood of Fort Pierce Homeowner's Association Inc.
1505 Nebraska Ave.
Fort Pierce, FL 34950

In addition to the current contract, which is currently in place regarding the lawn maintenance of the Villages of Longwood, I, Willie Escobar, will maintain the mowing, trimming, cleanout, algae control or other additional needs as required around the retention pond(s) on the common ground area(s) for an annual cost of $2500.00.

The Board of Directors of the Village of Longwood will determine as to when the retention ponds may need additional maintenance.

Willie Escobar — 11-3-05
Willie Escobar — Date

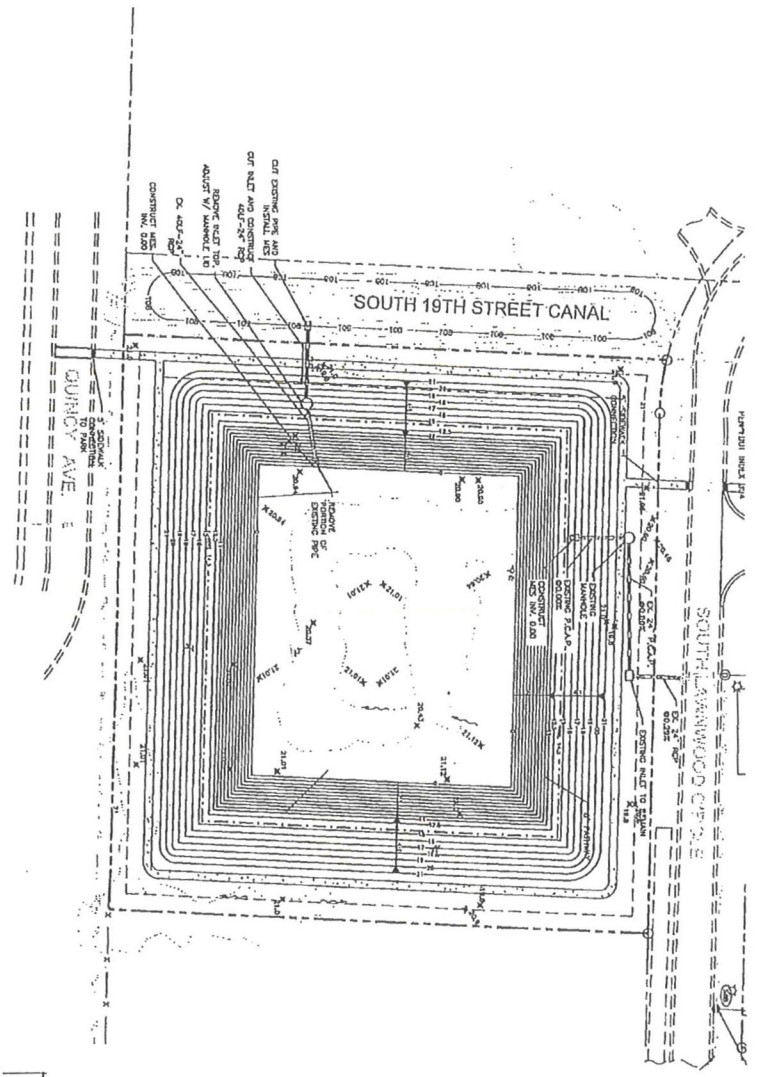
Exhibit "B"

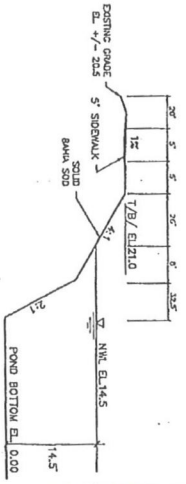
EXHIBIT D

In accordance with the provisions of the Agreement, Improvements shall consist of clearing and grubbing of the site, excavation of the proposed pond as shown on the Plans, sodding the banks with Bahia Sod, seeding and mulching the remainder of the property, and connection of the existing drainage to the new lake as depicted on the attached.

GRADING AND DRAINAGE PLAN

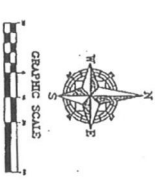
1"=30'

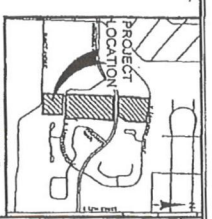




TYPICAL POND SECTION

NOTE: SOD SIDE SLOPES TO EL. 14.5





LOCATION MAP (N.T.S.)

NOT FOR CONSTRUCTION

IBI GROUP

SCALE	1" = 20'
PROJECT	38690
SHEET	EXBT
DRAWN:	BW
DESIGNED:	
CHECKED:	BW
DATE:	7/7/2017

MAYFAIR
FORT PIERCE, FLORIDA

IMPROVEMENTS TO SOUTH PARCEL

IBI GROUP (FLORIDA) INC.
www.ibigroup.com
ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
2300 MAITLAND CENTER PARKWAY SUITE 150 MAITLAND, FLORIDA 32751 (407) 645-2129
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA 33064 (954) 571-7900
ORLANDO POMPANO BEACH

BY	DATE	DESCRIPTION	BY

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this "**Agreement**"), dated as of the Effective Date (defined below), is made and entered into by and between MAYFAIR FORT PIERCE, LLC, a Florida limited liability company ("**Licensor**"), and LAWNWOOD MEDICAL CENTER, INC., a Florida corporation ("**Licensee**"). As used in this Agreement, "**Effective Date**" shall mean the later of the date Licensor executes this Agreement as set forth in Licensor's signature block or the date Licensee executes this Agreement as set forth in Licensee's signature block.

1. License. On the terms and conditions set forth below, Licensor hereby grants Licensee the right and license to utilize that certain land with an address of 1801 Nebraska Avenue, Fort Pierce, Florida, consisting of approximately 7.75 acres and being Saint Lucie County property identification number 2416-504-0199-050-6 (the "**Land**"), which Land is more particularly described on Exhibit A attached to and incorporated as a part of this Agreement.

2. Term. (a) Licensor and Licensee acknowledge that they are discussing an agreement whereby Licensor would sell the Land to Licensee (the "**Sale Agreement**"), but that as of the Effective Date the Sale Agreement remains under negotiation. The term of this Agreement (the "**Term**") shall commence on the Effective Date and expire and terminate as of the earlier of (i) the one year anniversary of the Effective Date, or (ii) should Licensor and Licensee enter into a Sale Agreement, the date closing occurs under such Sale Agreement or the date such Sale Agreement (once entered into) is terminated prior to closing, or (iii) immediately upon a judicial determination that this Agreement is incompatible with the obligations of Licensor under the DO and/or SCA referenced below.

(b) Notwithstanding anything set forth herein to the contrary, in the event Licensor and Licensee have not entered into a Sale Agreement within sixty (60) days after the Effective Date, either Licensor or Licensee may terminate this Agreement by delivering at least fifteen (15) days' prior written notice to the other party. In the event of the delivery of any such notice of termination, this Agreement shall terminate upon the later of (i) the date of termination set forth in such notice, or (ii) the fifteenth day after the delivery of such notice. Upon such termination of this Agreement, Licensee shall cease to have any right to use the Land pursuant to this Agreement. Upon Licensor and Licensee entering into a Sale Agreement, neither party shall have any right to terminate this Agreement pursuant to this subparagraph (b).

3. License Fee. Licensor and Licensee acknowledge and agree that the license fee for the use contemplated herein shall be $20,000.00 (the "**License Fee**"), which shall be included as part of the Purchase Price in the companion Sale Agreement between the parties (and thus not separately payable by Licensee provided that Closing, as defined by the Sale Agreement, occurs under the Sale Agreement). In the event that the Sale Agreement is fully executed by Licensor (as seller) and Licensee (as buyer), but is terminated prior to Closing for any reason, Licensee shall pay the Licensor the License Fee within five (5) business days of termination of the Sale Agreement. In the event that the Sale Agreement is not executed by Licensor (as seller) and Licensee (as buyer) within sixty (60) days after the Effective Date, and the parties at such time are no longer in good faith pursuing negotiations of the Sale Agreement, then Licensee shall pay License the License Fee within ten (10) business days after written notice from Licensor.

4. Compliance with Laws. In its use and occupancy of the Land, Licensee shall comply with all applicable laws and other governmental rules, regulations and orders.

5. Personal Property. Licensor assumes no responsibility for any damage to or theft of any vehicles, personal property or other valuables brought onto or left on the Land by Licensee, its agents, employees or invitees, all of which shall be at Licensee's sole risk.

6. Use. The Land may be used or the parking of motor vehicles by the employees of Licensee, or any other purpose in compliance with appliable laws, governmental rules, regulations and orders ("**Permitted Use**"). Licensee may use any reasonable method to designate parking areas within the Land, including the installation of signage. Notwithstanding the foregoing, Licensee hereby acknowledges the existence of a Development Order recorded on February 7, 2018, in Official Records Book 4094, Page 2679, of the Public Records of St. Lucie County, Florida, a copy of which is attached as Exhibit B (the "DO") and a Shared Cost Agreement recorded in Official Records Book 2432, Page 2160, as amended by that certain First Amendment to Shared Cost Agreement dated March 29, 2006, recorded in Official Records Book 2624, Page 765, and Second Amendment to Shared Cost Agreement, dated April 13, 2018, recorded in Official Records Book 4125, Page 632, all of the Public Records of St. Lucie County, Florida, copies of which are attached as composite Exhibit C (the "**SCA**"). The DO and the SCA may limit Licensee's use of the Land under this Agreement.

7. Indemnification. Except to the extent caused by the negligence or willful misconduct of Licensor or its employees, agents or contractors, Licensee shall indemnify and hold harmless Licensor and its affiliates against and from any and all claims, demands, actions, losses, damages, orders, judgments and any and all costs and expenses (including without limitation reasonable attorneys' fees and costs of litigation), resulting from or incurred by Licensor or any affiliate of Licensor on account of any of the foregoing (a) arising from Licensee's use of the Land, from the conduct of the Permitted Use or from any other activity permitted or suffered by Licensee on the Land, or (b) arising from the injury or death to any person in connection with the or as a result of Licensee's use of the Land or any activity permitted or suffered by Licensee on the Land.

8. Insurance. Throughout the Term, Licensee, at its sole cost and expense, shall provide and keep in force commercial general liability insurance for bodily injury, death and property damage in the minimum amount of $1,000,000.00 per occurrence with an annual aggregate of $2,000,000.00. Such insurance shall be written on an occurrence basis and shall list Licensor as additional insured, but only for the additional insured's liability arising solely out of the acts, errors, or omissions of Licensee that are otherwise covered by the policy, and not for liability that arises out of the additional insured's own acts, errors, or omissions.

9. Environmental Matters. Licensee shall not cause or permit the release or disposal of Hazardous Substance, or other toxic material or medical waste on, in or under the Land. "**Hazardous Substances**" as such term is used in this Agreement means any hazardous, toxic, nuclear, or radioactive substance, material or waste, regulated or listed pursuant to any federal, state or local environmental law, including without limitation, the Clean Air Act, the Clean Water Act, the Toxic Substances Control Act, the Comprehensive Environmental Response Compensation and Liability Act, the Resource Conversation and Recovery Act, the Federal Insecticide, Fungicide, Rodenticide Act, the Safe Drinking Water Act and the Occupational Safety and Health Act.

10. Default. If Licensee defaults in the prompt or full performance of any provision of this Agreement and such default continues for more than ten (10) days after written notice from Licensor, then in any such event, Licensor shall have the right to terminate this Agreement and deny Licensee access to the Land by any lawful means. In the event of such termination by Licensor, all of Licensee's rights and privileges hereunder shall terminate and Licensor shall have no further obligation to Licensee under this Agreement. Licensor shall also have such other rights and remedies available at law or in equity.

11. Assignment or Transfer. The license granted by Licensor to Licensee is a personal privilege and may not be assigned or transferred by Licensee.

12. Acceptance of Land. Licensee has inspected the Land and shall be deemed to have accepted the Land in its "as-is" condition, as subject to the DO and SCA referenced above.

13. Regulatory Matters. (a) Licensor and Licensee enter into this Agreement with the intent of conducting their relationship and implementing the agreements contained herein in full compliance with applicable federal, state and local law, including without limitation, the Medicare/Medicaid Anti-Kickback statute and regulations, as amended (the "**Anti-Kickback Law**") and Section 1877 of the Social Security Act, as amended and the regulations promulgated thereunder (the "**Stark Law**"). Notwithstanding any unanticipated effect of any of the provisions of this Agreement, neither party will intentionally conduct itself under the terms of this Agreement in a manner that would constitute a violation of the Anti-Kickback Law or the Stark Law. Without limiting the generality of the foregoing, Licensor and Licensee expressly agree that nothing contained in this Agreement shall require either party to refer any patients to the other, or to any affiliate or subsidiary of the other.

(b) Licensor represents and warrants to Licensee that Licensee (i) is not currently excluded, debarred or otherwise ineligible to participate in Medicare or any federal health care program under section 1128 and 1128A of the Social Security Act, as amended or as defined in 42 U.S.C. § 1320a-7b(f), as amended (the "**Federal Health Care Programs**"); (ii) has not been convicted of a criminal offense related to the provision of healthcare items or services but has not yet been excluded, debarred, or otherwise declared ineligible to participate in any Federal Health Care Program; and (iii) is not under investigation or otherwise aware of any circumstances which may result in Licensee being excluded from participation in any Federal Health Care Program. The foregoing representation shall be an ongoing representation and warranty during the term of this Agreement and Licensor shall immediately notify Licensee of any change in the status of the representation and warranty set forth in this Section. Licensee shall have the right to immediately terminate this Agreement in the event the representation and warranty set forth in this Section is or becomes untrue at any time.

(c) Licensor represents and warrants to Licensee that Licensor is not a Referral Source (as hereinafter defined) and that no ownership or beneficial interest in the Licensor is owned or held by any Referral Source. "**Referral Source**" shall mean any of the following: (a) a physician, an immediate family member or member of a physician's immediate family, an entity owned in whole or in part by a physician or by an immediate family member or member of a physician's immediate family; (b) any other Person (as hereinafter defined) who (i) makes, who is in a position to make, or who could influence the making of referrals of patients to any health care facility; (ii) has a provider number issued by Medicare, Medicaid or any other government health care program; or (iii) provides services to patients who have conditions that might need to be referred for clinical or medical care, and participates in any way in directing, recommending, arranging for or steering patients to any health care provider or facility; or (c) any Person or entity that is an Affiliate (as hereinafter defined) of any Person or other entity described in clause (a) or (b) above. "Immediate family member or member of a physician's immediate family" means husband or wife; birth or adoptive parent, child, or sibling; stepparent, stepchild, stepbrother, or stepsister; father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, or sister-in-law; grandparent or grandchild; and spouse of a grandparent or grandchild. "**Affiliate**" means as to the Person in question, any Person that directly or indirectly controls or is controlled by or is under common control with such Person in question. For purposes of this definition, "control" (including the correlative meanings of the terms "controlled by" and "under common control with"), as used herein, shall mean the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of such Person, through the ownership of voting securities, partnership interests or other equity interests. "**Person**" means any one or more natural persons, corporations, partnerships, limited liability companies, firms, trusts, trustees, governments, governmental authorities or other entities. The foregoing representation shall be an ongoing representation and warranty during the Term of this Agreement and Licensor shall immediately notify Licensee in writing if Licensor is or becomes a Referral Source or if any ownership or beneficial interest in Licensor is at any time owned or held by any Referral Source, and if Licensor is or becomes a Referral Source or if any ownership or beneficial interest in Licensor is at any time owned or held by any Referral Source, then Licensee shall have the right to immediately terminate this Agreement.

14. Notices. (a) All notices, demands and other communications to be given or delivered under or by reason of the provisions of this Agreement shall be in writing and shall be deemed to have been given or delivered (a) when personally delivered, (b) when transmitted via email to the email address set out below if the sender on the same day sends a confirming copy of such notice by a recognized overnight delivery service (charges prepaid), (c) the day following the day (except if not a business day then the next business day) on which the same has been delivered prepaid to a reputable national overnight air courier service, or (d) the third business day following the day on which the same is sent by certified or registered mail, postage prepaid. Notices, demands and communications, in each case to the respective parties, shall be sent to the applicable address set forth below, unless another address has been previously specified in writing:

if to Buyer:	Lawnwood Medical Center, Inc. c/o HCA Real Estate Department 450 East Las Olas Boulevard, Suite 1100 Fort Lauderdale, FL 33301 Attn: John McDonough Email: john.mcdonough@hcahealthcare.com
with a copy to:	Holland & Knight LLP 511 Union Street, Suite 2700 Nashville, Tennessee 37219 Attn: David P. Wright Email: david.wright@hklaw.com
if to Seller:	Mayfair Fort Pierce, LLC 3001 W. Hallandale Beach Blvd #300 Pembroke Park, FL 33009 Attn: Sam Jazayri Tel: 954.981.1154
with a copy to:	Anthony T. Lepore, Esq., P.A. 4101 Albemarle St NW #324 Washington, DC 20016-2151 Attn: Anthony T. Lepore, Esq. Email: anthony@radiotvlaw.net

or to such other address as either party may hereafter designate in writing, and shall be effective upon receipt.

15. Radon. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

[signatures on next page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

LICENSEE:

LAWNWOOD MEDICAL CENTER, INC.,
a Florida corporation

By: _____
(Signature)

Name: Todd Maxwell

Title: Vice President

Date: 12/16/25
[Date must be inserted at time of execution]

LICENSOR:

MAYFAIR FORT PIERCE, LLC,
a Florida limited liability company

By: _____
(Signature)

Name: Yasir Khan

Title: Manager

Date: 1/15/26
[Date must be inserted at time of execution]

EXHIBIT A
DESCRIPTION OF LAND

Property Identification

Site Address:	1801 NEBRASKA AVE
Sec/Town/Range:	16/35S/40E
Parcel ID:	**2416-504-0199-050-6**
Jurisdiction:	Fort Pierce
Land Use Code:	1000 - Vac Comm
Account #:	**25685**
Map ID:	24/16N
Zoning:	Planned De



Legal Description

LAWNWOOD ADDN THAT PART OF LAWNWOOD ADDN MPDAF: BEG INT S R/W NEBRASKA AV AND E R/W S 19 ST (CANAL),TH RUN S 01 25 00 W ALG SD E R/W 837.73 FT TO N R/W OF S LAWNWOOD CIR, TH ELY ALG SD N R/W ON A CURVE CONC NLY DELTA 19 25 59, R OF 95 FT, ARC DIST 32.22 FT,TH S 89 28 42 E 385.02 FT,TH N 01 25 00 E 180 FT,TH N 89 28 42 W 20.04 FT,TH N 01 25 00 E 663.12 FT TO S R/W NEBRASKA AV,TH N 89 28 42 W ALG SD S R/W 395.42 FT TO POB INCL VAC STS AND ALLEYS AS IN OR 265-675 (7.75 AC)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	7.75
Land Size (SF):	337,590

Map



State of Florida, Vantor Powered by Esri

Building Wind Speed

Occupancy Category	**I**	**II**	**III & IV**
Speed	140	160	160

Sources/links:

EXHIBIT B
Development Order

EXHIBIT "C"
Shared Cost Agreement

Kimley»Horn

January 29, 2026

Vennis Gilmore
Historic Preservation Officer/Senior Planner
City of Fort Pierce Planning Department
100 North US 1
Fort Pierce, FL 34950

Re: HCA Florida Lawnwood Hospital Parking Garage
Temporary Construction Laydown Area – Temporary Use Permit
Fort Pierce, FL

Dear Mr. Gilmore,

HCA Florida Lawnwood Hospital plays a vital role in serving the Treasure Coast, providing essential medical services that include a 24/7 emergency department, comprehensive surgical care, and the region's only Level III Neonatal Intensive Care Unit and Level II Trauma Center. These critical services rely on a safe, accessible, and efficiently functioning campus to support the constant flow of patients, staff, and medical personnel.

As the hospital continues to grow and modernize its facilities to meet community needs, the construction of a new parking garage is an important component of improving on-site circulation and supporting uninterrupted medical operations. To accommodate this work, a temporary construction laydown area and dedicated worker parking lot are necessary so that hospital access, patient safety, and daily operations remain unaffected during construction.

In support of this, HCA Florida Lawnwood Hospital is undertaking the construction of a new parking garage to improve on-site parking capacity and better serve patients, staff, and the growing community. During the duration of construction, a temporary construction laydown area will be required to maintain safe and efficient operations. This temporary area will function both as a staging area for construction materials and as a dedicated parking area for construction workers, ensuring that hospital operations remain uninterrupted while essential improvements are made. This area will also be used to store construction office trailers, storage containers, material staging, as well as staging multiple precast concrete double-tee semi-trailers during the parking garage's erection.

The temporary staging area can accommodate approximately 430 spaces. This dedicated area will reduce the impact construction will have on existing hospital parking availability. Its location provides construction personnel with a secure and organized location to park and access the job site.

The peak construction workforce for both the parking garage and the fifth-floor vertical expansion will be approximately 225 workers. Construction for both components is scheduled to run concurrently from February 2026 through March 2027.

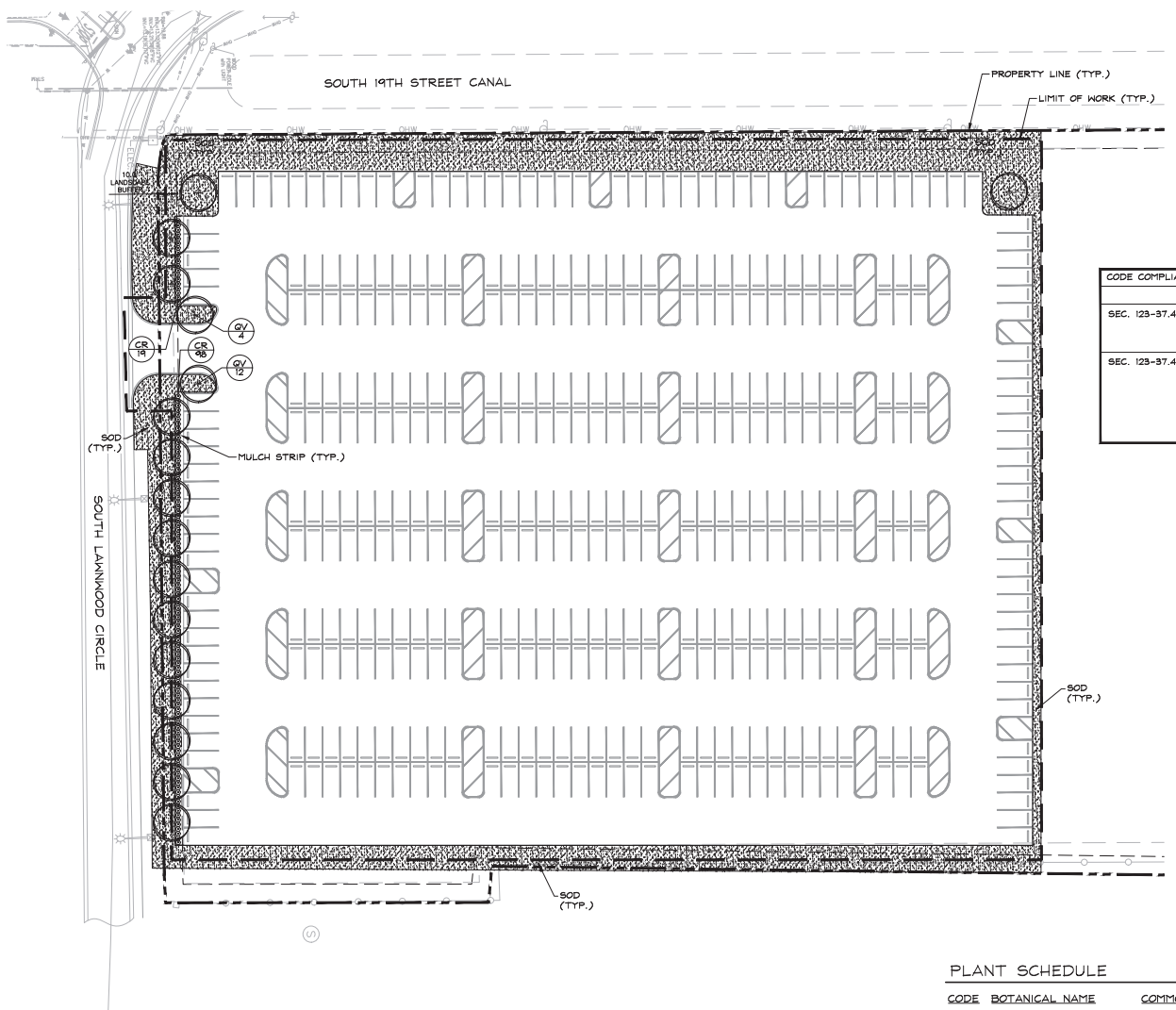
To support this work, the parking area will be constructed using an asphalt pavement section consisting of one inch of asphalt, which is appropriate for its limited use and temporary nature. The lot will be striped for clarity and safe navigation, following the City of Fort Pierce's standards for parking stall dimensions. To support early-morning and evening work schedules, temporary construction lighting will be provided throughout the construction laydown area. For safety and security, a fence will enclose the parcel preventing unauthorized access and protecting both personnel and materials.

This temporary improvement will remain in place only for the duration of the parking garage construction project. Once the garage is complete and operational, the temporary lot will be removed, and the area will be restored.

Sincerely,



Vanesa M. Mahoney, P.E.
Project Manager



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

CODE COMPLIANCE PER CHAPTER 123, ARTICLE II OF THE FORT PIERCE CODE OF ORDINANCES			
		REQUIRED	PROVIDED
SEC. 123-37.4.a	LANDSCAPE STRIPS BETWEEN STREET RIGHT-OF-WAYS AND VEHICULAR USE AREAS SHALL BE AT LEAST 10 FT WIDE FOR LOTS 10,000 SF OR LARGER.	10 FT	10 FT
SEC. 123-37.4.b	LANDSCAPE STRIPS BETWEEN STREET RIGHT-OF-WAYS AND VEHICULAR USE AREAS SHALL INCLUDE AN AVERAGE OF AT LEAST 1 TREE FOR EACH 300 SF OF REQUIRED LANDSCAPE AREA.		
	SOUTH STRIP: 3,691 SF / 300 SF = 13 TREES	13 TREES	13 TREES

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
QV	Quercus virginiana	Southern Live Oak	Cont.	2.5" DBH	12' HT x 5' SPR	17
CODE	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY
SHRUBS						
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Cont.	30" O.C.	24" HT" X 24" SPR.	117
GROUND COVERS						
SOD	Paspalum notatum 'Argentine'	'Argentine' Bahia	Sod			± 24,905 sf

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 MEADOW WAY, SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Tricia Richter
2026.01.28
15:05:52-05'00'

KHA PROJECT	140950052
DATE	JAN. 2026
SCALE	AS SHOWN
DESIGNED BY	BKW
DRAWN BY	BKW
CHECKED BY	TCR
DATE	01/28/2026

HCA FL LAWNWOOD TEMPORARY CONSTRUCTION USAGE AND LAYDOWN YARD
FORT PIERCE FL

LANDSCAPE PLAN

SHEET NUMBER
L1.00

Plotted By: Miller, Kristina Sheet Set: HCA FL Lawnwood Temporary Construction Usage and Laydown Yard Layout: L1.00 LANDSCAPE PLAN January 28, 2026 - 10:13:48am K:\wpb_dresercices\140950052 — hca fl lawnwood hospital parking garage\CADD\plansheets\temporary parking garage 3\L1.00 LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 MEDITA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

NO.	REVISIONS	DATE	BY

Tricia Richter
2026.01.28
15:06:18-05'00'

KHA PROJECT	140950052
DATE	JAN. 2026
SCALE	AS SHOWN
DESIGNED BY	BKW
DRAWN BY	BKW
CHECKED BY	TCR

LANDSCAPE DETAILS

HCA FL LAWNWOOD
TEMPORARY
CONSTRUCTION USAGE
AND LAYDOWN YARD
FORT PIERCE FL

SHEET NUMBER
L1.10

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Kristina Sheet Set: HCA FL Lawnwood Temporary Construction Usage and Laydown Yard Layout: L1.10 LANDSCAPE DETAILS January 28, 2026 10:15:59am K:\Web_dataservices\140950052 - hca fl lawnwood hospital parking garage\CADD\plansheets\temporary parking garage 3\L1.10 LANDSCAPE DETAI

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENTS IN MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA
STAKING/GUYING	FOR ALTERNATE TO DETAILS- SEND PRODUCT DATA, DETAIL

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. 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 WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
2. MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
3. SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG 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. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY, INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL HOLD THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

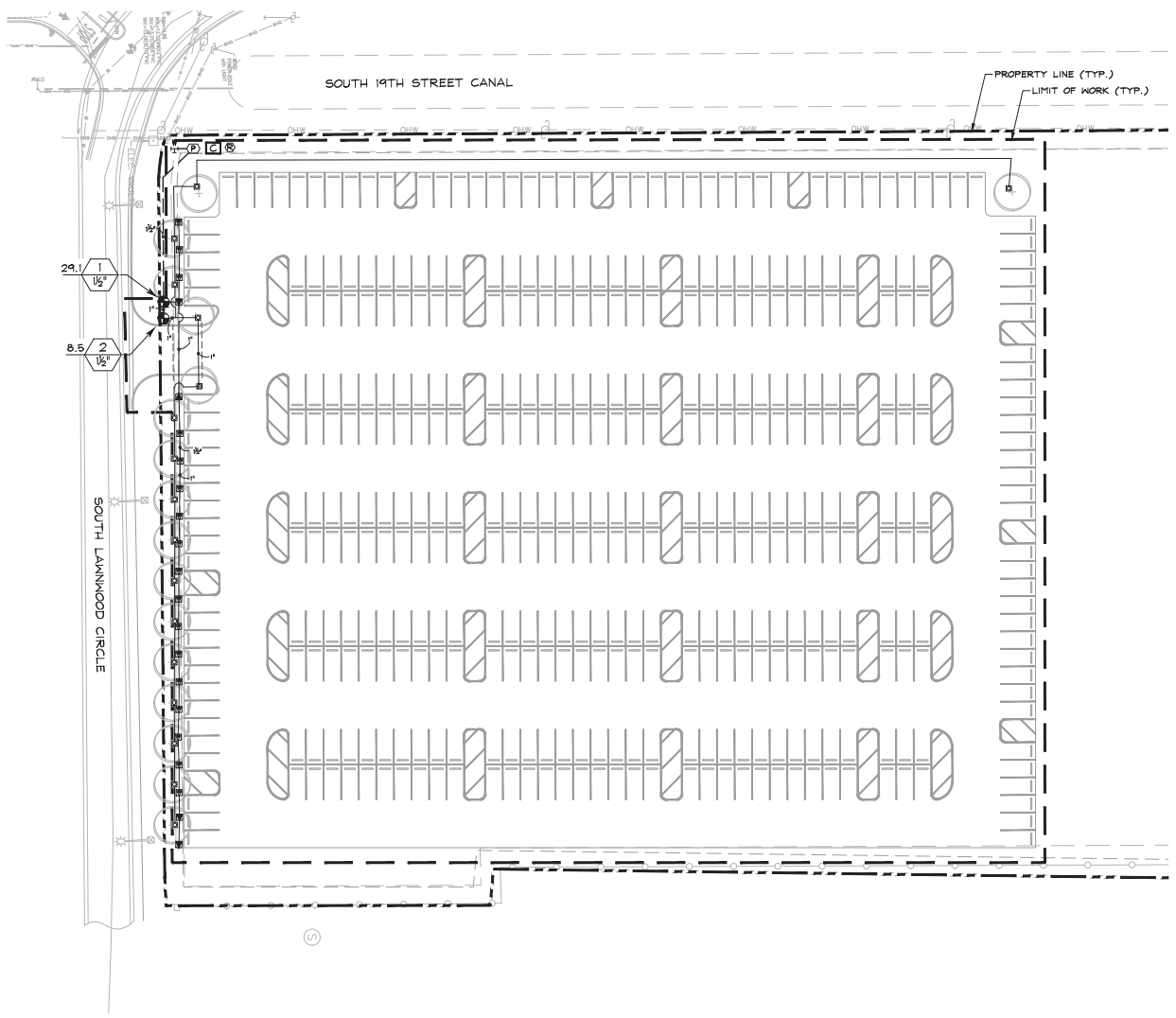
1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Tricia Richter
2026.01.28 15:06:27-05'00'

KHA PROJECT	140950052
DATE	JAN



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	Rain Bird 1812-PRS 15 Strip Series Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet. With Pressure Regulating Device.	21	30
1401 1402 1404	Rain Bird 1402 Flood Flood Bubbler 4in. On flex hose per detail.	17	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB 1in., 1-1/2in., 2in., 3in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	2
C	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1
R	Rain Bird RSD-CEx Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1
P	PUMP 1.5 HP 1 1/2 HP PUMP, SINGLE PHASE, 220V, 11 AMP PUMP TO PROVIDE A MAX OF 32 GPM @40 PSI	1
	Point of Connection 2" Well	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	±1,207 lf
	Irrigation Mainline: PVC Schedule 40	±108.9 lf
	Pipe Sleeve: PVC Schedule 40	AS NEEDED

Valve Callout
#"
Valve Number
Valve Flow
Valve Size

PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL INSTALL ALL IRRIGATION EQUIPMENT IN LANDSCAPE OR TURF AREAS WITHIN PROJECT LIMITS.

REFER TO MASTER IRRIGATION SCHEDULE ON THIS SHEET AND DETAILS ON SHEETS L2.00, L2.01

SLEEVE SIZE SCHEDULE (SCH 40)

PIPE SIZE (or combination of pipe sizes)	SLEEVE SIZE
1"	2"
1½"	4"
2"	4"
3"	6"
4"	8"
6"	12"

IRRIGATION SYSTEM NOTES

1. CONTRACTOR SHALL REFER TO THE IRRIGATION DETAILS, IRRIGATION SCHEDULE, SPECIFICATIONS AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. IRRIGATION QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. ANY SUBSTITUTIONS FOR SPECIFIED IRRIGATION EQUIPMENT MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL FIELD ADJUST LOCATION OF IRRIGATION EQUIPMENT AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL FIELD ADJUSTMENTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
6. IRRIGATION PLAN IS DIAGRAMMATIC. EQUIPMENT SHOWN ON IMPERVIOUS SURFACES IS FOR GRAPHIC CLARITY UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INSTALL ALL EQUIPMENT WITHIN LANDSCAPE AREAS IN PROPERTY LIMITS.

THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE WITH A SOURCE PROVIDING 32 GPM AT 40 PSI.
SPRAY HEAD DESIGN PRESSURE: 30 PSI
BUBBLER DESIGN PRESSURE: 30 PSI

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Tricia Richter
2026.01.28
15:06:37-05'00'

TRICIA C. RICHTER
LICENSED LANDSCAPE ARCHITECT
DATE: 1/28/2026

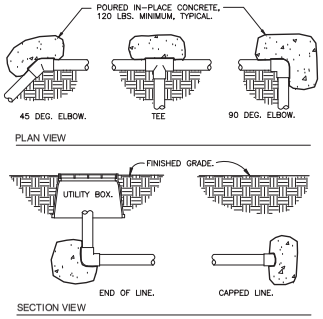
KHA PROJECT 140950052
DATE JAN. 2026
SCALE AS SHOWN
DESIGNED BY BKW
DRAWN BY BKW
CHECKED BY TCR

HCA FL LAWNWOOD TEMPORARY CONSTRUCTION USAGE AND LAYDOWN YARD
FORT PIERCE FL

IRRIGATION PLAN

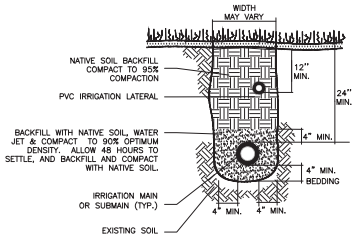
SHEET NUMBER L2.00

Plotted By: Miller, Kristina - Sheet Set: HCA FL Lawnwood Temporary Construction Usage and Laydown Yard - Layout: L2.00 IRRIGATION PLAN - January 28, 2026 - 10:14:15am - K:\web-dev\services\140950052 - hca fl lawnwood hospital parking garage\CADD\planmeets\temporary parking garage 3\L2.00 IRRIGATION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



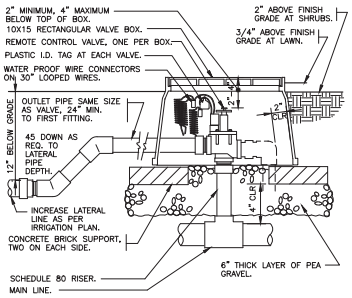
1 THRUST BLOCKING

3/4" = 1'-0" 32 8409.76-01



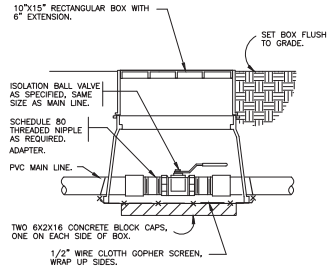
2 TRENCHING DETAIL

NOT TO SCALE 32 8409.76-03



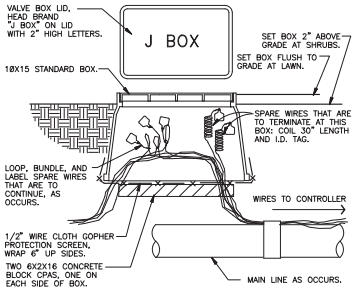
3 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" 32 8406.13-01



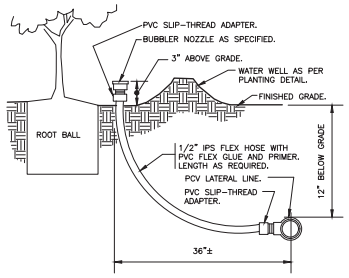
4 BRASS BALL ISOLATION VALVE

1 1/2" = 1'-0" 32 8406.33-02



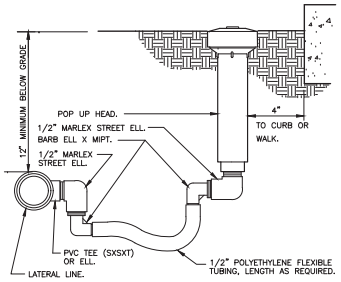
5 WIRE BUNDLE JUNCTION BOX

1 1/2" = 1'-0" 32 8409.79-01



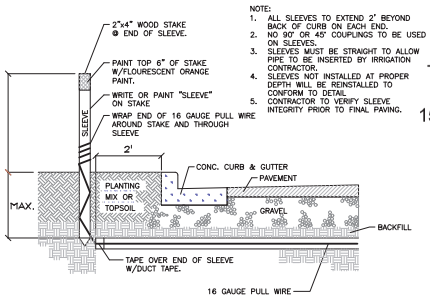
6 BUBBLER ON FLEX HOSE RISER

3" = 1'-0" DETAIL-FILE



7 POP-UP SPRAY FLEX ASSEMBLY

3" = 1'-0" 32 8403.13-02



8 IRRIGATION SLEEVING

NTS

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

Tricia Richter
2026.01.28
15:06:45-05'00'

KHA PROJECT	140950052
DATE	JAN. 2026
SCALE	AS SHOWN
DESIGNED BY	BKW
DRAWN BY	BKW
CHECKED BY	TCR
DATE	1/28/2026

IRRIGATION DETAILS

HCA FL LAWNWOOD TEMPORARY CONSTRUCTION USAGE AND LAYDOWN YARD
FORT PIERCE FL

SHEET NUMBER L2.00

Plotted By: Miller, Katerina Sheet Set: HCA FL Lawnwood Temporary Construction Usage and Laydown Yard Layout: L2.00 IRRIGATION DETAILS January 28, 2026 10:44:27am K:\orl_developer\kha\140950052 - hca fl lawnwood hospital parking garage\CADD\prohatch\temporary parking garage\L2.00 IRRIGATION NOTES
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Well Specification

WS-A. REFERENCE: General Provisions of the Contract, including General, Special and Supplementary Conditions and Division One General Requirements, apply to work specified in this section.

WS-B. DESCRIPTION OF WORK:

A. Furnish all materials, equipment, labor, supervision and all related items necessary to complete this phase of the work as indicated on the drawings and/or specified herein.
B. Capacity. Provide a well with minimum continuing producing capacity as follows: 32 GPM
C. Refer to pump specifications.
D. Extent: of Water well work is shown on drawings.
E. Work: Includes furnishing all materials, equipment, labor, supervisors and all related items necessary to complete this phase of work, as indicated on drawings and specified herein.
F. Water well: Work is based on following criteria:
   1. Type and size of well will be such as to assure a constant flow of water as indicated on irrigation plans.
   2. Water shall be sand free with the minimum amount of iron or tanning possible in a given geographic location.
   3. Driven steel case wells shall be driven to a depth into best rock formation - water bearing stratus.
   4. Rotary drilled well, PVC cased shall be drilled a minimum of 5 inches larger than the casing diameter. Depth as required to obtain the best water quality available in a given geographic location.
   5. A minimum of 20 feet of slotted stainless steel mesh shall extend from bottom of casing and shall be gravel packed. (TREMI-PIPED).
   6. Casing shall be grouted to meet all state well drilling codes.
   7. Applications and permits for drilling and developing wells.
      a. Drilling for final water well depth
      b. Development of wells
      c. Testing and disinfection
      d. Setting of pumps and coordination to provide power for pumps
G. Site inspection: Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Owner's Representative for instructions as to further action. Failure to do so will make Contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.

WS-C QUALITY ASSURANCE:

A. Protecting Water Quality: Take precautions to prevent contaminated water or water having undesirable physical or chemical characteristics from entering stratum from which well is to draw is supply. Prevent contaminated water, gasoline, etc., from entering well either through opening or by seepage through ground surface.
B. Contamination: If well becomes contaminated or water having undesirable physical or chemical characteristics enters well due to neglect, provide casings, seals sterilizing agents or other materials to eliminate contamination or shut off undesirable water. Provide remedial work at no cost to the Owner.
C. Exercise Care: In performance of work to prevent breakdown or caving in of strata overlying that from which water is to be drawn. Develop, pump or bail well until water pumped from well is substantially free from sand.
D. Protect Work: To prevent either tampering with well or entrance of foreign matter. Upon completion, provide temporary well cap.
E. Driller's Requirements: Experienced foreman or driller to be constantly in control of well site and who has authority to take orders from Owner's Representative and, upon request, furnish well drilling information desired by Owner's Representative.
F. Abandonment of Drilling: If it becomes necessary to abandon drillings operations before completion of water producing well, follow regulations for abandonment of well as required by local authorities having jurisdiction. Should abandonment of drilling be necessary due to poor workmanship or negligence on part of the Contractor, no compensations will be allowed. Should abandonment of drilling necessary due to inadequate supply of good quality water, or for such other reason that Owner's Representative deems to be no fault of the Contractor, compensation for work will be based a unit prices in contract.

WS-D SUBMITTALS:

A. Shop Drawings: Submit in accordance with General Conditions of the Contract for construction. Shop drawings shall include manufacturer's product specifications and installation instructions. Include other data as may be required to show compliance with these specifications. Distribute an additional copy of each installation instruction to the installer.
B. Samples, Records and Reports: Take samples of sub-strata formation at ten-foot intervals and at changes in formation throughout entire depth of well. Furnish samples of water-bearing formation to qualified testing laboratory and well screen manufacturer for mechanical sleeve analysis.
C. Provide Owner's Representative the following information for record purposes:
   8. Casing - diameter, thickness, weight per foot of length, depth below grade
   9. Screen - diameter, opening size
   10. Pumping test - static water level, maximum safe yield, drawn down at maximum yield
   11. Log - formation log indication strata encountered
   12. Alignment - certification that well is aligned and plumb within specified tolerances
D. Salt Content: If well driller has knowledge that salt content may be present at 2' plat well will be drilled not to exceed 700 P.P.M. salt content.
E. Submit Manufacturer's specifications: installation and start-up instructions, characteristics performance curves with selection points clearly indicated, shop drawings, wiring diagrams, and maintenance data including spare parts lists, for each types in each of the following.

WS-E WARRANTY: Provide warranty covering all material, workmanship and performance of well for a period of one (1) year after Final Acceptance.

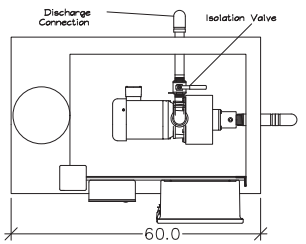
Irrigation Pump Station Specification

I. Manufacturer and Model
The pump control station for this project will be manufactured by Irrigation Craft (Ft. Lauderdale, Florida 954-771-9353).The pump control station shall be Listed under two Underwriters Laboratories sections as follows:
   A. UL 508A - Enclosed Industrial Control Panel -File Number E208950.
   B. UL QCZJ - Packaged Pumping System -File Number E143693.

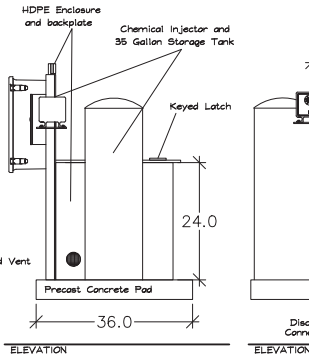
II.General Description
This document describes a UL listed skid mounted pumping system with electrical controls, pipe manifolds, valves, and all accessories described herein. The pump station shall be assembled in a workman like manner with consideration given to convenience of use, maintenance, and future repairs. All intended features shall work properly and reliably. All materials exposed to the weather shall be corrosion resistant and shall not be harmed by spraying water. All components mountings shall be sturdy and solid, with sufficient clearance to safely access, operate, and repair without significant disassembly of other components. The station shall be manufactured, tested, then shipped to the site.

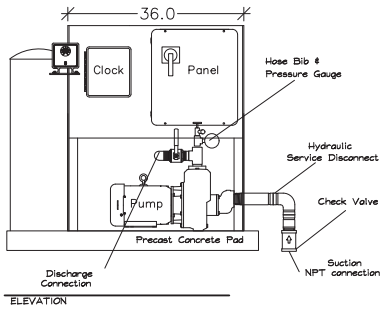
III.Components
A. Electrical and Controls
1. ELECTRICAL REQUIREMENTS: The control panel shall be designed to operate on available 1 or 3 Phase 60 Hertz site power. The entire load presented to the electrical service by the pump station shall be: 11 amps @ 220 volts/single Phase
2. ELECTRICAL ENCLOSURE & MOUNTING: The control panel enclosure shall be fiberglass, NEMA 4X, with stainless steel hardware. All panel penetrations shall maintain the NEMA 4X rating. This enclosure shall be mounted on the outer wall of the station enclosure.
3. DISCONNECT: The control panel will have a door interlock disconnect preventing the enclosure door from being opened unless the power is first turned off. This disconnect shall be a molded case circuit breaker with a minimum AIR rating of 18,000 amps @ 480 volts AC.
4. CLOCK DEMAND: The pump shall be turned on and off by the irrigation controller.
5. PILOTS: All pilot operators and trouble indication pilot lights shall be mounted on the outside of the control panel door, and shall be engraved labels, 1 per device.
6. FUSELESS: No fuses shall be used anywhere in the pump station unless part of customer requested equipment such as irrigation controllers.
7. VOLUTE: When the pump volute reaches a temperature of 110 degrees F continuously for 45 seconds while the pump is running, the pump shall be turned off. The pump shall not restart until the RESET button is depressed. A labeled pilot light mounted on the outside of the control panel door shall indicate that a VOLUTE alarm has occurred.
8. OVERLOAD: The pump motor shall be protected against overload per NEC and UL section 508. When an overload condition is detected, the pump motor will be turned off. The pump motor shall not restart until the reset button on the Overload Module is depressed. A labeled pilot light mounted on the outside of the control panel door shall indicate that an OVERLOAD alarm has occurred.
9. HAND-OFF-AUTO (HOA) SWITCH:
HAND - Pump ON, flow safeties are by-passed except VOLUTE sensor.
OFF - Pump OFF - Pump cannot start.
AUTO - Pump starts automatically all safeties are active.
10.RESET PUSHBUTTON: The RESET PUSHBUTTON shall reset the VOUTE alarm condition.
11.LOW VOLTAGE CONTROLS, LED LAMPS: All sensors inside and outside the control panel, all pilot lights, and all door mounted hardware shall be powered with less than 30 volts. All pilot lamps shall be mounted on the control panel door exterior and shall utilize LED lamps, incandescent lamps shall not be used.
12.CONTROL CIRCUIT PROTECTION: All controls shall receive power from an isolation transformer mounted in the control panel. This transformer shall be protected on both primary and secondary sides against short circuit, ground fault, and overload by means of properly sized and trip curve designed circuit breakers. Both primary and secondary sides of the transformer shall include properly sized Metal Oxide Varistors installed @line to line".
13. VOLUTE HEAT SENSOR: The heat sensor body shall be machined as one piece from brass stock. The sensor shall provide a single non-adjustable set-point of 110oF with 5% accuracy. The sensor shall insert directly into the pump volute.

B. HDPE Enclosure
The pump and manifold shall be enclosed with ½" thick black Starlight XL including a hinged lid with stays to safely and maintain the open position. The enclosure lid shall be securely locked with a locking aluminum latch mechanism. The control panel and irrigation controller shall be mounted on an aluminum control rack and shall be accessible without opening the pump enclosure. All exposed equipment shall be rated for outdoor use.
C. Pump & Motor
The pump will be a Horizontal, End Suction, Close Coupled, Self Priming, Cast Iron Case with Brass Impeller, as provided by Irrigation Craft. The pump shal provide 32gpm at 40psi station discharge. The pump will be driven by a 3 horsepower ODP motor.
D. Pump Manifold
The pump manifolds shall be constructed of schedule 40 galvanized steel. The manifolds shall be rigid and shall include a priming bib, stainless steel glycerin filled pressure gauge, ball or butterfly isolation valve and 2"brass poppet style intake check valve. Both intake and discharge manifolds shall make provision to be adapted to solvent weld PVC piping.
E. Irrigation Controller & Rain Switch
The irrigation controller shall be a Rain Bird ESPMME3, 4 station, hybrid modular outdoor controller. The controller shall be mounted on an aluminum control rack integral to the pump enclosure. The controller shall be hardwired to the field with #16 stranded wires, numbered and color coded, contained in a UL listed, UF direct burial jacket. This direct burial cable shall continue just outside the station into a splice box. Field wiring connections shall be made utilizing approved waterproof connections inside this splice box. The rain switch shall be a Rain Bird RSD type and shall be mounted at eight feet on a rigid conduit secured to the station.
F. Chemical Injection System
A chemical injection system shall be built into the pump station. The injection pump shall be powered from the pump station control panel with proper circuit protection operating only when and if the pump operates. The system shall include an injector pump, 35 gallon storage tank, and other required equipment. The injection pump shall be mounted on the aluminum control rack secured to the pump enclosure, the chemical storage tank on the concrete pad adjacent to the enclosure. The irrigation contractor shall provide chemicals for the injection system as needed to reduce rust staining during initial system start up and operation.
G. Concrete Pad, Delivery & Installation
The station manufacturer shall deliver the pump station with and bolted to a concrete pad. The irrigation contractor shall install a 2" schedule 40 PVC intake line per the installation detail sheet and connect the pump station discharge to the irrigation mainline. The site electrician shall install electrical service to the pump station.
H. Operation Manual
The station manufacturer shall provide an operating manual upon request. This manual shall be specifically written for the station. This manual shall contain at minimum the following: Explanation of station operation, control wire schematic, trouble-shooting guide, manufacturer's name, address, and telephone numbers, wire tightening torque values for supply connections.
I. Start-up & Calibration
The pump station manufacturer shall provide on site Start-up and Calibration services after the equipment is installed.
J. Warrantee
The station manufacturer shall provide a warrantee covering labor and materials, both to the contractor and also directly to the property owner, for a period of one year excepting normal maintenance, abuse, vandalism, and natural disasters such as flood, hurricane, lightning, wind, etc. Consequential damages due to station malfunctions shall not covered by this warrantee.



NOTE:
1. PUMP EQUIPMENT IS TO BE SECURED TO THE CONCRETE PAD BY STAINLESS STEEL EXPANSION BOLTS OR AS REQUIRED BY FLORIDA BUILDING CODE.
2. ALL MOUNTING STRUTS, PANELS, AND FASTENERS TO BE CORROSION RESISTANT.
3. THIS SCHEMATIC DETAIL WAS PROVIDED BY IRRIGATION CRAFT (954)771-9353





10 IRRIGATION PUMP STATION
ELEVATION, PLAN
SCALE: NO SCALE

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0855 FAX: 561-478-0754
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

Tricia Richter
2026.01.28
15:06:54-05'00'

KHA PROJECT 140950052
DATE JAN. 2026
SCALE AS SHOWN
DESIGNED BY BKW
DRAWN BY BKW
CHECKED BY TCR
DATE: 01/28/2026

HCA FL LAWNWOOD TEMPORARY CONSTRUCTION USAGE AND LAYDOWN YARD
FORT PIERCE FL

IRRIGATION DETAILS

SHEET NUMBER L2.01

Plotted By:Miller, Katerina Sheet Set:HCA FL Lawnwood Temporary Construction Usage and Laydown Yard Layout:L2.01 IRRIGATION DETAILS January 28, 2026 - 10:14:28am K:\orl_drawings\kha\140950052 - hca fl lawnwood hospital parking garage\CADD\plansheets\temporary parking garage 3.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Miller, Adrienne - Sheet Set: HCA FL Lawnwood Temporary Construction Usage and Laydown Yard - Layout: L2.02 IRRIGATION NOTES - January 28, 2026 - 10:14:29am - K:\work_classes\KHA\140950052 — hca fl lawnwood hospital parking garage\CADD\standards\temporary parking garage\L2.02 IRRIGATION NOTES.d
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

UNDERGROUND IRRIGATION SYSTEM

PART I: GENERAL

1.01 SCOPE

A. The work covered by this specification shall include the furnishing of all labor, materials, tools and equipment necessary to perform and complete the installation of an automatic irrigation system as specified herein and as shown on the drawings and any incidental work not shown or specified which can reasonably be determined to be part of the work and necessary to provide a complete and functional system.

B. The work covered by this specification also includes all permits, federal, state and local taxes and all other costs, both foreseeable and unforeseeable at the time of construction.

C. No deviation from these specifications, the accompanying drawings, or agreement is authorized or shall be made without prior written authorization signed by the Owner or his duly appointed representative.

1.02 QUALITY ASSURANCE

A. Installer Qualifications: A firm specializing in irrigation work with not less than five (5) years of experience in installing irrigation systems similar to those required for this project.

B. Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

C. Inspection of Site: The Contractor shall acquaint himself with all site conditions, including underground utilities before construction is to begin. Contractor shall coordinate placement of underground materials with contractors previously working underground in the vicinity or those scheduled to do underground work in the vicinity. Contractor is responsible for minor adjustments in the layout of the work to accommodate existing facilities.

D. Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damages be incurred, this Contractor shall repair the damage to its original condition at his own expense. Any disruption, destruction, or disturbance of any existing plant, tree, shrub, or turf, or any structure shall be completely restored to the satisfaction of the Owner and his representatives, solely at the Contractor's expense.

E. Protection of Work and Property: The Contractor shall be liable for and shall take the following actions as required with regard to damage to any of the Owner's property.

1. Any existing building, equipment, piping, pipe coverings, electrical systems, sewers, sidewalks, roads, grounds, landscaping or structure of any kind (including without limitation, damage from leaks in the piping system being installed or having been installed by Contractor) damaged by the Contractor, or by his agents, employees, or subcontractors, during the course of his work, whether through negligence or otherwise, shall be replaced or repaired by Contractor at his own expense in a manner satisfactory to Owner, which repair or replacement shall be a condition precedent to Owner's obligation to make final payment under the Contract.

2. Contractor shall also be responsible for damage to any work covered by these specifications before final acceptance of the work. He shall securely cover all openings into the systems and cover all apparatus, equipment and appliances, both before and after being set in place to prevent obstructions on the pipes and the breakage, misuse or disfigurement of the apparatus, equipment or appliance.

3. All trenching or other work under the leaf canopy of any and all trees shall be done by hand or by other methods so that no branches are damaged in any way.

   Buildings, walks, walls, and other property shall be protected from damage. Open ditches left exposed shall be flagged and barricaded by the Contractor by approved means. The Contractor shall restore disturbed areas to their original condition.

4. The Contractor shall be responsible for requesting the proper utility company to stake the exact location of any underground lines including but not limited to electric, gas, telephone service, water, and cable.

   The Contractor shall take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be completely repaired to its original condition, at no additional cost to the Owner.

5. The Contractor shall request the Owner, in writing, to locate any private utilities (i.e., electrical service to outside lighting) before proceeding with any excavation. If, after such requests and necessary staking, private utilities which were not staked are encountered and damaged by the Contractor, they shall be repaired by the Owner at no cost to the Contractor. If the Contractor damages staked or located utilities, they shall be repaired at the Contractor's expense.

F. Codes and Inspections: The entire installation shall comply fully with all local and state laws and ordinances and with all established codes arrange for all necessary inspections and shall pay all fees and expenses in connection with same, as part of the work under this Contract. Upon completion of the work, he shall furnish to the "Owner" all inspection certificates customarily issued in connection with the class of work involved.

G. The Contractor shall keep on his work, during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Owner, or Owner's representative.

H. The superintendent shall represent the Contractor in his absence and all directions given to him shall be as binding as if given to the Contractor.

I. The Owner's Landscape Architect or designated individual shall have full authority to approve or reject work performed by the Contractor. The Owner's Authorized Representative shall also have full authority to make field changes that are deemed necessary.

J. Final Acceptance: Final acceptance of the work may be obtained from the Owner upon the satisfactory completion of all work. Acceptance by the Landscape Architect and/or Owner in no way removes the Contractor of his responsibility to make further repairs, corrections and adjustments to eliminate any deficiencies which may later be discovered.

K. Guarantee: All work shall be guaranteed for one year from date of final acceptance against all defects in material, equipment and workmanship to the satisfaction of the Owner. Repairs, if required, shall be done promptly at no cost to the Owner.

1. The guarantee shall also cover repair of damage to any part of the premises resulting from leaks or workmanship, to the satisfaction of the Owner. The Contractor shall not be responsible for work damaged by others. Repairs, if required, shall be done promptly. The guarantee shall state the name of the Owner, provide full guarantee terms, effective and termination date, name and license number of Contractor providing guarantee, address, and telephone number. It shall be signed by the chief executive of the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

2. If, within ten (10) days after mailing of written notice by the Owner to the Contractor requesting repairs or replacement resulting from a breach of warranty, the Contractor shall neglect to make or undertake with due diligence to make the same, the Owner may make such repairs at the Contractor's expense; provided, however, that in the case of emergency where, in the judgment of the Owner, delay would cause serious loss or damage, repairs or replacement may be made without notice being sent to the Contractor, and Contractor shall pay the cost thereof.

L. The Contractor shall provide full, 100% irrigation coverage in all areas designed with proposed plantings, in accordance with the site's governing permitting requirements and as designed.

M. On-site Observation: At any time during the installation of the irrigation system by the Contractor, the Owner or Landscape Architect may visit the site to observe work underway. Upon request, the Contractor shall be required to uncover specified work as directed by the Owner or material, workmanship or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.

N. Workmanship: All work shall be installed by qualified, skilled personnel, proficient in the trades required, in a neat, orderly, and responsible manner with recognized standards of workmanship. The Contractor shall have had considerable experience and demonstrated ability in the installation of sprinkler irrigation systems of this type.

1.04 SUBMITTALS

All materials shall be those specified and/or approved by the Landscape Architect.

A. Product Data: After the award of the Contract and prior to beginning work, the Contractor shall submit for approval by the Owner and Landscape Architect, two copies of the complete list of materials, manufacturer's technical data, and installation instructions which he proposes to install.

B. Commence no work before approval of material list and descriptive material by the Landscape Architect.

C. Record Drawings: The Contractor shall record on reproducibles, all changes that may be made during actual installation of the system. Provide controller sequencing and control valve locations.

1. Immediately upon installation of any piping, valves, wiring, sprinklers, etc., in locations other than shown on the original drawings or of sizes other than indicated, the Contractor shall clearly indicate such changes on a set of blueline prints. Records shall be made on a daily basis. All records shall be neat and subject to the approval of the Owner.

2. The Contractor shall also indicate on the record prints the location of all wire splices, original or due to repair, that are installed underground in a location other than the controller pedestal, remote control valve box, power source or connection to a valve-in-head sprinkler.

3. These drawings shall also serve as work progress sheets. The Contractor shall make neat and legible notations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for review and shall be kept in a location designated by the Owner's Representative.

4. Progress payment request and record drawing information must be approved by Landscape Architect before payment is made.

5. If in the opinion of the Owner or his representative, the record drawing information is not being properly or promptly recorded, construction payment may be stopped until the proper information has been recorded and submitted.

6. Before the date of the final site observation and approval, the Contractor shall deliver one set (copies) of reproducible record drawing plans and notes to the Landscape Architect. Record drawing information shall be approved by the Landscape Architect prior to submittal to Owner for final payments, including retentions.

D. Operations and Maintenance Manuals: The Contractor shall prepare and deliver to the Owner, or his designated representative within ten (10) calendar days prior to completion of construction, a hard cover binder with three rings containing the following information:

1. Index sheet stating the Contractor's address and business telephone number, list of equipment with name(2) and address(es) of local manufacturer's representative(s).

2. Catalog and parts sheets on every material and equipment installed under this Contract.

3. Complete operating and maintenance instruction on all major equipment. Include initial controller schedule and recommended schedule after establishment period.

4. Demonstrate to and provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Owner, or his designated representative at the conclusion of the project that this service has been rendered.

1.05 EXPLANATION OF DRAWINGS

A. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings and sleeves which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such offsets, fittings and sleeves as may be required to meet such conditions.

B. The drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features. Deviations shall be brought to the Landscape Architects attention.

C. All work called for a on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

D. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been known in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect. In the event that notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

E. If, in the opinion of the Landscape Architect, the labor furnished by the Contractor is incompetent, unskilled, or unreliable, his equipment inadequate, improper or unsafe, or if the Contractor shall fail to continuously and diligently execute the construction, the Landscape Architect or Owner shall, in writing, instruct the Contractor to remove all such causes of noncompliance and the Contractor shall promptly comply.

F. The Contractor shall be responsible for full and complete coverage of all irrigation areas. The Landscape Architect shall be notified of any necessary adjustments at no additional cost to the Owner. Any revisions to the irrigation system must be submitted and answered in written form, along with any change in Contract price. Layout may be modified, if necessary to obtain coverage. Spacing not to exceed 60% of the diameter.

PART II: PRODUCTS

2.01 MATERIALS

Material and equipment shall be supplied by the Contractor. No substitutions shall be allowed without the prior written approval of the Owner/Landscape Architect. The Contractor shall inspect all materials and equipment prior to installation, and defective materials shall be replaced with the proper materials and equipment. Those items used in the installation found to be defective, improperly installed or not as specified, shall be removed and the proper materials and equipment installed in the proper manner, as interpreted by the Owner/Landscape Architect. The Contractor shall remove all damaged and defective pipe and equipment from the site.

2.02 PIPING

A. General Provisions: All materials throughout the system shall be new and in perfect condition unless otherwise directed by the Landscape Architect.

B. Polyvinyl Chloride Pipe (PVC): (Where indicated on plan, use non-potable purple piping.)

1. Laterals: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220. All lateral piping less than 3" in diameter shall be Class 200 SDR-21.

2. Main Line Under Pressure: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220, Schedule 40 with belled end for solvent weld connection.

3. Pipe Markings: All PVC pipe shall bear the following markings:
   - o Manufacturer's Name
   - o Nominal Pipe Size
   - o Schedule or Class
   - o Pressure Rating of PSI
   - o NSF (National Sanitation Foundation) Approval
   - o Date of Extrusion

2.04 PVC JOINTS

Joints in PVC pipe smaller than 3" shall be solvent welded in accordance with the recommendations of the pipe manufacturer; the solvent cleaner and welding compound furnished with the pipe.

2.05 THREADED CONNECTIONS

A. Threaded PVC connections shall be made up using Teflon tape only.

B. Connection between mainline pipe fittings and automatic or manual control valves shall be made using Schedule 80 threaded fittings and nipples.

2.06 SOLVENT CEMENT

A. General: Provide solvent cement and primer for PVC solvent weld pipe and fittings recommended by the manufacturer. Pipe joints for solvent weld pipe to be belled end. Pipe joints for gasketted pipe to be intrical ring type. Insert gaskets will not be accepted.

B. Thrust Blocks: Main line piping 3" or greater in diameter shall have thrust blocks sized and placed in accordance with the pipe manufacturer's recommendations or, in the absence of specified recommendations by the pipe manufacturer. 3000 PSI concrete thrusts shall be properly installed at tees, elbows, 45's, crosses, reducers, plugs, caps and valves.

2.07 PIPE AND WIRE SLEEVES

A. Sleeves to be installed:

1. The Contractor shall install irrigation system pipe and wire sleeves conforming to the following:

   a. All pipe sleeves shall extend a minimum of 36" beyond the edges of pavement.

   b. All pipe sleeves to be installed beneath future/existing road surfaces shall be PVC pipe Schedule 40 or jack and bore steel pipe as per FDOT specifications, and as shown on plans.

   c. All irrigation system wires shall be sleeved seperately from main or lateral lines.

   d. All pipe sleeves shall be installed at the minimum depth specified for main lines, lateral lines, and electric wire.

   e. Contractor shall coordinate all pipe sleeve locations and depths prior to initiating installation of the irrigation system.

2.08 SPRINKLER HEADS

A. Spray Sprinklers: The sprinkler shall be a fixed spray type designed for in-ground installation. The nozzle shall elevate 6" (or as designated on plan) when in operation. The body of the sprinkler shall be constructed of non-corrosive heavy duty Cycolac. A filter screen shall be in the nozzle piston. All sprinkler parts shall be removable through the tip of the unit by removal of a threaded cap.

Riser mounted spray shall be as indicated on the plans. The sprinkler shall consist of a nozzle and body. The body of the riser-mount sprinkler shall be constructed of non-corrosive materials. A core strainer shall be a separate part with the nozzle assembly to allow for easy flushing of the sprinkler. Maximum working pressure at the base of the sprinkler shall be 40 PSI.

(continued...)

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-478-0754
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

Tricia Richter
2026.01.28
15:07:02-05'00'

KHA PROJECT 140950052
DATE JAN. 2026
SCALE AS SHOWN
DESIGNED BY BKW
DRAWN BY BKW
CHECKED BY TCR
DATE 01/28/2026

HCA FL LAWNWOOD TEMPORARY CONSTRUCTION USAGE AND LAYDOWN YARD
FORT PIERCE FL

IRRIGATION NOTES

SHEET NUMBER L2.02

2.09 AUTOMATIC CONTROL VALVE

The automatic remote control valves shall be as specified on the plans, or approved equal.

2.10 GATE VALVES

A. Gate valves for 3/4" through 2-1/2" shall be of brass or bronze construction, solid wedge, IPS threads, non-rising stem with wheel operating handle, for a continuous working pressure of 150 PSI.

B. Gate valves for 3" and larger: Iron body, brass or bronze mounted AWWA gate valves, with a clear waterway equal to the full nominal diameter of the valve, rubber gasket for a continuous working pressure of 150p PSI. Valve shall be equipped with a square operating nut.

2.11 VALVE BOXES

A. For gate valves, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.

B. For control valves 3/4" through 2", the drip valve assemblies, use AMETEK #10-181-014 box with #10-181-015 locking lid, or sized as necessary to effectively house the equipment

C. For control wiring splices, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.

2.12 IRRIGATION WIRING

A. Wiring used for connecting the electric control valves to the controllers shall be Type UF, 600 volt, single strand, solid copper with PVC insulation 4/64" thick. Size shall be 14 gauge, red for "hot" or lead wires, and common wire to be 14 gauge, white in color.

B. Contractor shall perform an ohm test on ground to assure adequate protection against surges and indirect lightning strikes.

2.13 MISCELLANEOUS MATERIALS

A. Drainage Backfill: Cleaned gravel or crushed stone, graded from 1" maximum to 3/4" minimum.

B. Metalized Underground Tape: The detectable, underground utility marking tape shall consist of a minimum: 5 mil (0.005") overall thickness; five-ply composition; ultra-high molecular weight, 100% virgin polyethylene; acid, alkaline and corrosion resistant; with no less than 150 pounds of tensile break strength per 6" width; color-code impregnated with color stable, lead-free, organic pigments suitable for direct burial. Tapes utilizing reprocessed plastics or resins shall not be acceptable. The detectable, underground utility marking tape shall have a 35 gauge (0.0035") solid aluminum foil, core encapsulated within a 2.55 mil (0.00255") polyethylene backing and a 0.6 mil (0.006") PET cover coating. The laminate on each side shall consist of a 0.75 mil (0.00075") layer of hot LPDE, poly-fusing the "sandwich" without use of adhesives.

2.14 AUTOMATIC CONTROL SYSTEM

An Independent Station Controller: Furnish a solid state controller, as specified on the plans. Each station shall be capable of timing from zero (0) minute to 99 minutes per station in one (1) minute increments.

Each station shall be capable of operating two (2) 7VA electric valve-in-head solenoids.

The stand-alone controller shall have two (2) possible programs.

The stand-alone controller shall provide global percentage increase/decrease (water budget) for all stations simultaneously, from ten (10) to two hundred (200) percent, in ten (10) percent increments.

All stations shall be able to be turned on/off manually buy operating timing mechanism or by manual switch at station output.

The stand-alone controller shall incorporate an integral MOV surge protection into the terminal block for each of its 24 VAC field wire outputs. Controller power input wires will also incorporate surge protection.

The control panel shall provide continuous display time. It shall have alphanumeric displays of descriptive English menus and legend identifiers with cursor selection of function and precision value adjustment by rotary dial input.

The stand-alone controller shall be UL listed and FCC approved.

The stand-alone controller shall have 117 VAC, 60 Hz input, 26.5 VAC, 60 Hz output for operating 24 VAC solenoids.

The stand-alone controller cabinet shall be a lockable and weather-resistant outdoor cabinet. Mount as noted on plans.

The controller shall be equipped with lightening protection, by the Contractor, on both the primary (120v) and each secondary (24v) circuit. The controller circuits shall be grounded to a copper clad grounding rod located at each controller.

The controller shall be equipped for a water conservation device. as specified.

PART III: EXECUTION

3.01 INSPECTION

The Contractor shall examine the areas and conditions under which landscape irrigation system is to be installed and notify the Landscape Architect in writing of conditions detrimental to the proper and timely completion of the work. The Contractor shall proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect.

3.02 PREPARATION

The Contractor shall provide sleeves to accommodate piping under walks or paving. The Contractor shall coordinate with other trades and install to accurate levels prior to paving work. Cutting and patching of paving and concrete will not be permitted. The Contractor shall maintain all warning signs, shoring, barricades, flares and red lanterns, as required by any local codes, ordinances or permits.

3.03 TRENCHING AND BACKFILLING

A. Excavation: The Contractor shall stake out the location of each run of pipe, sprinkler heads, sprinkler valves and isolation valves prior to trenching. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space or backfilling and tamping. Trenches for pipe shall be cut to required grade lines, and compacted to provide accurate grade and uniform bearing for the full length of the line. The bottom of the trenches shall be free of rock or other sharp edged objects. Minimum cover shall be as follows:

Pipe and Wire Depth

Pressure Mainline	18" at top of pipe from Finish Grade
Lateral Piping (rotar)	12" at top of pipe from Finish Grade
Lateral Piping (pop-up)	12" at top of pipe from Finish Grade
Control Wiring	Side of main Line

B. Minimum Clearances: All pipelines shall have a minimum clearance of six inches from each other and from lines of other crafts. Parallel lines shall not be installed directly over one another. No lateral line shall be installed in the main-line trench.

3.04 INSTALLATION OF PIPING

A. PVC Pipe and Joints: The Contractor shall not install solvent wild pipe when air temperature is below 40e F. Installation shall be in accordance with the manufacturer's instructions.

1. Only the solvent recommended by the pipe manufacturer shall be used. All PVC pipe and fittings shall be installed as outlined and instructed by the pipe manufacturer, and it shall be the Contractor's full responsibility to make arrangements with the pipe manufacturer for any field assistance that may be necessary. The Contractor shall assume full responsibility for the correct installation.

3.05 BACKFILLING PROCEDURES

Initial backfill on PVC lines shall be pulverized native soil, free of foreign matter. Within radius of 4" of the pipe shall be clean soil or sand. Plant locations shall take precedence over sprinkler and pipe locations. The Contractor shall coordinate the location of trees and shrubs with the routing of lines and final head locations.

A. Backfill and Compaction: The Contractor shall leave trenches slightly mounded to allow for settlement after the backfilling is completed. The Contractor shall clean the site of the work continuously of excess waste materials as the backfilling progresses, and leave in a neat condition. No trenches shall be left open for a period of more than 48 hours. Protect open trenches as required.

The Contractor shall carefully backfill excavated materials approved for backfilling, consisting of earth, loam, sand, and other approved materials, free of rock and debris over 1" in size. Backfill shall be compacted to original density of surrounding soil without dips, sunken areas, or irregularities.

The Contractor shall conform to DOT requirements for methods and required compaction percentages, for roads and paving.

The Contractor shall hand place the first 6" of backfill (or to top of pipe) and have it walked on so as to secure the position of the pipe and wire.

No wheel rolling will be allowed. The Contractor shall remove rock or debris extracted from backfill materials and dispose of offsite. The Contractor shall fill any voids left in backfill with approved backfill materials.

B. Existing Lawns: Where trenching is required across existing lawns, uniformly cut strips of sod 6" wider than trench. The Contractor shall remove sod in rolls of suitable size for handling and keep moistened until replanted. The Contractor shall replant sod within 48 hours after removal, roll and water generously. The Contractor shall resod any areas not in healthy condition equal to adjoining lawns 10 days after replanting.

C. Seeded Area: Trenching will be required across existing seeded areas, primarily roadway edging. The Contractor shall conform to the requirements of seeding, Section 02930 for the reseeding of the disturbed trench area.

D. Pavements: Jack and bore or directional bore piping under paving materials as per local regulatory codes. No cutting and patching of pavement will be permitted.

3.06 VALVES

A. Isolation Valves: Shall be sized corresponding to adjacent pipe size. Specified valve boxes shall be installed flush with finish grade in such a manner that surface forces applied to their exposed area will not be transmitted to the piping in which the valve is installed nor any other piping, wiring or other lines in the vicinity of said valves.

B. Gate Valves: Install where shown, in valve boxes.

C. Electric Control Valves: Shall be installed in specified valve boxes. The valve shall have 6" of 3/4" pea gravel installed below the bottom of the valve. If the valve box does not extend to the base of the valve, a valve box extension shall be installed. Electric control valves shall be installed where shown and grouped together where practical. The Contractor shall place no closer than 24" to walk edges, bikeway edges, buildings and walls. The Contractor shall adjust the valve to provide flow rate or rated operating pressure required for each sprinkler circuit.

3.07 CONDUIT AND SLEEVES

A. Conduit and Sleeves for Control Wiring and Main/Lateral Pipe: The Contractor shall provide and install where necessary. Contractor shall coordinate locations of previously installed sleeving with the General Site Contractor.

The Contractor shall coordinate installation of sleeves with work of other disciplines.

3.08 CONTROLS

A. The Contractor shall correct electric control valves to controllers in a clockwise sequence to correspond with station settings beginning with Stations 1, 2, 3, etc. Automatic controllers shall be provided and installed by the Contractor as noted on the drawings. All zones will be labeled on the controller.

B. Controllers shall be equipped with lightning protection and grounded to a standard 5/8" copper clad steel ground rod driven a minimum of 8' into the ground and clamped.

C. The electrical service to the controllers shall be performed by an electrical subcontractor in compliance with NEC requirements.

3.09 CONTROL WIRE

A. Control wiring between the controller and electric valves shall be buried in main line trenches or in separate trenches. Electrical connection at valve will allow for pigtail so solenoid can be removed from valve with sufficient slack to allow ends to be pulled 12" above ground for examination and cleaning.

B. An expansion loop shall be provided at every valve at 100' o.c. Expansion loop shall be formed by wrapping wire at least eight times around a 3/4" pipe and withdrawing pipe.

C. The wire shall be bundled and taped every ten feet. The wire shall be laid in the trench prior to installing the pipe being careful to install wire beneath and 6" to the side of the main pipe line.

D. Electrical connections to electric control valves shall be made with Rainbird Pen-Tite or Techdel GT-3-GEL - Tite connectors or equal.

Power Connections: Electrical connections to power and signal wires shall be made using 3M 82-A2 power cable splice kits.

3.10 SPRINKLER HEADS

A. General Provisions:

1. Sprinkler heads shall be installed as designated on the shop drawings. Heads shall be installed on flexible PVC. Top to be flush with finish grade or top of curb.

2. Spacing of heads shall not exceed the maximum indicated on the shop drawings (unless directed by the Landscape Architect). In no case shall the spacing exceed the maximum recommended by the manufacturer.

B. Head Types:

1. Pop-up- Rotary Sprinkler Heads: Shall be installed on flex joint and be set with top of head flush with finish grade. Heads installed at curb shall have 6" to 10" between perimeter of head and concrete. Heads placed at edge of pavement having no curb shall be installed 24" from edge of pavement.

2. Spray Pop-up Sprinkler Heads: Shall be installed on flexible PVC and be set with top of head flush with finished grade. Sprinkler heads placed adjacent to curbs will be installed 4" from concrete. Sprinkler heads placed adjacent to pavement having no curb shall be installed 24" from the edge of pavement.

3.11 COMPLETION

A. Flushing: Before sprinkler heads are set, the Contractor shall flush the lines thoroughly to make sure there is no foreign matter in the lines.

The Contractor shall flush the main lines from dead end fittings for a minimum of five minutes under a full head of pressure.

B. Testing: The Contractor shall notify Landscape Architect and Owner forty-eight (48) hours in advance of testing.

Prior to backfilling of main line fittings, Contractor shall fill the main line piping with water, in the presence of the Owner/Landscape Architect, taking care to purge the air from it by operating all the sprinkler control valves one or more times and/or such other means as may be necessary. A small, high pressure pump or other means of maintaining a continuous water supply shall be connected to the main line and set so as to maintain 100 PSI in the main line system for two (2) hours without interruption. When this has been accomplished and while the pressure in the system is still 100 PSI, leakage testing shall be performed in accordance with AWWA Standard C-600. Pressure readings shall be noted and make up water usage shall be recorded. Should the rate of make up water usage indicate significant leakage, the source of such leakage shall be found and corrected and the system then retested until the Owner/Landscape Architect is satisfied that the system is reasonably sound. Lateral line testing shall be conducted during the operating testing of the system by checking visually the ground surface until no leaks in this portion of the system are evident. Leaks shall be repaired or paid for by the Contractor at any time they appear during the warranty period.

C. Adjustment and Coverage of System: Coordinate pressure testing with adjustments and coverage test of system so both may occur at the same time. The Contractor shall balance and adjust the various components of the system so that the overall operation of the system is most efficient. This includes a synchronization of the controllers, adjustments to pressure regulators, pressure relief valves, part circle sprinkler heads, and individual station adjustments on the controllers.

3.12 WARRANTY

A. The Contractor shall fully warrant the landscape irrigation system for a period of one (1) year after the written final acceptance and will receive a written confirmation from the Landscape Architect that the warranty period is in effect.

B. During the warranty period, the Contractor will enforce all manufacturer's and supplier's warranties as if made by the Contractor himself. Any malfunctions, deficiencies, breaks, damages, disrepair, or other disorder due to materials, workmanship, or installation by the Contractor and his suppliers shall be immediately and properly corrected to the proper order as directed by the Owner and/or Landscape Architect.

C. Any damages caused by system malfunction shall be the responsibility of the Contractor who shall make full and immediate restoration for said damages.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PATRICIA L. RICHTER
STATE OF FLORIDA
LANDSCAPE ARCHITECT

Tricia Richter
2026.01.28
15:07:10-05'00'

KHA PROJECT	140950052
DATE	JAN. 2026
SCALE	AS SHOWN
DESIGNED BY	BKW
DRAWN BY	BKW
CHECKED BY	TCR
DATE	01/28/2026

IRRIGATION NOTES

HCA FL LAWNWOOD TEMPORARY CONSTRUCTION USAGE AND LAYDOWN YARD
FORT PIERCE FL

SHEET NUMBER
L2.03

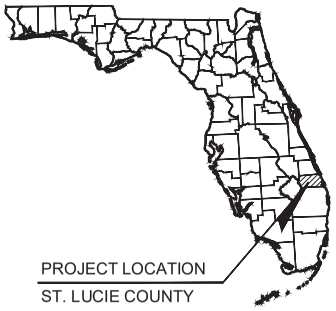
Plotted By: Miller, Katerina Sheet Set: HCA FL Lawnwood Temporary Construction Usage and Laydown Yard Layout: L2.03 IRRIGATION NOTES January 28, 2026 10:14:29am K:\web-desoe\data\140950052 — hca fl lawnwood hospital parking garage\CADD\standards\temporary parking garage\L2.00 IRRIGATION NOTES.d
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

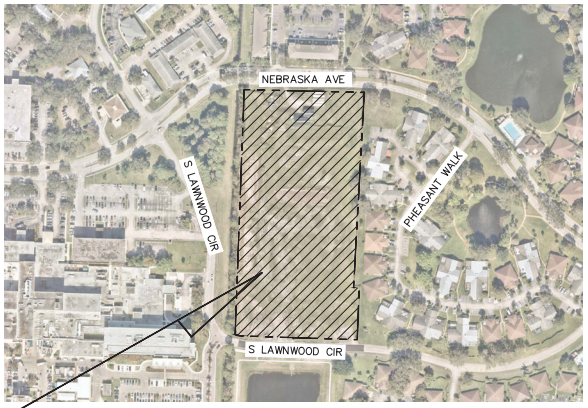
PERMIT PLANS

FOR

HCA FL LAWNWOOD TEMPORARY CONSTRUCTION USAGE AND LAYDOWN YARD

JANUARY 2026





VICINITY MAP
1" = 200'
SECTION: 16 TOWNSHIP: 35 S RANGE: 40 E
PARCEL ID: 241650401990506

NORTH

Sheet List Table

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C1.00	DEMOLITION AND EROSION CONTROL PLAN
C1.10	DEMOLITION AND EROSION CONTROL DETAILS
C2.00	SITE PLAN
C2.10	CONSTRUCTION DETAILS

PROJECT TEAM

OWNER
HCA FLORIDA LAWNWOOD HOSPITAL
1700 S 23RD STREET
FORT PIERCE, FL 34950
PHONE: (772) 461-4000

SURVEYOR
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
PHONE: (561)261-1118

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
11601 KEW GARDENS AVE, SUITE 200
PALM BEACH GARDENS, FL 33410
PHONE: (561) 404-7247

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

VANESA M. MAHONEY LICENSE No. 91017 STATE OF FLORIDA PROFESSIONAL ENGINEER

Vanesa M. Mahoney, State of Florida, Professional Engineer, License No. 91017

This item has been digitally signed and sealed by Vanesa M. Mahoney, P.E. on the 1/30/2026.

Signature must be verified on any electronic copies.

KHA PROJECT 140950052
DATE JAN. 2026
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

COVER SHEET

HCA FL LAWNWOOD TEMPORARY CONSTRUCTION USAGE AND LAYDOWN YARD
FORT PIERCE FL

SHEET NUMBER
C0.00

Plotted By:Masters, Ruben Sheet Set:HCA FL Lawnwood Temporary Construction Usage and Laydown Yard Layout:C0.00 COVER SHEET January 30, 2026 11:17:38am K:\wpb_devservices\140950052 - hca fl lawnwood hospital parking garage\CADD\plansheets\temporary parking parcel 3\C0.00 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A LICENSED FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN REPRESENTATIONS OF ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS.
12. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
13. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.
14. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 WORKING DAYS PRIOR TO EXCAVATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER FOR ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING SITE LIGHTING, IRRIGATION, SITE LIGHTING, BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
18. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
19. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER SLABS OR FOOTINGS OR PAVED AREAS.
20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
21. THE CONTRACTOR SHALL ENSURE THAT ANY TREE OR SHRUB PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF FORT PIERCE STANDARD DETAILS.

PRECONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
2. THE CONTRACTOR SHALL CONTACT 'SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811)' AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

UTILITIES

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION AND SEDIMENTATION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION AND SEDIMENTATION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCE(S) IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, SEDIMENTATION MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION PROGRESSES (SILT FENCES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
21. EROSION AND SEDIMENTATION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORM WATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: INSTALLATION OF SILT BARRIERS, TURBIDITY BARRIERS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
22. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AS REQUIRED BY CONSTRUCTION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMATIC. CONTRACTOR TO PROVIDE PLAN FOR SHOP DRAWING REVIEW.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
24. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
25. THE CONTRACTOR SHALL ABIDE BY ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS DETAILED IN ORDINANCE NO. K-421.

TRENCH SAFETY ACT

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5) ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
   A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
   B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
   C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

SURVEY DATA

1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MARKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

MAINTENANCE

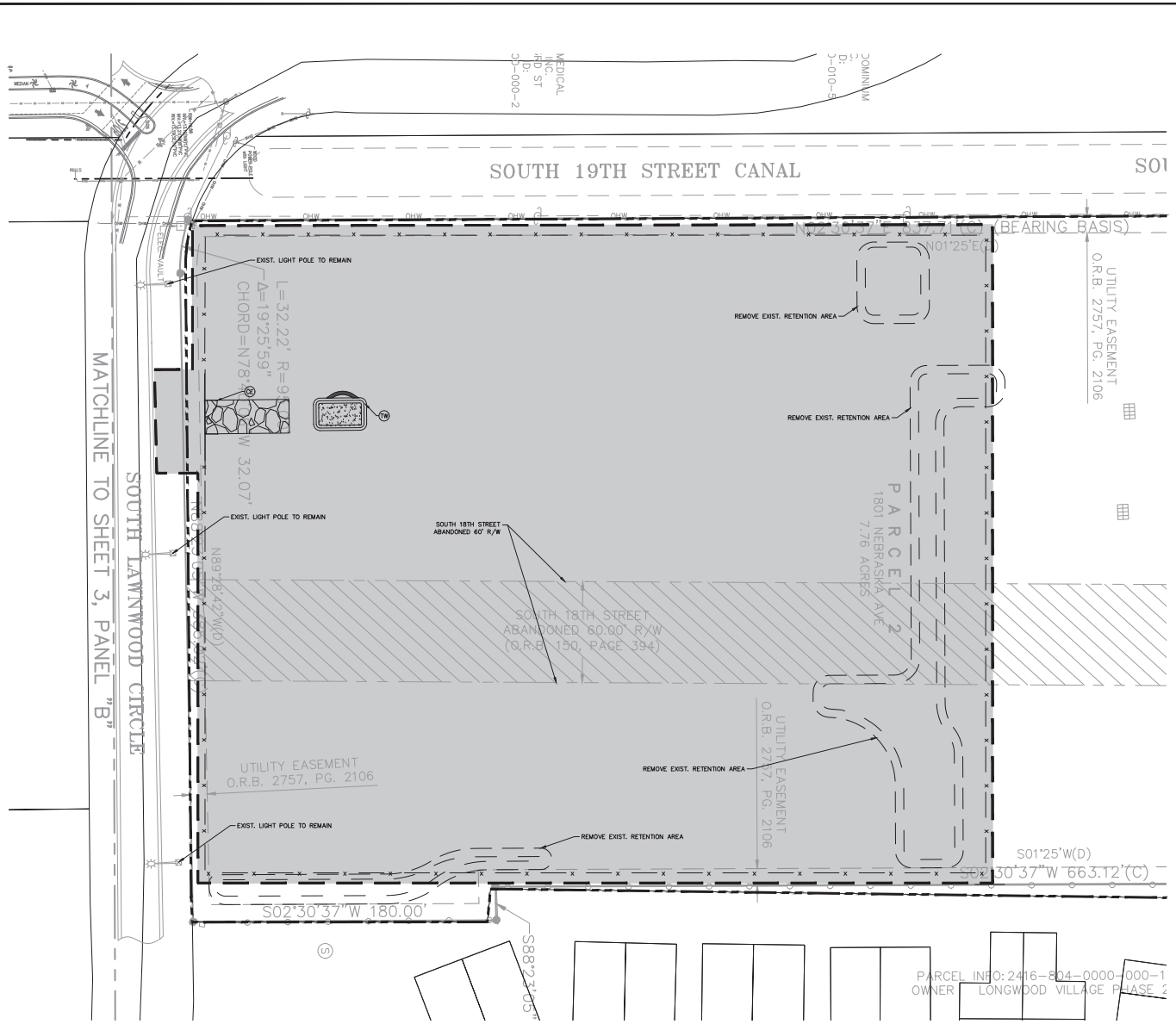
1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION. INLET PROTECTION DEVICES SHALL BE CLEANED OUT AT REGULAR INTERVALS OR AS THEY BECOME FULL OF DEBRIS.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL COUNTY OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS, WHICHEVER IS MOST RESTRICTIVE.
2. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED WITH BAHIA SOD UNLESS INDICATED OTHERWISE ON THE ENGINEERING OR LANDSCAPE PLANS.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER PRIOR TO ANY EXCAVATION.
11. CONTRACTOR TO STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS, IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREA SHALL THEN BE SODDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL A GOOD STAND OF GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

MINIMUM REQUIRED AS-BUILT INFORMATION

1. ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR, AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
2. STORM DRAINAGE:
   A. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).
   B. INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.
   C. INVERTS OF ALL MITERED END SECTIONS
   D. ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES
   E. INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
   F. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORM WATER MANAGEMENT AREAS IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO SEEDING OR SODDING OF THE SLOPES. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE CROSS SECTIONS ON ALL SIDES OF THE WATER MANAGEMENT AREAS AT 100-FOOT INTERVALS. THE CROSS SECTIONS SHALL BE PROVIDED FROM TOP OF BANK TO THE SLOPE BREAK BELOW CONTROL ELEVATION THE ENGINEER'S APPROVAL IS REQUIRED PRIOR TO GRASSING OF THE BANK. IF ANY MODIFICATIONS ARE SPECIFIED, ADDITIONAL AS-BUILTS MAY BE REQUIRED.
3. LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES.
4. REVISIONS TO ROUTING OF PIPING AND CONDUITS.
5. REVISIONS TO ELECTRICAL CIRCUITRY.
6. ACTUAL EQUIPMENT LOCATIONS.
7. CHANGES MADE BY CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE.
8. CHANGES MADE FOLLOWING ENGINEER'S WRITTEN ORDERS.
9. DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS.
10. FIELD RECORDS FOR VARIABLE AND CONCEALED CONDITIONS.
11. ALL SLEEVES, FITTINGS, TEES, BENDS, VALVES, ETC. SHALL BE LOCATED BY STATION/OFFSET (OR METHOD APPROVED BY ENGINEER) AND ELEVATION OF TOP OF PIPE FOR ALL CONSTRUCTED SLEEVING. AS-BUILTS FOR ALL SLEEVING DEPICTING TOP OF PIPE AT 100-FOOT INTERVALS MUST BE PROVIDED.
12. RECORD DRAWINGS SHALL INDICATE AS-BUILT DATA FOR EVERY ELEVATION SHOWN ON THE PLANS.
13. IF A NEW BENCHMARK LOCATION IS ESTABLISHED, CONTRACTOR SHALL PROVIDE A BENCH LOOP CLOSURE TO THE CLOSEST EXISTING BENCHMARKS IN BOTH DIRECTIONS. ALL BENCHMARK DATA SHALL BE REGISTERED LAND SURVEYOR.
14. IDENTIFICATION OF ADDENDUM ITEMS ISSUED DURING BIDDING PERIOD.
15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL AS-BUILT DATA FOR UTILITIES AND SLEEVING IS COLLECTED PRIOR TO PAVEMENT SECTION CONSTRUCTION. PRELIMINARY UTILITY AS-BUILTS MUST BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO PAVEMENT SECTION CONSTRUCTION.
16. EACH ADA SPACE SHALL BE AS-BUILT WITH GRADES FOR EACH SPACE AT TOP AND BOTTOM OF SPACE AND PERCENTAGE OF SLOPE. THE ADA ROUTE FROM THE ADA SPACES TO THE BUILDING AND TO THE RIGHT-OF-WAY SHALL BE AS-BUILT AT 100 FOOT INTERVALS (FRONT AND BACK OF WALK) AND SHOW CROSS SLOPE AND LONGITUDINAL SLOPE.



NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION, AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. PRIOR TO BEGINNING SITE CLEARING AND DEMOLITION, CONTRACTOR TO IMPLEMENT TRAFFIC CONTROL PLAN AND EROSION CONTROL MEASURES.
3. CONTRACTOR TO SAWCUT WHEN REMOVING EXISTING PAVEMENT THAT IS ADJACENT TO EXISTING PAVEMENT TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO EXISTING CONCRETE OR ASPHALT TO REMAIN IF DAMAGED DURING CONSTRUCTION.
4. PROPOSED LIMITS OF PUBLIC SIDEWALK DEMOLITION INCLUDE REMOVAL OF EXISTING SIDEWALK AND DRIVEWAYS. ALL WORK TO BE COORDINATED WITH CITY OF FORT PIERCE PUBLIC WORKS AND THE OWNER'S CONSTRUCTION SCHEDULE. MAINTENANCE OF TRAFFIC PLAN TO BE IN PLACE PRIOR TO COMMENCING WORK.
5. IF REQUIRED, CONTRACTOR TO COORDINATE WITH CITY OF FORT PIERCE TO OBTAIN AN APPROVED MAINTENANCE OF TRAFFIC PLAN FOR VEHICULAR AND PEDESTRIAN TRAFFIC PRIOR TO COMMENCING WORK.
6. DO NOT BLOCK OR OBSTRUCT FIRE HYDRANTS AT ANY TIME. PROVIDE CERTIFIED FIRE EXTINGUISHERS ONSITE.
7. IF ASBESTOS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL PREPARE, AS REQUIRED, ALL NECESSARY ABATEMENT AS PER ST. LUCIE COUNTY AND ENVIRONMENTAL REGULATIONS.
8. CONTRACTOR SHALL VISIT JOB SITE TO PHYSICALLY SURVEY AND VIDEO ALL OF THE AS-BUILT CONDITIONS TO ASCERTAIN THE FULL SCOPE OF CLEARING AND DEMOLITION WORK. IF CONDITIONS ARE ENCOUNTERED OTHER THAN THOSE SHOWN ON THIS PLAN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
9. ANY GRAFFITI OR UNAPPROVED SIGNS THAT SHOW UP ON THE CONSTRUCTION FENCE OR JOBSITE SHALL BE REMOVED IMMEDIATELY.
10. INSTALL AND MAINTAIN DUST SCREENS ON THE INSIDE OF THE PROPOSED CONSTRUCTION FENCE IN ORDER TO PREVENT OBSTRUCTIONS TO THE SIDEWALK SHOULD THEY COME LOOSE.
11. ALL CURB, ASPHALT, AND LANDSCAPE WITHIN "LIMITS OF DEMOLITION" TO BE REMOVED UNLESS SPECIFICALLY CALLED OUT TO REMAIN.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

VANESSA M. MAHONEY LICENSE No. 91017 STATE OF FLORIDA PROFESSIONAL ENGINEER

Vanessa M. Mahoney, State of Florida, Professional Engineer, License No. 91017
This item has been digitally signed and sealed by Vanessa M. Mahoney, P.E. on the 1/30/2026.
Signature must be verified on any electronic copies.

KHA PROJECT 140950052
DATE JAN. 2026
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

DEMOLITION AND EROSION CONTROL PLAN

HCA FL LAWNWOOD TEMPORARY CONSTRUCTION USAGE AND LAYDOWN YARD
FORT PIERCE FL

SHEET NUMBER C1.00

Plotted By:Masters, Ruben Sheet Set:HCA FL Lawnwood Temporary Construction Usage and Laydown Yard Layout:C1.00 DEMOLITION AND EROSION CONTROL PLAN January 30, 2026 11:17:51am K:\wpb...devservices\140950052
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

BEST MANAGEMENT PRACTICES (BMPS):

A. PREVENT LOSS OF SOIL DURING CONSTRUCTION BY STORMWATER RUNOFF AND/OR WIND EROSION, INCLUDING PROTECTING TOPSOIL BY STOCKPILING FOR REUSE.

B. SEDIMENTATION PROTECTION OF STORM SEWER OR RECEIVING STREAM.

C. PREVENT POLLUTING THE AIR WITH DUST AND PARTICULATE MATTER. THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. ALSO IDENTIFIED IS A CROSS-REFERENCE TO A DIAGRAM OR FIGURE REPRESENTING THE TECHNIQUE. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. CONTRACTOR SHALL PREPARE REQUIRED NPDES DOCUMENTATION AND OBTAIN PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE THE REQUIRED NPDES DOCUMENT AND OBTAIN THE NPDES PERMIT. ALL COST ASSOCIATED WITH SUCH WORK SHALL BE DEEMED INCIDENTAL TO THE PROJECT LUMP SUM COST.

GENERAL EROSION CONTROL NOTES:

A. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THESE EROSION CONTROL DRAWINGS, THE STANDARD DETAILS, THE NPDES PERMIT (TO BE OBTAINED BY CONTRACTOR) AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THIS DRAWING AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) IN ALL CONSTRUCTION ACTIVITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

1. FUEL SPILLS AND LEAKS PREVENTION
2. PREVENT/REDUCE VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
3. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
4. PROPER OUTDOOR LOADING/UNLOADING OF MATERIALS
5. PREVENT/REDUCE OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND BY-PRODUCTS
6. SOLID WASTE MANAGEMENT
7. HAZARDOUS WASTE MANAGEMENT
8. CONCRETE WASTE MANAGEMENT
9. SANDBLASTING WASTE MANAGEMENT
10. STRUCTURE CONSTRUCTION AND PAINTING
11. SPILL PREVENTION AND CONTROL
12. CONTAMINATED SOIL MANAGEMENT
13. SANITARY WASTE MANAGEMENT
14. SOIL EROSION CONTROL
15. STORM WATER TURBIDITY MANAGEMENT

ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. CONTRACTOR MUST MAINTAIN ALL PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS ON SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. CONTRACTOR SHALL BEGIN CLEARING AND GRUBBING THOSE PORTIONS OF THE SITE NECESSARY TO IMPLEMENT PERIMETER CONTROL MEASURES. CLEARING AND GRUBBING FOR THE REMAINING PORTIONS OF THE PROPOSED SITE SHALL COMMENCE ONCE PERIMETER CONTROLS ARE IN PLACE. PERIMETER CONTROLS SHALL BE ACTIVELY MAINTAINED UNTIL SAID AREAS HAVE BEEN STABILIZED AND SHALL BE REMOVED ONCE FINAL STABILIZATION IS COMPLETE.

H. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL LAKE SLOPE CAVE-INS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION.

I. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

J. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMP'S IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

STORM WATER EROSION CONTROL PRACTICES:

A. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT FROM DETENTION PONDS AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

B. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

C. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (COMPOST SOCK DEVICES, ETC.) TO PREVENT EROSION.

D. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

E. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

1. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
2. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
3. WHEN NEEDED A TEMPORARY SEDIMENT TRAP SHOULD BE CONSTRUCTED TO DETAIN SEDIMENT-LADEN RUNOFF FROM DISTURBED AREAS.

F. SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

NOTES:

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
4. IT SHOULD BE NOTED THAT THE MEASURE IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS NECESSARY TO CONFORM TO CURRENT CITY, FDEP AND SFWMD CODES AND SPECIFICATIONS.

G. SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 3H:1V FROM TOP OF BANK TO TWO FEET BELOW NORMAL WATER LEVEL, AS APPLICABLE.

H. SOD SHALL BE PLACED FOR A 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

I. WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED.

J. FILTER FABRIC SHOULD BE USED FOR STORM DRAIN INLET PROTECTION BEFORE FINAL STABILIZATION.

WIND EROSION CONTROL PRACTICES:

A. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

1. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
2. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED (SEE PERMANENT STABILIZATION PRACTICES FOR DETAILS). THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER (SEE TEMPORARY STABILIZATION PRACTICES FOR DETAILS).
3. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS SHOULD INCLUDE ERECTION OF DUST CONTROL FENCES. A 6-FT GEOTEXTILE FILTER FIBER SHOULD BE HANGING AGAINST THE EXISTING CHAIN LINK FENCE AND GATE.

B. ALL DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

STABILIZATION PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO 62-621.300(4)(a)

STRUCTURAL PRACTICES:

SHALL BE IN ACCORDANCE WITH DEP DOCUMENT NO 62-621.300(4)(a)

WASTE DISPOSAL:

A. WASTE MATERIALS – ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE HAULED TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

B. HAZARDOUS WASTE – HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

C. SANITARY WASTE – SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

D. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

OFFSITE TRACKING:

A. STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

B. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND HAZARDOUS MATERIAL COLLECTION. PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

C. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED ON SITE AND SHALL BE PROPERLY TREATED OR DISPOSED.

D. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF A WASH RACK IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

E. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

MAINTENANCE:

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

A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.

C. THE COMPOST ROCK FILTRATION DEVICE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF DEVICE. COMPOST SOCK SHALL BE REPAIRED TO ITS ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE COMPOST SOCK WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE COMPOST SOCK.

D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

E. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

F. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 10% AND AFTER CONSTRUCTION IS COMPLETE.

G. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

H. A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND MAINTAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

I. ALL REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

J. THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

K. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

SPILL PREVENTION AND CONTROL:

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

A. GOOD HOUSEKEEPING

1. SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.
2. STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.
3. ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.
4. ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.
5. PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.
6. ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

B. HAZARDOUS PRODUCTS

1. MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.
2. PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

C. PRODUCT SPECIFIC PRACTICES

1. PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PREVENTATIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.
2. THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
3. PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.
4. CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CLEAN UP:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED ABOVE, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

C. SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

D. THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, DISPOSAL BAGS, AND TRASH CONTAINERS.

E. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ONSITE AND READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

F. ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

G. WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

H. TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

I. AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

J. THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND PROCEDURES.

SEQUENCE OF CONSTRUCTION

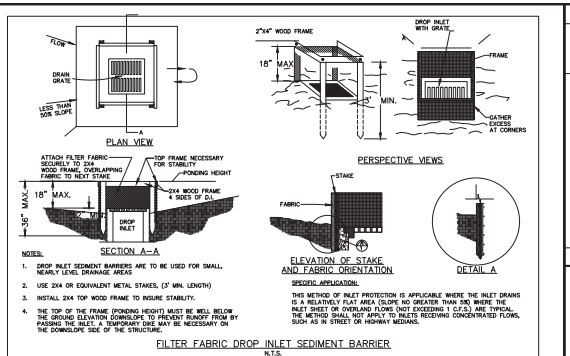
UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE
2. DEMOLISH EXISTING STRUCTURES, (IF APPLICABLE)
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, (IF APPLICABLE)
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES
7. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE AS REQUIRED BY GENERIC PERMIT.

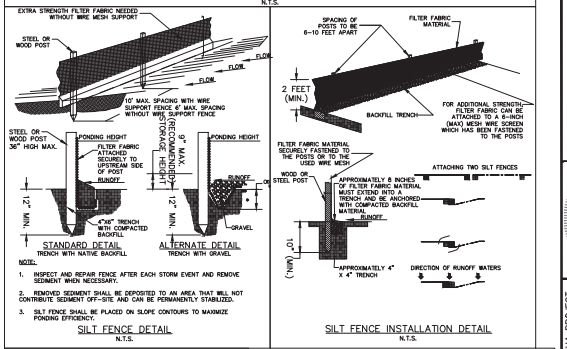
HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEER CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

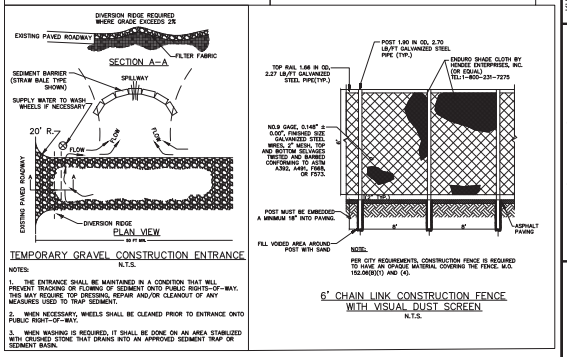
CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION.

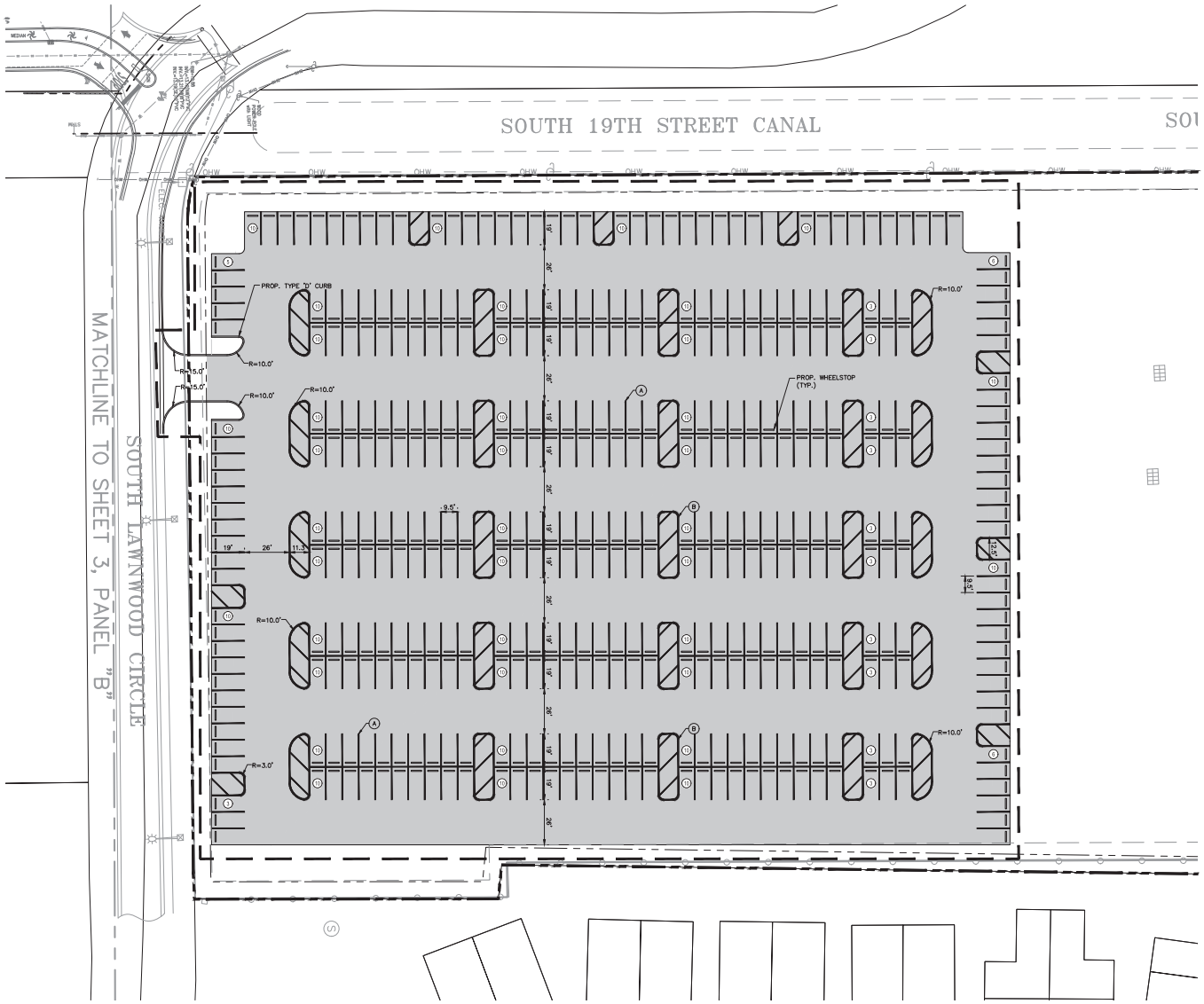
THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT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

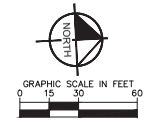


FILTER FABRIC DROP INLET SEDIMENT BARRIER
N.T.S.




DIVERSION RIDGE REQUIRED WHERE GRADE EXCEEDS 2%
EXISTING PAVED ROADWAY
FILTER FABRIC
SECTION A-A
SEDIMENT BARRIER (STRAW BALE TYPE SHOWN)
SPILLWAY
SUPPLY WATER TO WASH WHEELS IF NECESSARY
20' R.
FLOW
EXISTING PAVED ROADWAY
DIVERSION RIDGE
PLAN VIEW
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRA





LEGEND:

- PROPERTY LINE
- PROP. STANDARD DUTY ASPHALT
- PROP. CONCRETE SIDEWALK
- (6) PARKING COUNT

KEY NOTE LEGEND

A = 6" SOLID WHITE
B = 8" SOLID YELLOW EDGE
LINES W/ 6" YELLOW DIAGONAL
LINES @ 10' O.C.

SITE PLAN NOTES

1. TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT INDEX 520-001. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR TYPE "F" CURB, TYPE "E" CURB, HEADER CURB, OR NO CURB, UNLESS OTHERWISE NOTED.
3. ALL STRIPING, INCLUDING STOP BARS, PROPOSED FOR CONCRETE AREAS SHALL BE PAINT. ALL STOP BARS IN PAVEMENT AREAS SHALL BE THERMOPLASTIC.
4. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR REFLECTIVE PAINT.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEDOVA WAY SUITE 200, WEST PALM BEACH, FL 33411
PHONE: 561-845-0665 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

VANESA M. MAHONEY
LICENSE
No. 91017
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Vanesa M. Mahoney, State of Florida, Professional Engineer, License No. 91017

This item has been digitally signed and sealed by Vanesa M. Mahoney, P.E. on the 1/30/2026.

Signature must be verified on any electronic copies.

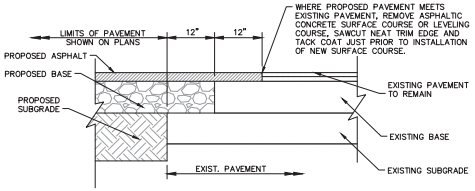
KHA PROJECT 140950052
DATE JAN. 2026
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

SITE PLAN

HCA FL LAWNWOOD TEMPORARY CONSTRUCTION USAGE AND LAYDOWN YARD
FORT PIERCE FL

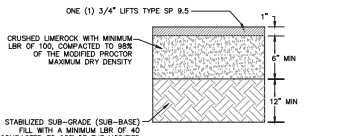
SHEET NUMBER
C2.00

Plotted By:Masters, Ruben Sheet Set:HCA FL Lawnwood Temporary Construction Usage and Laydown Yard Layout:C2.00 SITE PLAN January 30, 2026 11:18:06am K:\wpb_devservices\140950052 - hca fl lawnwood hospital parking garage\CADD\plansheets\temporary parking parcel 3\C2.00 SITE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



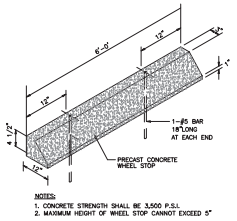
PAVEMENT MATCHING DETAIL
NOT TO SCALE

KHA



TYPICAL ASPHALTIC CONCRETE PAVEMENT SECTION
NOT TO SCALE

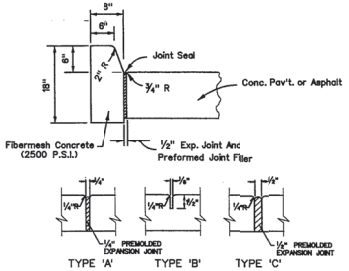
KHA



NOTES:
1. CONCRETE STRENGTH SHALL BE 3,500 P.S.I.
2. MAXIMUM HEIGHT OF WHEEL STOP CANNOT EXCEED 5"

WHEEL STOP DETAIL
N.T.S.

KHA



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

GENERAL NOTES

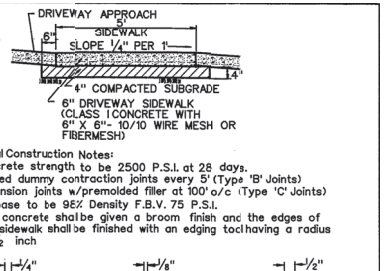
1. For curb, gutter, curb and gutter and traffic separators provide 1/8" - 1/4" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Ends of Curbs 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

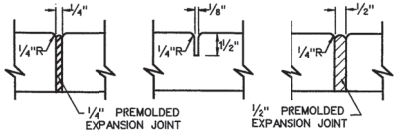
TYPE D CURB DETAIL

REVISIONS	
SHEET No.	CG1

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



General Construction Notes:
1. Concrete strength to be 2500 P.S.I. at 28 days.
2. Tooled dummy contraction joints every 5' (Type 'B' Joints)
3. Expansion joints w/premolded filler at 100' o/c (Type 'C' Joints)
4. Subbase to be 98% Density F.B.V. 75 P.S.I.
5. The concrete shall be given a broom finish and the edges of the sidewalk shall be finished with an edging tool having a radius of 1/2 inch



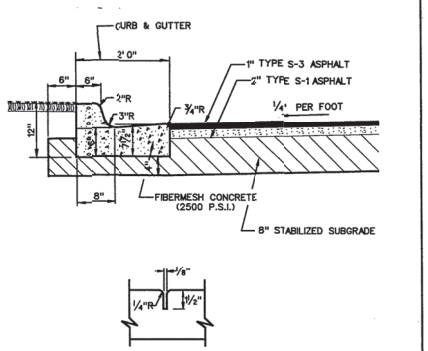
'A' At P.C. & P.T. of curves and at junction of existing and new sidewalks.
'B' 5' center to center on new sidewalks and 10' center to center on new curb and gutter
'C' Where new sidewalk abuts concrete curbs, driveway and similar structures.

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

TYPICAL 6" SIDEWALK DETAIL

REVISIONS	
SHEET No.	SW3

SCALE N.T.S. | ISSUED AUGUST 1998



10' center to center on new curb and gutter

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

TYPE F CURB & GUTTER WITH JOINT DETAILS

REVISIONS	
SHEET No.	CG3

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

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200, WEST PALM BEACH, FL 33411
PHONE: (561) 845-0665 FAX: (561) 863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

VANESSA M. MAHONEY LICENSE No. 91017 STATE OF FLORIDA PROFESSIONAL ENGINEER

Vanessa M. Mahoney, State of Florida, Professional Engineer, License No. 91017
This item has been digitally signed and sealed by Vanessa M. Mahoney, P.E. on the 1/30/2026.
Signature must be verified on any electronic copies.

KHA PROJECT 140950052
DATE JAN. 2026
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

HCA FL LAWNWOOD TEMPORARY CONSTRUCTION USAGE AND LAYDOWN YARD
FORT PIERCE FL

CONSTRUCTION DETAILS

SHEET NUMBER C2.10

Plotted By:Masters, Ruben Sheet Set:HCA FL Lawnwood Temporary Construction Usage and Laydown Yard Layout:C2.10 CONSTRUCTION DETAILS January 30, 2026 11:18:18am K:\Web_dev\env\ces\140950052 - hca fl lawnwood hospital parking garage\CAD\Plansheets\temporary parking garage 3\C2.10 CONSTRUCTION DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Technical Review Committee - 10:00 AM **1. c.**

Meeting Date: 02/19/2026

REQUESTED ACTION

PZTXA2025-00004
Zoning Text Amendment
4560 S. 25th Street

SUMMARY

A text amendment application has been submitted by applicant Dennis Murphy of Culpepper & Terpenining, Inc. to update the allowable use table, conditioning use activity for special event facilities in the Single-family Estate, E-1 and E-2, zoning districts.

Please review the attached file and provide comments at least two days before the scheduled TRC meeting date by either emailing them to kdriver@cityoffortpierce.com adn planning@cityoffortpierce.com or direct upload onto Tyler. Please be sure to notify me via email if comments are directly uploaded. Should you require additional information, you may contact me at 773-467-3739.

LOCATION

Address: 4560 S. 25th Street
Parcel ID: 2433-333-0001-000-6
Legal Description: 33 35 40 SW 1/4 OF SW 1/4 LESS THE S 78 FT AND ALSO LESS THE W 40 FT AND ALSO LESS THE N 800 FT AND ALSO LESS THAT PART FOR ADDN RD R/W MPDAF: FROM SW COR OF SEC RUN N 89 54 00 E ALG S SEC LI 40 FT,TH N 00 14 50 W 0.03 FT,TH N 00 02 57 E 77.97 FRT TO POB,TH CONT N 00 02 57 W 442.78 FT,TH N 89 42 06 EF 30.33 FT,TH S 00 07 38 E 283.99 FT TO N R/W LI OF CANAL NO. 102,TH S 89 54 00 W 32.28 FT TO POB AS IN OR 1194-2358. TOG WITH THE E 381.10 FT OF N 800 FT OF SW 1/4 OF SW 1/4 WITHIN THE SAME SECTION (20.06 AC / 873,814 SF) (OR 4123-1821 / 4400-1083)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 01/15/2026 02:53 PM
Final Approval Date: 01/15/2026

PROJECT NARRATIVE

A Special Event/Meeting Use Facility, located in the E-1 or E-2 Zoning District, is intended to provide opportunities for small, boutique styled event centers, that could accommodate small meetings, family gatherings, weddings, or other intimate setting type of meetings or activities. The proposed use, a Special Event Meeting/Use Facility, is to be identified as a Conditional Use, and would be subject to review by the City Planning Board and City Commission, following noticed public hearings. These uses would be subject to specific development and review standards as set forth within the proposed draft regulations. While this proposed text amendment would potentially have citywide applicability to those areas zoned E1 or E2, the petitioner is ultimately seeking to establish such activity at their property along S. 25th St.

Creating this conditional use category allows for these small-scale operations to be located in areas of the community that may not warrant a more intense commercial designation, that could permit these use uses as a matter of right, but that would open up the property to a host of other uses that may not be as compatible with surrounding uses. The uses are intended to be limited in nature and duration, and through the conditional use press, reasonable limiting conditions be added or applied as necessary to address specific property or neighborhood concerns. Uses are subject to all applicable city codes, governing development activities.

Sec. 125-187. Allowed uses.

(a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the use table.

(b) *Permitted uses.* Uses identified with a "P" in the use table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(c) *Conditional uses.* Uses identified with a "C" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.

(d) *Innovative community development.* Uses identified with a "I" in the use table are permitted in the subject zoning district, if the city commission, after a public hearing, determines the proposal conforms to the standards for innovative community developments at section 125-243 of this Code.

(e) *Prohibited uses.* Uses identified with a "-" in the use table are expressly prohibited.

(f) *Planned development zone (PD) and planned unit redevelopment zone (PUR).* Permitted and conditional uses are identified during the review for all proposed PD and PUR districts.

(g) *Edgartown Settlement (ES) zoning district.* Permitted, conditional, and accessory uses shall be allowed in the ES district consistent with section 125-197.

(h) *Use table.*

Note: this Table of Uses has been reduced to address just the proposed addition the special events facility conditional use activity in the E1 and E2 Zoning District. All other uses as indeed in Section 125-187(h) of the Ft. Pierce Code of Ordinances as listed on the effective date of this proposed amendment shall remain as listed, unless otherwise lawfully amended.

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
COMMERCIAL																							
(X see note above)																							
-Special Events/Use Facility	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(X see note above)																							

Sec. 125-188. Single-Family Estate Density Zone (E-1).

(a) *Purpose.* This classification is intended to provide for areas of single-family dwellings with an average net density of approximately one unit per acre.

(b) *Basic use standards.* Uses in an E-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area for single-family dwellings shall be 30,000 square feet.

b. The minimum lot width shall be 100 feet.

c. The minimum lot depth shall be 200 feet.

(2) *Yards.*

a. The minimum depth of the front yard will be 85 feet.

b. The minimum depth of the side yards shall be 15 feet, except on corner lots the minimum side yard depth on a street side will be 20 feet.

c. The minimum depth of the rear yard shall be 40 feet for a distance equal to 30 percent of the length of a line which is parallel to the rear lot line, is 40 feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be 14 feet, except on double-frontage and waterfront lots it shall be 40 feet.

(3) *Lot coverage.* Buildings will not cover more than 25 percent of the lot.

(4) *Building heights.* No building shall exceed a height of 35 feet above grade.

(c) *Other applicable use standards.*

(1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven feet from the rear lot line.

(2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is 30,000 square feet or more in size.

(3) Every lot shall abut a street other than an alley for at least 25 feet, except the minimum frontage for a lot on a cul-de-sac shall be 15 feet.

(4) Materials or objects which would detract from open space character of an uncovered and unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.

(6) Conditional uses will meet the requirements in sections 125-235 through 125-247. Conditional Use applications seeking authorization for a Special Event/Use Facility must meet the Supplemental Use standards set forth in Section 125-250, and other applicable provision of this Code.

(7) Signs will comply with standards referred to in section 125-310.

(8) All other applicable ordinance requirements will also be satisfied.

DRAFT

(d) *Nonconforming situations.* Nonconforming structures and characteristics of farmstand sales establishments that have been damaged or destroyed by natural disaster or other catastrophic event, i.e., fire or other calamity, may be replaced or reconstructed provided that:

(1) The significance of the property owner's hardship is more compelling than, and reasonably overbalances, the public benefit resulting from not allowing the use or structure to be re-established;

(2) Replacement or reconstruction of the use or structure is compatible with the character of the neighborhood and will not jeopardize future development of the area in compliance with the provisions and intent of the city's land development regulations;

(3) The value of properties in the vicinity of the replacement or reconstruction will not be adversely affected;

(4) No expansion of gross floor area occurs;

(5) The degree of nonconformity is not increased;

(6) The replacement structure is in compliance with the city's adopted building code, coastal construction control line, and FEMA regulations; and

(7) A building permit is issued within 24 months after the date of destruction and the construction is diligently pursued to completion.

DRAFT

Sec. 125-189. E-2 Residential single-family—two units per acre.

(a) *Purpose.* This classification is primarily intended to provide for areas of single-family dwellings with an average net density of less than two units per acre for conventional developments. Regulations for the district are designed to promote sound neighborhoods and accommodate compatible nonresidential uses. Water and sewer service should be available.

(b) *Basic use standards.* Uses in an E-2 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) *Lot size.*

a. The minimum lot area for single-family dwellings shall be 15,000 square feet.

b. The minimum lot width shall be 100 feet.

c. The minimum lot depth shall be 110 feet.

(2) *Yards.*

a. The minimum depth of the front yard will be 25 feet.

b. The minimum depth of the side yards shall be ten feet, except on corner lots the minimum side yard depth on a street side will be 20 feet.

c. The minimum depth of the rear yard shall be 20 feet for a distance equal to 30 percent of the length of a line which is parallel to the rear lot line, is 20 feet from the rear lot line and extends to the closest property lines. The minimum depth of the rear yard for the remainder of the lot will be seven feet, except on double-frontage and waterfront lots it shall be 20 feet.

(3) *Lot coverage.* Buildings will not cover more than 25 percent of the lot.

(4) *Building heights.* No building shall exceed a height of 35 feet above grade.

(c) *Other applicable use standards.*

(1) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least seven feet from the rear lot line.

(2) On any lot used for residential purposes, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house, provided that the lot on which such guest house is located is 30,000 square feet or more in size.

(3) Every lot shall abut a street other than an alley for at least 25 feet, except the minimum frontage for a lot on a cul-de-sac shall be 15 feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards sections 125-315 and 125-316.

(6) Conditional uses will meet the requirements in sections 125-235 through 125-247. Conditional Use applications seeking authorization for a Special Event/Use Facility must meet the Supplemental Use standards set forth in Section 125-250, and other applicable provision of this Code.

(7) Signs will comply with standards referred to in section 125-310.

(8) All other applicable ordinance requirements will also be satisfied.

DRAFT

ARTICLE V. CONDITIONAL USES

Secs. 125-235. thru 125-249. -- *no change*

Sec. 125-250. Special Event/Use Facilities in the E-1 or E-2 Zoning District.

Special Event Meeting/Use Facilities located in the E-1 or E-2 zoning district shall comply with the following provisions:

(1) All Special Event Meeting/Use Facilities shall be located on property with a minimum of 5 acres in gross area.

(2) All Special Event Meeting/Use Facilities shall provide a landscaped buffer area which separates the site activity areas from surrounding property. These buffer areas shall be at least 15 feet deep and landscaped in accord with the provisions of Section 123.37 of the Ft Pierce Code of Ordinances.

(3) Suitable sight-obscuring fences, walls, evergreen hedges and/or berms shall be located in all required buffer areas in order to visually separate the Special Event Meeting/Use Facilities from adjoining property unless they are determined through the Conditional Use Review Process to be unnecessary because of topographical barriers.

(4) Lot size, yard, lot coverage, building height and other requirements of the E-1 and E-2 zoning district shall apply to the property proposed for the Special Event Meeting/Use Facility.

(5) Parking for the Special Event Meeting/Use Facility shall comply with the provisions of Section 125 – 315(d)(3)(d), of the Ft Pierce Code of Ordinances, except that only 10% of the required parking need to be paved with an all-weather surface. The remainder of the parking may, subject to the approval of the City thought the Conditional Use Review process, may consist of compacted grass, millings, crushed concrete or other suitable parking surfaces.

(6) Special Event Meeting/Use Facilities may include, if specifically approved through the Conditional Use Review Process, up to two (2) overnight accommodations within the primary residential structure located on the petitioned property. Overnight use of these on-site facilities is limited to two nights per scheduled event.

Secs. 125-~~250~~ 251 — 125-276. Reserved.

DRAFT

Technical Review Committee - 10:00 AM **1. d.**

Meeting Date: 02/19/2026

REQUESTED ACTION

PZSITE2026-00002
Minor Site Plan Amendment
Love's Travel Stop
7150 Okeechobee Road

SUMMARY

Site civil expansion of the existing Love’s Travel Stop building. Net building expansion of approximately 1250 sq. ft. resulting in a total building area of 12774 sq. ft. Proposed expansions occur at both the front and rear entrances and consist of enhanced entry vestibules. The future land use is General Commercial (GC) and has a zoning of General Commercial (C-3).

Please review the attached file and provide comments at least two days before the scheduled TRC meeting date by either emailing them to kdriver@cityoffortpierce.com adn planning@cityoffortpierce.com or direct upload onto Tyler. Please be sure to notify me via email if comments are directly uploaded. Should you require additional information, you may contact me at 773-467-3739.

LOCATION

Address: 7150 Okeechobee Rd.
Parcel ID: 2324-331-0002-000-2
Legal Description: 24 35 39 FROM NW COR OF SW 1/4 OF SW 1/4 RUN S 00 06 47 E 38 FT, TH S 89 16 23 E 25 FT TO POB; TH CONT S 89 16 23 E 667.10 FT,TH S 00 05 40 E 340.90 FT,TH N 89 18 23 W 151.05 FT,TH S 00 06 47 E 194.76 FT TO N RD R/W LI OF OKEECHOBEE RD AND CURVE CONC NW,R OF 4333 FT,TH SWLY ALG ARC 88.28 FT,TH S 77 12 57 W 193.98 FT,TH N 87 44 56 W 33.68 FT,TH N 00 06 47 W 577.69 FT,TH N 89 18 23 W 208.80 FT TO E RD R/W LI OF KING`S HWY,TH N 00 06 47 W 30 FT TO POB(5.47 AC) (OR 3217-1635)

RESPONSIBLE STAFF

Kerry C. Driver - Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 02/02/2026 10:36 AM
Final Approval Date: 02/03/2026

HFA

December 18, 2025

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

Regarding: Love's Travel Stop
7150 Okeechobee Rd, Fort Pierce, FL 34945
HFA Project Number: 03-24-10415

Dear Director Freeman,

The following list of requirements for portal submittal of our site plan are to be addressed as follows:

Required Documents:

- Color board – Not available. Color schemes to match existing. See Contextual Photos.
- Color rendering elevations – Not available. See Architectural Elevation Drawings A201 and A202.
- Conceptual drainage plan – Drainage systems are unchanged. See Engineer's Drainage Statement on Overall Site Plan Sheet C1.0.
- Concurrency review submittals – None known to be needed.
- Contextual neighborhood photos – See attachment.
- Contextual photos of the subject property – See Attachment.
- Design review narrative – See notes and narratives on Overall Site Plan Sheet C1.0.
- Environmental impact report – See Environemtnal Resources statement on Overall Site Plan Sheet C1.0.
- General location map - See Overall Site Plan Sheet C1.0.
- Justification statement - See Overall Site Plan Sheet C1.0.
- Landscape plans – Minor landscaping adjustments shown on Overall Site Plan Sheet C1.0.
- Lighting plans – No lighting changes are proposed with this application.
- Color sign renderings – See Architectural Elevation Drawings A201 and A202. No changes to the existing color scheme are proposed.
- Scaled floor plan – See Overall Floorplan Sheet A100.
- Site plan – See Site Plan Set.
- St. Lucie County property record card – See Attachment.
- Survey – See Attachment for limited survey at proposed improvements. (H:\03\03-24-10415 Loves - Fort Pierce, FL 415 - Strategic Remodel\04-Design\Civil\Survey)
- Traffic impact report – No changes to traffic. See Existing Traffic Statement on Overall Site Plan Sheet C1.0.
- Warranty deed and legal description – See Legal Description in notes column on Overall Site Plan Sheet C1.0.
- Written narrative – See all notes and narratives on Overall Site Plan Sheet C1.0.

Sincerely,
Harrison French & Associates

HFA

December 18, 2025

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

Regarding: Love's Travel Stop
7150 Okeechobee Rd, Fort Pierce, FL 34945
HFA Project Number: 03-24-10415

Dear Director Freeman,

The following list of requirements for portal submittal of our site plan are to be addressed as follows:

Required Documents:

- Warranty deed and legal description – See Legal Description in notes column on Overall Site Plan Sheet C1.0.

Sincerely,
Harrison French & Associates

Property Identification

Site Address:	7150 OKEECHOBEE RD
Sec/Town/Range:	24/35S/39E
Parcel ID:	**2324-331-0002-000-2**
Jurisdiction:	Fort Pierce
Land Use Code:	2600 - SRVC STAT
Account #:	**14272**
Map ID:	23/24S
Zoning:	General Co



Legal Description

24 35 39 FROM NW COR OF SW 1/4 OF SW 1/4 RUN S 00 06 47 E 38 FT, TH S 89 16 23 E 25 FT TO POB; TH CONT S 89 16 23 E 667.10 FT,TH S 00 05 40 E 340.90 FT,TH N 89 18 23 W 151.05 FT,TH S 00 06 47 E 194.76 FT TO N RD R/W LI OF OKEECHOBEE RD AND CURVE CONC NW,R OF 4333 FT,TH SWLY ALG ARC 88.28 FT,TH S 77 12 57 W 193.98 FT,TH N 87 44 56 W 33.68 FT,TH N 00 06 47 W 577.69 FT,TH N 89 18 23 W 208.80 FT TO E RD R/W LI OF KING`S HWY,TH N 00 06 47 W 30 FT TO POB(5.47 AC) (OR 3217-1635)

Total Areas

Finished/Under Air (SF):	8,128
Gross Sketched Area (SF):	14,422
Land Size (acres):	5.47
Land Size (SF):	238,143

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Map



State of Florida, Vantor Powered by Esri

Ownership

Love's Travel Stops/Country Stores Inc
Grant Thornton LLP % Love's
PO Box 5256
Oak Brook, IL 60522-5256

Current Values

Just/Market value:	$4,616,900
Assessed value:	$4,443,780
Exemption value:	$0
Taxable value:	$4,443,780

Important

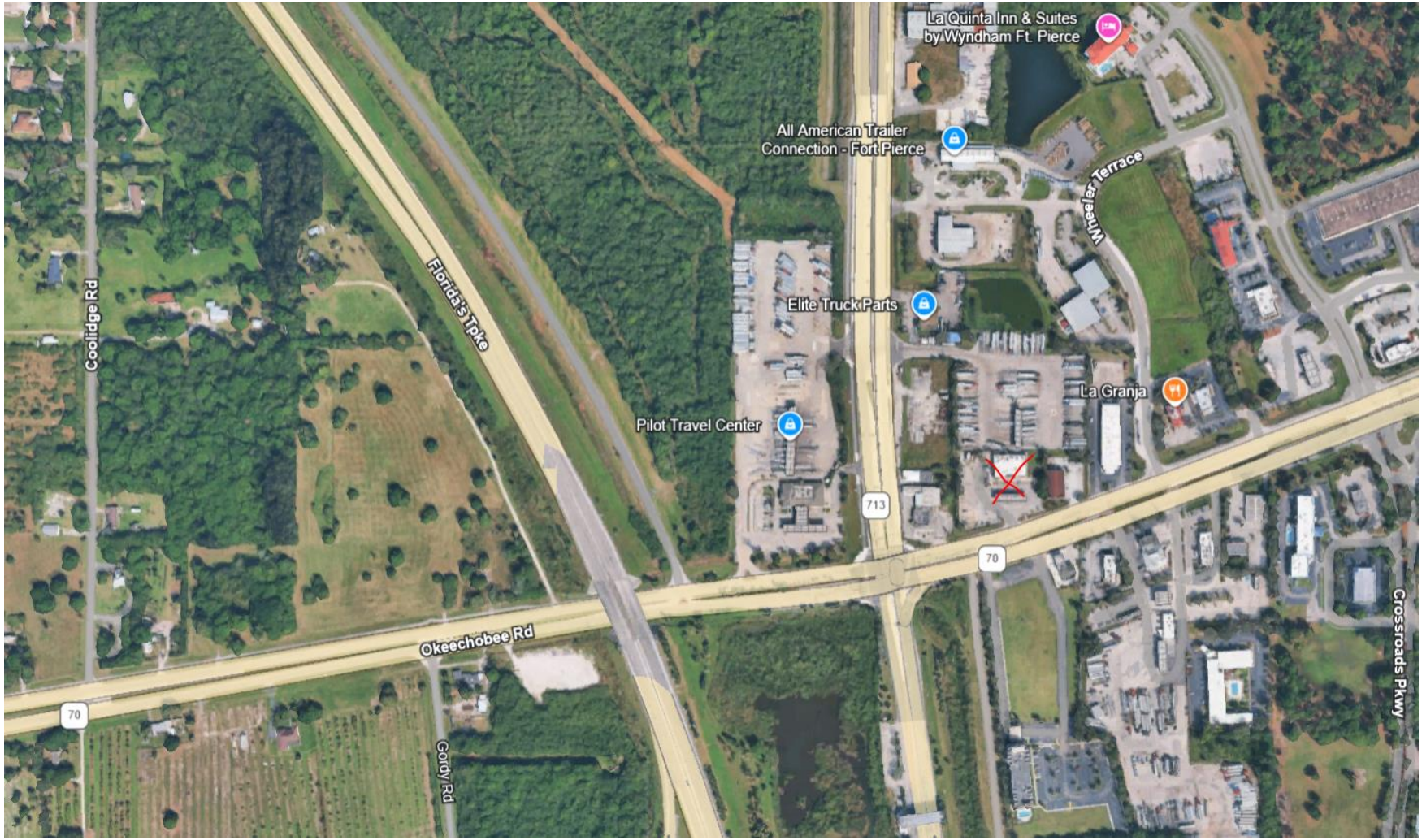
Property taxes are subject to change upon change of ownership.

- **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.**

Links

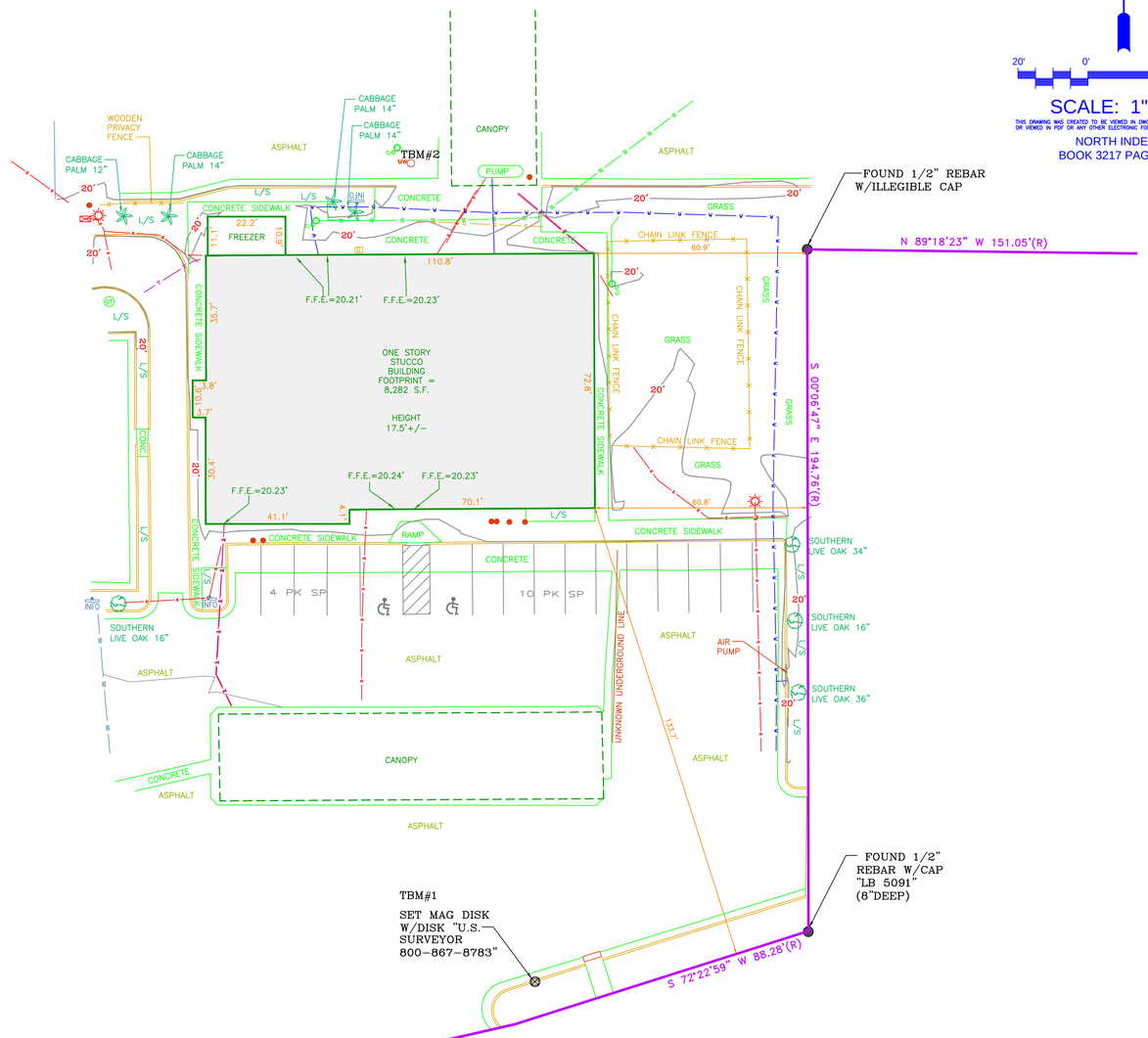
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

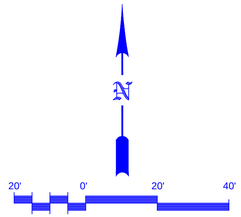
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.


La Quinta Inn & Suites by Wyndham Ft. Pierce
All American Trailer Connection - Fort Pierce
Wheeler Terrace
Florida's Tpke
Coolidge Rd
Elite Truck Parts
La Granja
Pilot Travel Center
713
70
Okeechobee Rd
70
Gordy Rd
Crossroads Pkwy

US Surveyor Internal Use Only= DAB 9 6/25

TOPOGRAPHY SURVEY

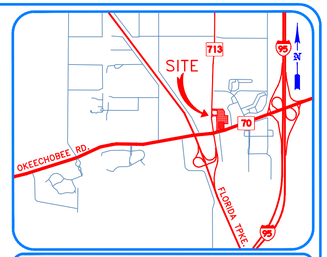




SCALE: 1" = 20'

THIS DRAWING WAS CREATED TO BE VIEWED IN DWG FORMAT. IF IT IS REPRODUCED OR VIEWED IN PDF OR ANY OTHER ELECTRONIC FORMAT, IT MAY NOT BE TO SCALE

NORTH INDEX IS BOOK 3217 PAGE 1635



VICINITY MAP

NOT TO SCALE

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING: NO ZONING INFORMATION PROVIDED AT TIME OF SURVEY

   SETBACKS–
   –FRONT=
   –SIDE=
   –REAR=

   HEIGHT RESTRICTIONS–

   PARKING PROVIDED–
   –REGULAR= 14 SPACES
   –HANDICAP= 2 SPACES
   TOTAL SPACES PROVIDED= 16 SPACES

2. VERTICAL DATUM– NAVD88

3. BENCHMARK– OPUS SOLUTION

   TBM#1 MAG NAIL SET – ELEVATION= 19.6'
   TBM#2 MONITORING WELL – ELEVATION= 19.7'

4. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM A REPORT FURNISHED BY BLOODHOUND UTILITY LOCATORS.

5. THIS TOPOGRAPHY SURVEY IS NOT A BOUNDARY SURVEY. THE PARTIAL BOUNDARY SHOWN SHOULD NOT BE RELIED UPON.

STANDARD LEGEND

MONUMENT FOUND	POWERPOLE	SS SAN. SEWER LINE
MONUMENT SET	GUY WIRE	SEWER MANHOLE
MAG NAIL FOUND	LIGHT POLE	GREASE TRAP
MAG NAIL SET	STREET LIGHT POLE	CLEAN OUT
X MARK AS NOTED	ELEC. TRANSFORMER	SD STORM DRAIN LINE
R.R. SPIKE FOUND	E BURIED ELECTRIC	STORM DRAIN MANHOLE
R.R. SPIKE SET	OHE OVERHEAD ELECTRIC	STORM INLET
BENCHMARK	ELECTRIC MANHOLE	CATCH BASIN
R/W CONC. R/W MARKER	ELECTRIC METER	CURB INLET
(R) RECORD DATA	ELECTRIC BOX	TELEPHONE BOX
(M) MEASURED DATA	GENERATOR	TELEPHONE PEDESTAL
(C) CALCULATED DATA	ELECTRICAL VAULT	TELEPHONE VAULT
R/W RIGHT OF WAY	ELECTRICAL PEDESTAL	TELEPHONE MANHOLE
BSL BACK SET LINE	WATER LINE	TELEPHONE POLE
RCP REINFORCED CONC PIPE	WATER MANHOLE	TELEPHONE LINE
CMP CORRUGATED METAL PIPE	WATER VALVE	OH/WT OVERHEAD TELEPHONE
PVC PLASTIC PIPE	WATER METER	UNDERGROUND
MTL METAL	HYDRANT	TELEPHONE MARKER
AGL ABOVE GROUND LEVEL	BACK FLOW PREVENTOR	CABLE TELEVISION
S.F. SQUARE FOOT	FIRE DEPARTMENT CONNECTION	FO FIBER OPTIC CABLE
L/S LANDSCAPING	WATER VAULT	OH/C OVERHEAD CABLE
FUEL TANK LID	GAS VALVE	CABLE BOX
FLAG POLE	GAS METER	CABLE PEDESTAL
UNKNOWN MANHOLE	UNDERGROUND GAS MARKER	UNDERGROUND CABLE MARKER
FROZEN MANHOLE	GAS MANHOLE	TELECOMMUNICATIONS MANHOLE
UNKNOWN VAULT	GAS LINE	
UNKNOWN VAULT METAL	TRAFFIC POLE	TELECOMMUNICATIONS PEDESTAL
MAIL BOX	TRAFFIC MANHOLE	TELECOMMUNICATIONS VAULT
BOLLARD	TRAFFIC SIGNAL BOX	FIBER OPTIC VAULT
BORE HOLE	TRAFFIC VAULT	FENCE
MONITORING WELL	STOP SIGN	
SIGN	DECIDUOUS TREE	PALM TREE

THE ABOVE SYMBOLS MAKE NO STATEMENT AS TO OWNERSHIP UNLESS NOTED OTHERWISE

TOPOGRAPHY SURVEY

SURVEYOR'S CERTIFICATION

TO: HARRISON FRENCH;

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

For inquiries, questions or concerns about this survey contact mjfeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 201

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
AMERICA'S ALTA SURVEYOR
1-800- TO SURVEY

PREPARED FOR:

HARRISON FRENCH

PROJECT LOCATION:

ST. LUCIE COUNTY, STATE OF FLORIDA

PROJECT ADDRESS:
7150 OKEECHOBEE ROAD
FORT PIERCE, FL 34945

PROJECT TYPE:
TOPOGRAPHY SURVEY

MICHAEL J. FELDBUSCH License Number 7358 STATE OF FLORIDA Professional Surveyor and Mapper

LB NO. 6899
EB NO. 6403

PROFORMA
MICHAEL J. FELDBUSCH, PSM
FLORIDA REGISTRATION No. 7358
DATE OF CERTIFICATION 06/16/2025

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

COPYRIGHT 2025 U.S. SURVEYOR
This drawing, is the property of U. S. Surveyor. This drawing, style and format is protected by Copyright and all rights are reserved. The use of this drawing style and format is strictly prohibited without the written consent and permission of U.S. SURVEYOR®

SHEET 1 OF 1

JOB NUMBER:
SS57167.DWG

COPYRIGHT NOTE:
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR RED LINING, INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT, TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

FLOOD DATA This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 12111C0167J which has an effective date of 2/16/2012 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

NOTICE: OTHER FLOODMAPS MAY EXIST THAT SHOW FLOODPLAIN AS DETERMINED BY STATE OR MUNICIPALITIES. THE CERTIFICATION ONLY COVERS THE FEMA FIRM MAP REFERENCED HEREON.

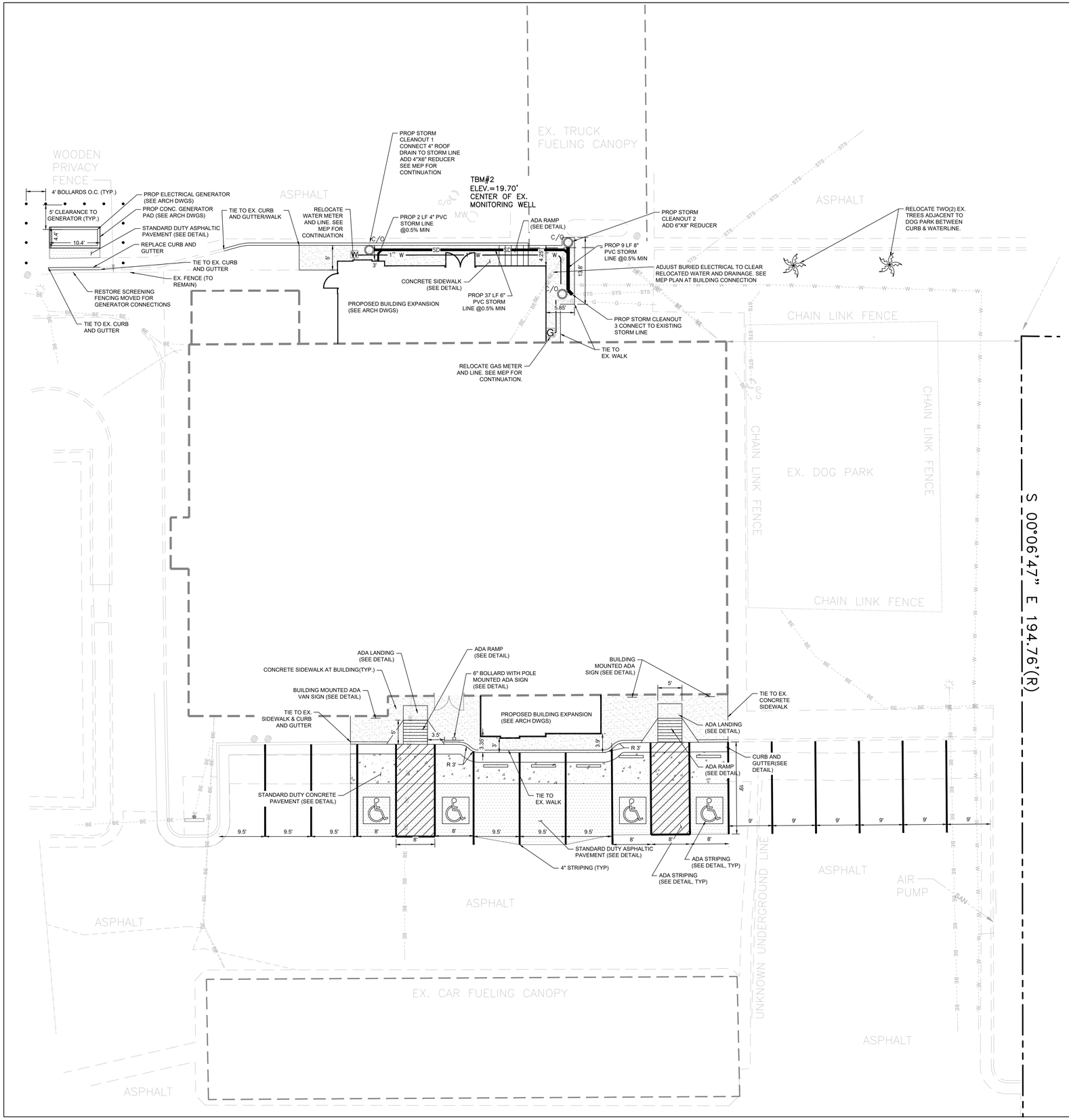
811 Know what's below Call before you dig.

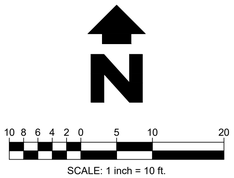
IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED. THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: JUNE 16th, 2025
REVISION: _____ DATE: _____, 2025
REVISION: _____ DATE: _____, 2025
REVISION: _____ DATE: _____, 2025

FIELD SURVEY: EV CAD: DAB PLS REVIEW: _____





SITE PLAN NOTES

1. CONTRACTOR TO FIELD LOCATE/VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND AVOID ANY IMPACT. CONTACT EOR WITH ANY ISSUES

EXISTING LEGEND

	PROPERTY LINE/R.O.W.
	LOT LINE
	EASEMENT LINE
X X X	FENCE
W W W	WATERMAIN
FM FM	FORCEMAIN
NPW NPW	REUSE WATERMAIN
SAN SAN	SANITARY SEWER
STS STS	STORM PIPE
BE BE	BURIED ELECTRIC
BFOC BFOC	BURIED FIBER
BT BT	BURIED TELEPHONE
CAS CAS	BURIED CASING/CONDUIT
BT BT	BURIED TV
BTV BTV	BURIED CABLE
G G G	BURIED GAS
OE OE	OVERHEAD ELECTRIC
	STORM STRUCTURE
C.O.	SANITARY MANHOLE
	SANITARY CLEANOUT
	FIRE HYDRANT
	VALVE
M	METER
	POWER POLE
	GUY WIRE
	BENCHMARK
	MONUMENT
	LIGHT
	SIGN

SURVEY PROVIDED BY:

U.S. SURVEYOR
4929 RIVERWIND POINTE DRIVE
EVANSVILLE, IN 47715
1-800-867-8783 EXT. 201

DATED: 05-27-2025

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE IN CONNECTION WITH THE FT. PIERCE, FL PROJECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT OR AT A LATER TIME. DATE ON 39/1/25, AND IT IS NOT SUITABLE FOR USE ON ANOTHER PROJECT. PROJECT SITE OR AT A LATER TIME. THE REUSE, REPRODUCTION OR DISCLOSURE OF PROPERTY OR EMPLOYEE ON ANOTHER PROJECT. REQUIRES THE SERVICES OF PROPERLY LICENSED PROFESSIONALS. ANY UNAUTHORIZED REPRODUCTION OF THIS DRAWING FOR USE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

STORE NUMBER: 415
7150 OKEECHOBEE RD
FORT PIERCE, FL 34945
JOB NUMBER: 03-24-10415
N/A

ISSUE BLOCK

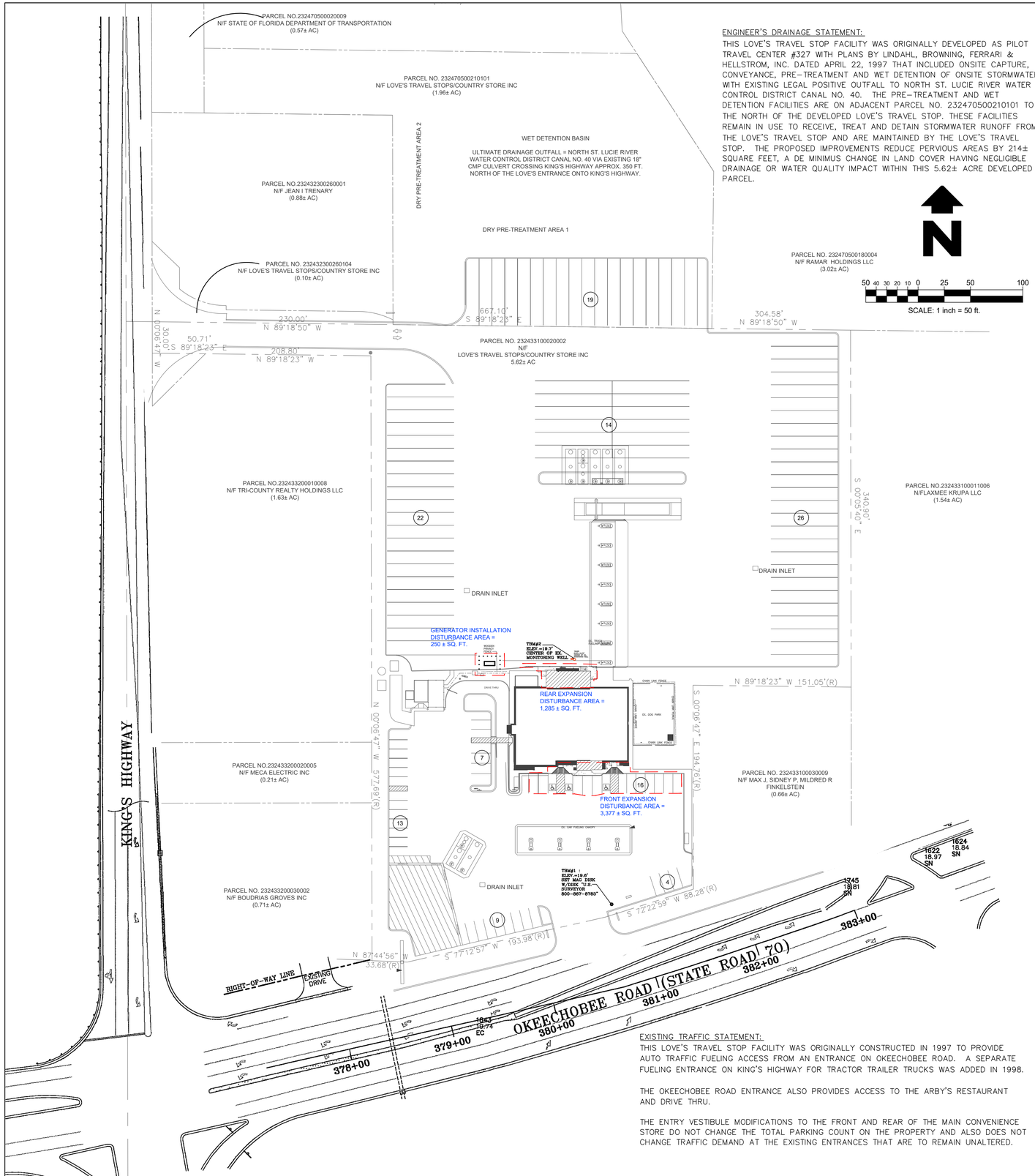
CHECKED BY:	KB
DRAWN BY:	AB
DOCUMENT DATE:	11/19/2025
PROTO:	N/A
PROTO CYCLE:	N/A

KYLE FREDERIC BURCHARD LICENSE No. PE89727 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Kyle Frederic Burchard
DN: c=US, o=HFA-AE, LTD, cn=Kyle Frederic Burchard, email=kburchard@hfa-ae.com
Date: 2025.11.19 15:49:50 -05'00'
Kyle Frederic Burchard, P.E. License #PE89727 HFA-AE, LTD

PRELIMINARY

SITE PLAN

SHEET:
C2.0



ENGINEER'S DRAINAGE STATEMENT:

THIS LOVE'S TRAVEL STOP FACILITY WAS ORIGINALLY DEVELOPED AS PILOT TRAVEL CENTER #327 WITH PLANS BY LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. DATED APRIL 22, 1997 THAT INCLUDED ONSITE CAPTURE, CONVEYANCE, PRE-TREATMENT AND WET DETENTION OF ONSITE STORMWATER, WITH EXISTING LEGAL POSITIVE OUTFALL TO NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 40. THE PRE-TREATMENT AND WET DETENTION FACILITIES ARE ON ADJACENT PARCEL NO. 232470500210101 TO THE NORTH OF THE DEVELOPED LOVE'S TRAVEL STOP. THESE FACILITIES REMAIN IN USE TO RECEIVE, TREAT AND DETAIN STORMWATER RUNOFF FROM THE LOVE'S TRAVEL STOP AND ARE MAINTAINED BY THE LOVE'S TRAVEL STOP. THE PROPOSED IMPROVEMENTS REDUCE PERVIOUS AREAS BY 214± SQUARE FEET, A DE MINIMUS CHANGE IN LAND COVER HAVING NEGLIGIBLE DRAINAGE OR WATER QUALITY IMPACT WITHIN THIS 5.62± ACRE DEVELOPED PARCEL.

EXISTING TRAFFIC STATEMENT:

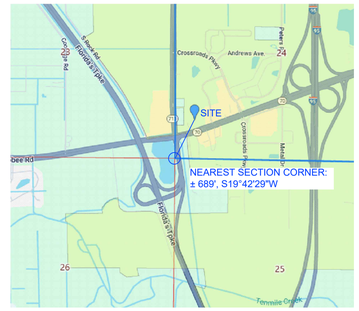
THIS LOVE'S TRAVEL STOP FACILITY WAS ORIGINALLY CONSTRUCTED IN 1997 TO PROVIDE AUTO TRAFFIC FUELING ACCESS FROM AN ENTRANCE ON OKEECHOBEE ROAD. A SEPARATE FUELING ENTRANCE ON KING'S HIGHWAY FOR TRACTOR TRAILER TRUCKS WAS ADDED IN 1998.

THE OKEECHOBEE ROAD ENTRANCE ALSO PROVIDES ACCESS TO THE ARBY'S RESTAURANT AND DRIVE THRU.

THE ENTRY VESTIBULE MODIFICATIONS TO THE FRONT AND REAR OF THE MAIN CONVENIENCE STORE DO NOT CHANGE THE TOTAL PARKING COUNT ON THE PROPERTY AND ALSO DOES NOT CHANGE TRAFFIC DEMAND AT THE EXISTING ENTRANCES THAT ARE TO REMAIN UNALTERED.



VICINITY MAP
SCALE: 1"=400'
SOURCE: SLC PROPERTY APPRAISER;
2024 WEBMAP - FDOR



NEAREST QUARTER SECTION LINE (N.T.S.)
AT COMMON CORNERS OF
SECTIONS 23, 24, 25 AND 26

APPLICANT NAME: OWEN SEARCY
LOVE'S, 10601 PENNSYLVANIA AVE, OKLOAHOMA CITY, OK, 73120

PROJECT NAME: LOVE'S 415 REMODEL, FORT PIERCE, FL
PROJECT ADDRESS: 7150 OKEECHOBEE ROAD, FORT PIERCE, FL 34945

LEGAL DESCRIPTION: 24 35 39 FROM NW COR OF SW 1/4 OF SW 1/4 RUN S 00 06 47 E 38 FT, TH S 89 16 23 E 25 FT TO POB; TH CONT S 89 16 23 E 667.10 FT,TH S 00 05 40 E 340.90 FT,TH N 89 18 23 W 151.05 FT,TH S 00 06 47 E 194.76 FT TO N RD R/W LI OF OKEECHOBEE RD AND CURVE CONC NW,R OF 4333 FT,TH SWLY ALG ARC 88.28 FT,TH S 77 12 57 W 193.98 FT,TH N 87 44 56 W 33.68 FT,TH N 00 06 47 W 577.69 FT,TH N 89 18 23 W 208.80 FT TO E RD R/W LI OF KING'S HWY,TH N 00 06 47 W 30 FT TO POB(5.47 AC) (OR 3217-1635)

ZONING: C-3, GENERAL COMMERCIAL
(SURROUNDED BY C-3 EXCEPT WHERE ADJACENT TO ST. LUCIE COUNTY LIMIT WHERE ZONING IS CG, COMMERCIAL GENERAL)
USE: FUELING CENTER, CONVENIENCE STORE, FAST FOOD

OWNER: LOVE'S TRAVEL STOPS/COUNTRY STORES INC,
GRANT THORNTON LLP C/O LOVE'S
OWNER ADDRESS: PO BOX 5256, OAK BROOK, IL 60522-5256

CONSULTANT: HARRISON FRENCH AND ASSOCIATES
1705 S WALTON BLVD, SUITE 3, BENTONVILLE, AR 72712

FUTURE SELLING OR LEASING STATEMENT:
THE OWNER HAS NO PLANS FOR FUTURE SALE OR LEASING

UTILITY UTILIZATION STATEMENT:
EXISTING UTILITIES AT DEVELOPED SITE ARE ADEQUATE, TO REMAIN WITHOUT NEW SERVICES.

ENVIRONMENTAL RESOURCES:
THE PROPOSED WORK MAKES NO CHANGES TO EXISTING LEGAL OUTFALLS TOWARDS OKEECHOBEE BLVD AND TO THE EXISTING STORMWATER POND ON THE ADJACENT PARCEL TO THE NORTH. EXISTING WATERSHED BOUNDARIES AND DRAINAGE PATTERNS ARE NOT CHANGED BY THE PROPOSED WORK.

FEMA MAP; 12111C0167J EFF.2/16/2012 (CITY OF FT PIERCE 120286)

THE PROPERTY HAS NO UNIQUE NATURAL FEATURES.
THE PROPERTY CONTAINS:
- NO COASTAL CONSTRUCTION SET BACK LINE
- NO MEAN HIGHWATER OR SAFE UPLAND LINE
- NO SUBMERGED LANDS AND
- NO WETLANDS OR ENDANGERED SPECIES.

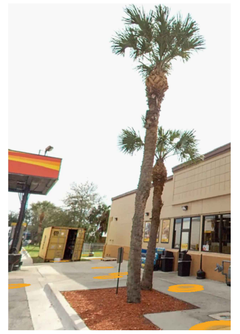
LANDSCAPING AND LIGHTING:
THE SITE WAS ORIGINALLY DEVELOPED AS PILOT TRAVEL CENTER #327 WITH PLANS BY LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. DATED APRIL 22, 1997. SUBSEQUENT PLAN MODIFICATIONS HAVE OCCURED. EXISTING SITE LIGHTING AND LANDSCAPING IS PER THESE COLLECTIVE PLANS OF DEVELOPMENT. THIS PLAN MODIFICATION IS RELOCATING TWO 14" CABBAGE PALMS ON THE NORTH SIDE OF THE BUILDING TO BE ADJACENT TO THE NORTH SIDE OF THE EXISTING DOG PARK. AN EXISTING MULCH BED AT THE NORTH EXPANSION IS BEING REDUCED BY 141± SF FOR THE BUILDING, AND A 75±SF BED AT THE SOUTHEAST CORNER OF THE BUILDING IS BEING PAVED FOR ADA ACCESS. NO OTHER CHANGES TO LANDSCAPING ARE PROPOSED. NO CHANGES TO SITE LIGHTING ARE PROPOSED.

PARKING TABULATION:
REQUIRED PARKING
ARBY'S (2,920± SF); 1 SPACE PER 75 SF = 39 SPACES
LOVE'S (6,303± SF); 1 SPACE PER 200 SF = 32 SPACES
71 SPACES REQUIRED

EXISTING PARKING	PROPOSED PARKING
47 AUTOMOBILE SPACES	45 AUTOMOBILE SPACES
2 ADA SPACES	4 ADA SPACES
81 TRUCK SPACES	81 TRUCK SPACES
	130 SPACES PROVIDED

ACCESS:
THE SITE HAS ESTABLISHED ENTRANCES AND SEPARATE ROADWAY ACCESS TO OKEECHOBEE ROAD FOR AUTOS AND S KINGS HW (713) FOR TRUCKS. NO CHANGES ARE PROPOSED TO THESE ENTRANCES, AND NO ADDITIONAL TRAFFIC TRIP GENERATION IS ANTICIPATED DUE TO THE PROPOSED BUILDING EXPANSION OF 882± SF.

THIS PLAN IS NOT A SUBDIVISION.



CABBAGE PALMS TO BE RELOCATED
(NORTH SIDE EXPANSION)

SURVEY PROVIDED BY:

U.S. SURVEYOR
4929 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
1-800-867-8783 EXT. 201

DATED: 05-27-2025

HFA
HFA-AE, LTD.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A PROJECT EXCLUSIVELY WITH ITS ISSUE DATE ON 09/10/25 AND IT IS NOT TRANSFERABLE TO ANY OTHER PROJECT OR LOCATION. ANY REUSE OF THIS DRAWING WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER. REQUIRES THE SERVICES OF PROPERLY LICENSED ENGINEER FOR THE ADAPTATION TO OTHER PROJECTS OR LOCATIONS. ANY REPRODUCTION OF THIS DRAWING FOR ANY REASON BY ANY METHOD WHATSOEVER, UNLESS AUTHORIZED AND MAY BE CONTRARY TO FL LAW.

STORE NUMBER: 415
7150 OKEECHOBEE RD
FORT PIERCE, FL 34945

JOB NUMBER: 03-24-10415

N/A

ISSUE BLOCK

CHECKED BY:	KB
DRAWN BY:	AB
DOCUMENT DATE:	11/19/2025
PROTO:	N/A
PROTO CYCLE:	N/A

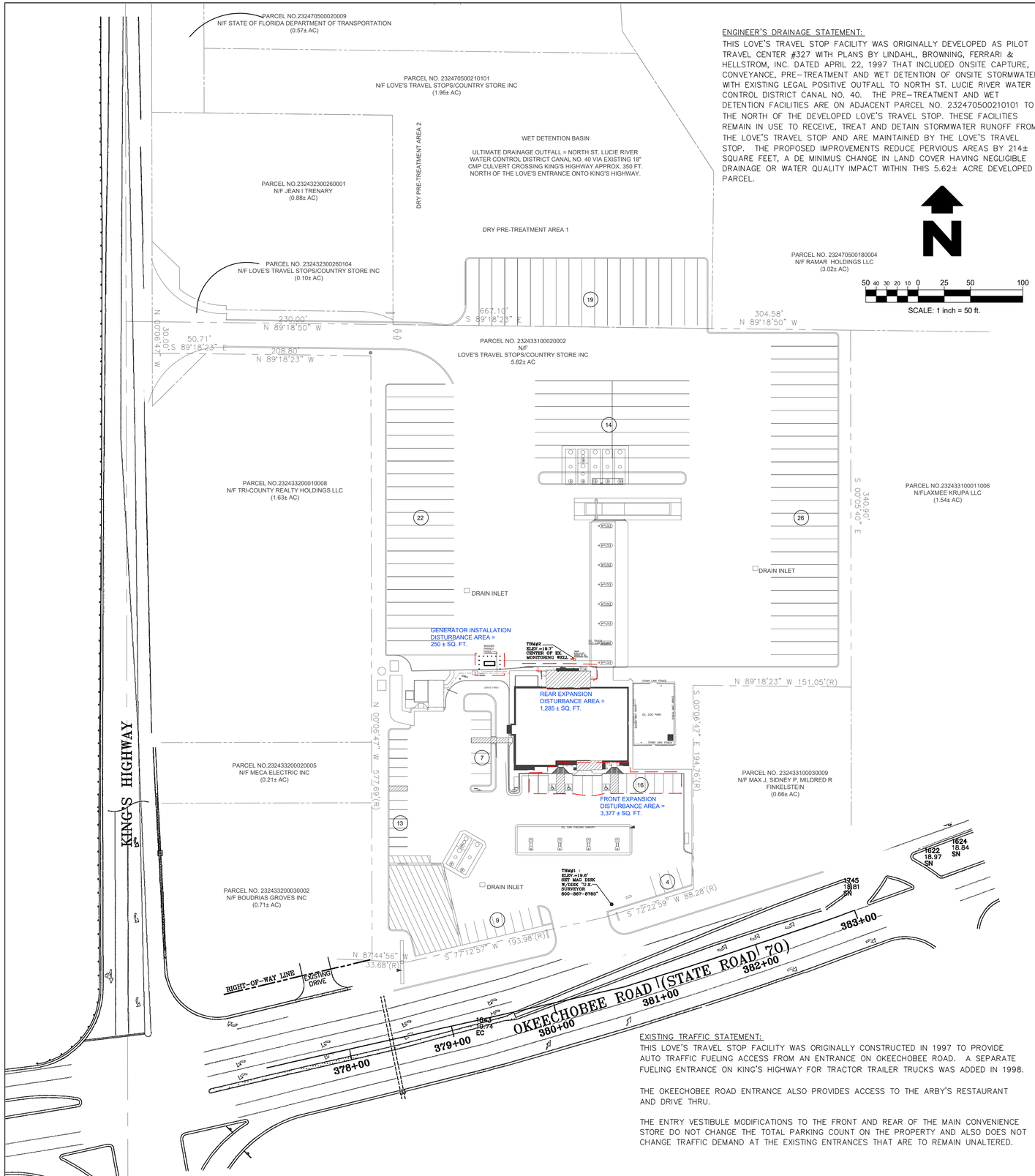


Kyle Frederic Burchard, P.E.
License #PE89727
HFA-AE, LTD

PRELIMINARY

OVERALL SITE PLAN

SHEET:
C1.0



ENGINEER'S DRAINAGE STATEMENT:

THIS LOVE'S TRAVEL STOP FACILITY WAS ORIGINALLY DEVELOPED AS PILOT TRAVEL CENTER #327 WITH PLANS BY LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. DATED APRIL 22, 1997 THAT INCLUDED ONSITE CAPTURE, CONVEYANCE, PRE-TREATMENT AND WET DETENTION OF ONSITE STORMWATER, WITH EXISTING LEGAL POSITIVE OUTFALL TO NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 40. THE PRE-TREATMENT AND WET DETENTION FACILITIES ARE ON ADJACENT PARCEL NO. 232470500210101 TO THE NORTH OF THE DEVELOPED LOVE'S TRAVEL STOP. THESE FACILITIES REMAIN IN USE TO RECEIVE, TREAT AND DETAIN STORMWATER RUNOFF FROM THE LOVE'S TRAVEL STOP AND ARE MAINTAINED BY THE LOVE'S TRAVEL STOP. THE PROPOSED IMPROVEMENTS REDUCE PERVIOUS AREAS BY 214± SQUARE FEET, A DE MINIMUS CHANGE IN LAND COVER HAVING NEGLIGIBLE DRAINAGE OR WATER QUALITY IMPACT WITHIN THIS 5.62± ACRE DEVELOPED PARCEL.

EXISTING TRAFFIC STATEMENT:

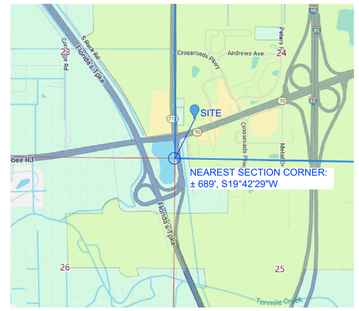
THIS LOVE'S TRAVEL STOP FACILITY WAS ORIGINALLY CONSTRUCTED IN 1997 TO PROVIDE AUTO TRAFFIC FUELING ACCESS FROM AN ENTRANCE ON OKEECHOBEE ROAD. A SEPARATE FUELING ENTRANCE ON KING'S HIGHWAY FOR TRACTOR TRAILER TRUCKS WAS ADDED IN 1998.

THE OKEECHOBEE ROAD ENTRANCE ALSO PROVIDES ACCESS TO THE ARBY'S RESTAURANT AND DRIVE THRU.

THE ENTRY VESTIBULE MODIFICATIONS TO THE FRONT AND REAR OF THE MAIN CONVENIENCE STORE DO NOT CHANGE THE TOTAL PARKING COUNT ON THE PROPERTY AND ALSO DOES NOT CHANGE TRAFFIC DEMAND AT THE EXISTING ENTRANCES THAT ARE TO REMAIN UNALTERED.



VICINITY MAP
SCALE: 1"=400'
SOURCE: SLC PROPERTY APPRAISER;
2024 WEBMAP - FDOR



NEAREST QUARTER SECTION LINE (N.T.S.)
AT COMMON CORNERS OF
SECTIONS 23, 24, 25 AND 26

APPLICANT NAME: OWEN SEARCY
LOVE'S, 10601 PENNSYLVANIA AVE, OKLOAHOMA CITY, OK, 73120

PROJECT NAME: LOVE'S 415 REMODEL, FORT PIERCE, FL
PROJECT ADDRESS: 7150 OKEECHOBEE ROAD, FORT PIERCE, FL 34945

LEGAL DESCRIPTION: 24 35 39 FROM NW COR OF SW 1/4 OF SW 1/4 RUN S 00 06 47 E 38 FT, TH S 89 16 23 E 25 FT TO POB; TH CONT S 89 16 23 E 667.10 FT,TH S 00 05 40 E 340.90 FT,TH N 89 18 23 W 151.05 FT,TH S 00 06 47 E 194.76 FT TO N RD R/W LI OF OKEECHOBEE RD AND CURVE CONC NW,R OF 4333 FT,TH SWLY ALG ARC 88.28 FT,TH S 77 12 57 W 193.98 FT,TH N 87 44 56 W 33.68 FT,TH N 00 06 47 W 577.69 FT,TH N 89 18 23 W 208.80 FT TO E RD R/W LI OF KING'S HWY,TH N 00 06 47 W 30 FT TO POB(5.47 AC) (OR 3217-1635)

ZONING: C-3, GENERAL COMMERCIAL
(SURROUNDED BY C-3 EXCEPT WHERE ADJACENT TO ST. LUCIE COUNTY LIMIT WHERE ZONING IS CG, COMMERCIAL GENERAL)
USE: FUELING CENTER, CONVENIENCE STORE, FAST FOOD

OWNER: LOVE'S TRAVEL STOPS/COUNTRY STORES INC,
GRANT THORNTON LLP C/O LOVE'S
OWNER ADDRESS: PO BOX 5256, OAK BROOK, IL 60522-5256

CONSULTANT: HARRISON FRENCH AND ASSOCIATES
1705 S WALTON BLVD, SUITE 3, BENTONVILLE, AR 72712

FUTURE SELLING OR LEASING STATEMENT:
THE OWNER HAS NO PLANS FOR FUTURE SALE OR LEASING

UTILITY UTILIZATION STATEMENT:
EXISTING UTILITIES AT DEVELOPED SITE ARE ADEQUATE, TO REMAIN WITHOUT NEW SERVICES.

ENVIRONMENTAL RESOURCES:
THE PROPOSED WORK MAKES NO CHANGES TO EXISTING LEGAL OUTFALLS TOWARDS OKEECHOBEE BLVD AND TO THE EXISTING STORMWATER POND ON THE ADJACENT PARCEL TO THE NORTH. EXISTING WATERSHED BOUNDARIES AND DRAINAGE PATTERNS ARE NOT CHANGED BY THE PROPOSED WORK.

FEMA MAP; 12111C0167J EFF.2/16/2012 (CITY OF FT PIERCE 120286)

THE PROPERTY HAS NO UNIQUE NATURAL FEATURES.
THE PROPERTY CONTAINS:
- NO COASTAL CONSTRUCTION SET BACK LINE
- NO MEAN HIGHWATER OR SAFE UPLAND LINE
- NO SUBMERGED LANDS AND
- NO WETLANDS OR ENDANGERED SPECIES.

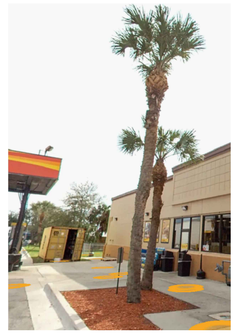
LANDSCAPING AND LIGHTING:
THE SITE WAS ORIGINALLY DEVELOPED AS PILOT TRAVEL CENTER #327 WITH PLANS BY LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. DATED APRIL 22, 1997. SUBSEQUENT PLAN MODIFICATIONS HAVE OCCURED. EXISTING SITE LIGHTING AND LANDSCAPING IS PER THESE COLLECTIVE PLANS OF DEVELOPMENT. THIS PLAN MODIFICATION IS RELOCATING TWO 14" CABBAGE PALMS ON THE NORTH SIDE OF THE BUILDING TO BE ADJACENT TO THE NORTH SIDE OF THE EXISTING DOG PARK. AN EXISTING MULCH BED AT THE NORTH EXPANSION IS BEING REDUCED BY 141± SF FOR THE BUILDING, AND A 75±SF BED AT THE SOUTHEAST CORNER OF THE BUILDING IS BEING PAVED FOR ADA ACCESS. NO OTHER CHANGES TO LANDSCAPING ARE PROPOSED. NO CHANGES TO SITE LIGHTING ARE PROPOSED.

PARKING TABULATION:
REQUIRED PARKING
ARBY'S (2,920± SF); 1 SPACE PER 75 SF = 39 SPACES
LOVE'S (6,303± SF); 1 SPACE PER 200 SF = 32 SPACES
71 SPACES REQUIRED

EXISTING PARKING	PROPOSED PARKING
47 AUTOMOBILE SPACES	45 AUTOMOBILE SPACES
2 ADA SPACES	4 ADA SPACES
81 TRUCK SPACES	81 TRUCK SPACES
	130 SPACES PROVIDED

ACCESS:
THE SITE HAS ESTABLISHED ENTRANCES AND SEPARATE ROADWAY ACCESS TO OKEECHOBEE ROAD FOR AUTOS AND S KINGS HW (713) FOR TRUCKS. NO CHANGES ARE PROPOSED TO THESE ENTRANCES, AND NO ADDITIONAL TRAFFIC TRIP GENERATION IS ANTICIPATED DUE TO THE PROPOSED BUILDING EXPANSION OF 882± SF.

THIS PLAN IS NOT A SUBDIVISION.



CABBAGE PALMS TO BE RELOCATED
(NORTH SIDE EXPANSION)

SURVEY PROVIDED BY:

U.S. SURVEYOR
4929 RIVERWIND POINTE DRIVE
EVANSVILLE, INDIANA 47715
1-800-867-8783 EXT. 201

DATED: 05-27-2025

HFA
HFA-AE, LTD.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A PROJECT EXCLUSIVELY WITH ITS ISSUE DATE ON 09/10/25 AND IT IS NOT TRANSFERABLE TO ANY OTHER PROJECT OR LOCATION. ANY REUSE OF THIS DRAWING WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER. REQUIRES THE SERVICES OF PROPERLY LICENSED ENGINEER FOR THE ADAPTATION TO OTHER PROJECTS OR LOCATIONS. ANY REPRODUCTION OF THIS DRAWING FOR ANY REASON BY ANY METHOD WHATSOEVER, UNLESS AUTHORIZED AND MAY BE CONTRARY TO FL LAW.

STORE NUMBER: 415
7150 OKEECHOBEE RD
FORT PIERCE, FL 34945

JOB NUMBER: 03-24-10415

N/A

ISSUE BLOCK

CHECKED BY:	KB
DRAWN BY:	AB
DOCUMENT DATE:	11/19/2025
PROTO:	N/A
PROTO CYCLE:	N/A



Kyle Frederic Burchard, P.E.
License #PE89727
HFA-AE, LTD

PRELIMINARY

OVERALL SITE PLAN

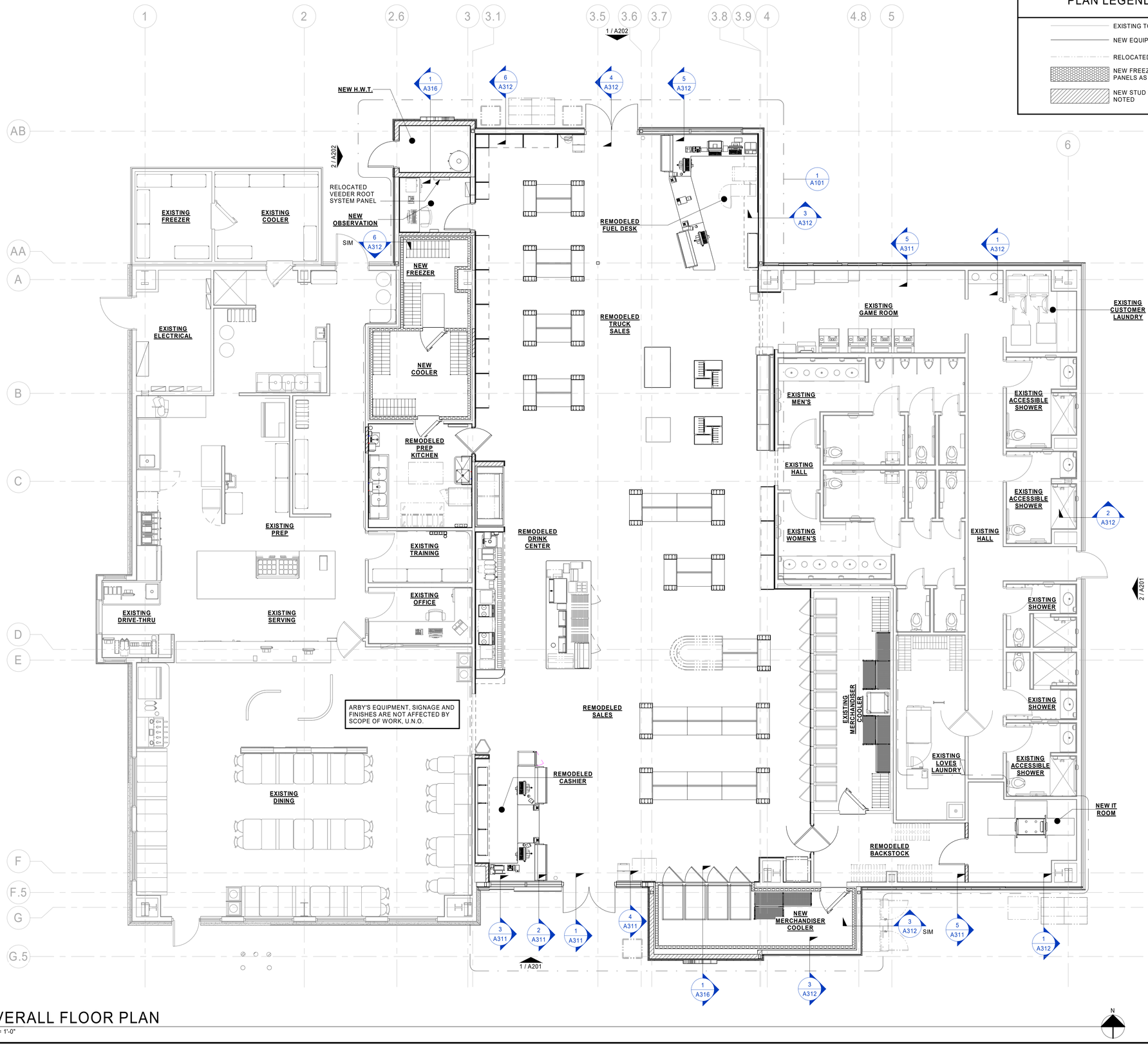
SHEET:
C1.0

RESPONSIBILITY SCHEDULE	O = OWNER GC = GENERAL CONTRACTOR		
WORK SCHEDULE	FURNISHED		INSTALLED
GENERAL	GC	O	GC
DEMOLITION	X		
TILE (FLOOR & WALL)	X		X
CONC. SLAB / CUT / PATCH	X		X
PAVING	X		X
PLASTIC LAMINATE (WALL)	X		X
GROUT & SETTING MATERIAL	X		X
PAINT	X		X
PLUMBING FIXTURES	X		X
DOORS	X		X
DOOR HARDWARE	X		X
MILLWORK	X		X
BASE	X		X
SIGNAGE		X	X
MEMBRANE ROOFING	X		X
INTERIOR PARTITIONS	X		X
SUSPENDED CEILING TILE SYSTEM	X		X
WOOD/ PLYWOOD (FIRE-RETARDANT-TREATED)	X		X
EIFS	X		X
FIBER CEMENT PANELS	X		X
ACM/PANAFLEX		X	X

ANY ITEMS NOT LISTED ABOVE TO BE INSTALLED BY GC.

PLAN LEGEND

- EXISTING TO REMAIN
- NEW EQUIPMENT/FINISHES
- RELOCATED EQUIPMENT
- NEW FREEZER/ COOLER PANELS AS NOTED
- NEW STUD WALL AS NOTED



1 OVERALL FLOOR PLAN
3/16" = 1'-0"

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR LOVE'S #415 ONLY.
FOR PIERCE FL
LOVE'S #415 - STORE # WITH ITS SIXIE
DATE ON 11/19/25 AND IT IS NOT TO BE USED FOR ANY OTHER PROJECT SITE OR AT A LATER TIME.
ANY USE OF THIS DRAWING FOR REUSE REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECT OR ENGINEER.
REPRODUCTION OF THIS DRAWING FOR USE ON ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Loves
STORE NUMBER: 415
7150 OKEECHOBEE RD
FORT PIERCE, FL 34945
JOB NUMBER: 03-24-10415
N/A

ISSUE BLOCK

CHECKED BY:	NJME
DRAWN BY:	WBM
DOCUMENT DATE:	11/19/25
PROTO:	N/A
PROTO CYCLE:	Q4 - 2025

STATE OF FLORIDA
BOGUE L. EBBRECHT
AR98288
REGISTERED ARCHITECT

Digitally signed by Bogue Louis Ebbrecht
DN: c=US, o=HFA-AE, LTD, cn=Bogue Louis Ebbrecht, email=bogue@hfa-ae.com
Reason: I am approving this document
Location: 479-273-7780
Date: 2025.11.20 16:45:34 -06'00'

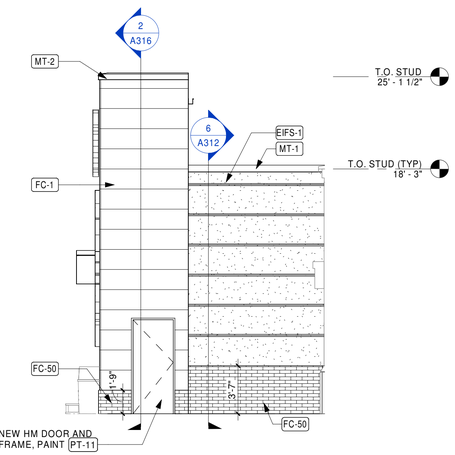
Bogue L. Ebbrecht, Architect
License #AR98288
HFA-AE, LTD
Qualifier Lic. #AR96636

This item has been digitally signed and sealed by BOGUE L. EBBRECHT on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

OVERALL FLOOR PLAN

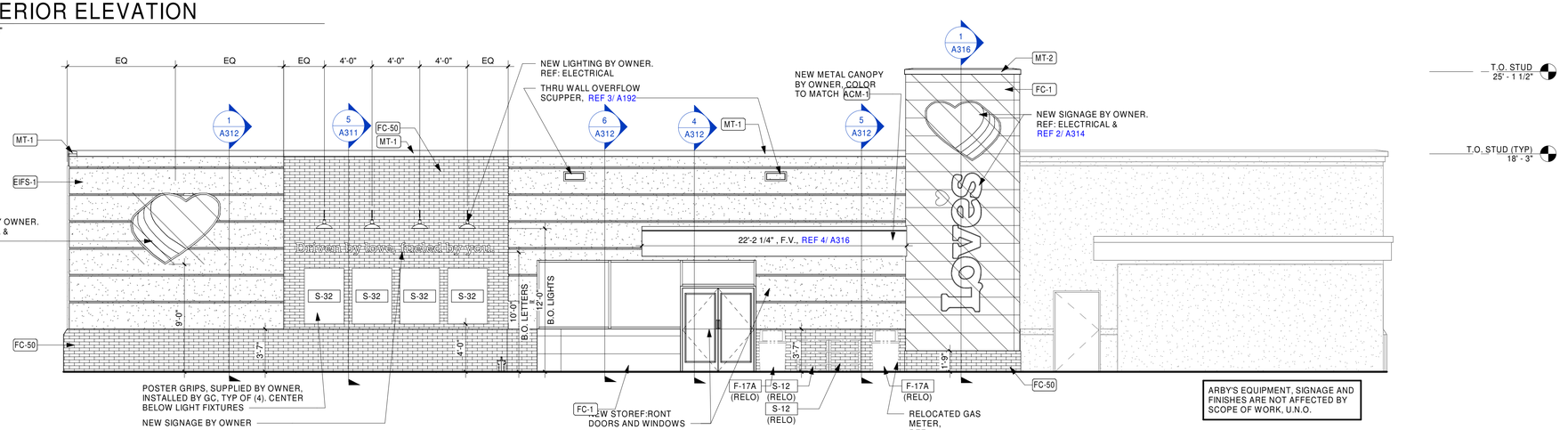
SHEET:
A100

11/19/2025 2:28:54 PM
C:\Users\wifi.mcguire\Documents\2023 Revit Projects\415_Fort Pierce_ FL_03-24-10415_Rvt_-23_HFA Will Mcguire.rvt
3359-A100-OVERALL FLOOR PLAN



2 EXTERIOR ELEVATION

3/16" = 1'-0"



1 EXTERIOR ELEVATION

3/16" = 1'-0"

GENERAL NOTES

1. PLACE FURRING BEHIND NH-50 TO MATCH EXISTING, UNO.
2. REF: A201 FOR EXTERIOR FINISH SCHEDULE.

PLAN LEGEND

- EXISTING TO REMAIN
- NEW FINISHES
- RELOCATED EQUIPMENT
- EXISTING EIFS TO REMAIN
- NEW EIFS
- NEW NICHIHA PER EXTERIOR ELEVATIONS
- PAINT PER EXTERIOR ELEVATIONS
- PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE/AWNINGS

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AND FOR FORT PIERCE, FL. IT IS NOT TO BE USED ON ANY OTHER SITE OR AT ANY OTHER TIME WITHOUT THE WRITTEN CONSENT OF HFA-AE, LTD. DATE ON 11/19/25 AND IT IS NOT TO BE USED FOR ANY PURPOSE OR PROJECT SITE OR AT A LATER TIME WITHOUT THE WRITTEN CONSENT OF HFA-AE, LTD. USE OF THIS DRAWING FOR PREJUDICE REQUIRES THE SERVICES OF PROPERLY QUALIFIED DESIGN PROFESSIONALS. REPRODUCTION OF THIS DRAWING FOR USE BY ANY UNAUTHORIZED PARTIES IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Loves

STORE NUMBER: 415
7150 OKEECHOBEE RD
FORT PIERCE, FL 34945

JOB NUMBER: 03-24-10415

N/A

ISSUE BLOCK

CHECKED BY:	NJME
DRAWN BY:	WBM
DOCUMENT DATE:	11/19/25
PROTO:	N/A
PROTO CYCLE:	Q4 - 2025

STATE OF FLORIDA
BOGUE L. EBBRECHT
AR98288
REGISTERED ARCHITECT

Digitally signed by Bogue Louis Ebbrecht
DN: c=US, o=HFA-AE, LTD, ou=Architecture, cn=Bogue Louis Ebbrecht, email=bogue@hfa-ae.com, 2.5.4.5=8d1e9f0f1f4f4f2f4f3f4f4f2f4f3f4f4f2f4f3

HFA

December 18, 2025

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

Regarding: Love's Travel Stop
7150 Okeechobee Rd, Fort Pierce, FL 34945
HFA Project Number: 03-24-10415

Dear Director Freeman,

The following list of requirements for portal submittal of our site plan are to be addressed as follows:

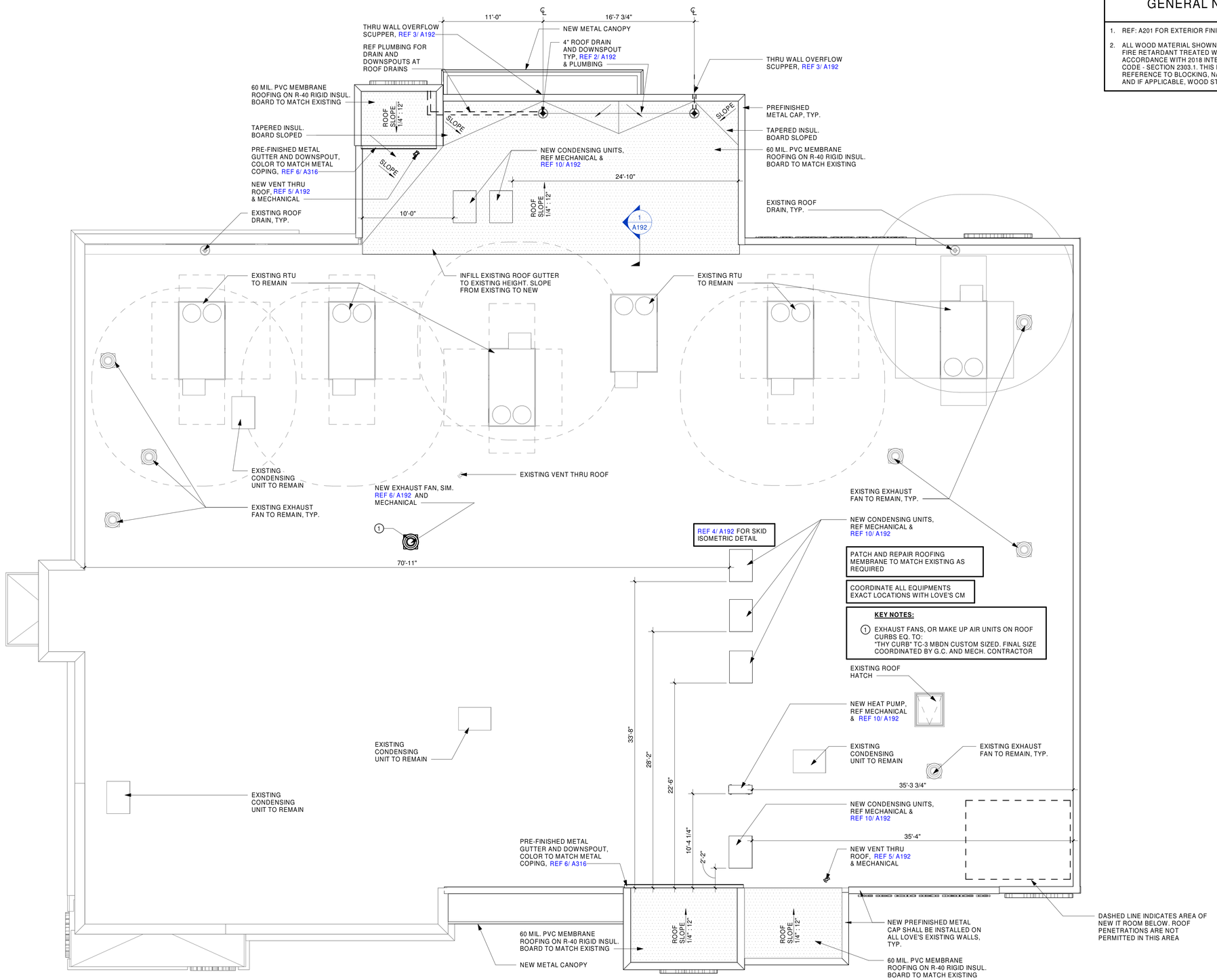
Required Documents:

- Color board – Not available. Color schemes to match existing. See Contextual Photos.

Sincerely,
Harrison French & Associates

GENERAL NOTES

1. REF: A201 FOR EXTERIOR FINISH SCHEDULE.
2. ALL WOOD MATERIAL SHOWN IN DETAILS SHALL BE FIRE RETARDANT TREATED WOOD (FRTW) IN ACCORDANCE WITH 2018 INTERNATIONAL BUILDING CODE - SECTION 2303.1. THIS INCLUDES ALL REFERENCE TO BLOCKING, NAILERS, PLYWOOD, AND IF APPLICABLE, WOOD STUDS.



1 ROOF PLAN
3/16" = 1'-0"

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC PROJECT AT FORT PIERCE, FL. ANY REUSE OF THIS SIDE OR ALTERATION OF THIS SIDE WITH ITS DATE ON 11/19/25 AND IT IS NOT ADAPTED FOR USE ON ANY OTHER PROJECT SITE OR AT A LATER TIME. ANY REUSE OR ALTERATION WITHOUT PROFESSIONAL SERVICE REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECT OR ENGINEER. ANY REPRODUCTION OF THIS DRAWING FOR USE ON ANY OTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Loves
STORE NUMBER: 415
7150 OKEECHOBEE RD
FORT PIERCE, FL 34945
JOB NUMBER: 03-24-10415
N/A

ISSUE BLOCK

CHECKED BY:	NJME
DRAWN BY:	WBM
DOCUMENT DATE:	11/19/25
PROTO:	N/A
PROTO CYCLE:	Q4 - 2025

STATE OF FLORIDA
BOGUE L. EBBRECHT
AR98288
REGISTERED ARCHITECT

Digitally signed by Bogue Louis Ebbrecht
DN: cn=Bogue Louis Ebbrecht, o=HFA-AE, LTD, ou=Architect, email=bogue@hfa-ae.com, c=US
Date: 2025.11.19 16:44:29-06'00'

Bogue L. Ebbrecht, Architect
License #AR98288
HFA-AE, LTD
Qualifier Lic. #AR96636

This item has been digitally signed and sealed by BOGUE L. EBBRECHT on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ROOF PLAN

SHEET:
A191

11/18/2025 2:12:44 PM
C:\Users\will.mcguire\Documents\2020 Revit Projects\415_Fort Pierce, FL_03-24-10415_Arc_v23_HFA.Will.Mcguire.rvt
3375-A191-ROOF PLAN

HFA

December 18, 2025

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

Regarding: Love's Travel Stop
7150 Okeechobee Rd, Fort Pierce, FL 34945
HFA Project Number: 03-24-10415

Dear Director Freeman,

The following list of requirements for portal submittal of our site plan are to be addressed as follows:

Required Documents:

- Lighting plans – No lighting changes are proposed with this application.

Sincerely,
Harrison French & Associates

HFA

December 18, 2025

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

Regarding: Love's Travel Stop
7150 Okeechobee Rd, Fort Pierce, FL 34945
HFA Project Number: 03-24-10415

Dear Director Freeman,

The following list of requirements for portal submittal of our site plan are to be addressed as follows:

Required Documents:

- Concurrency review submittals – None known to be needed.
- .

Sincerely,
Harrison French & Associates

HFA

December 18, 2025

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

Regarding: Love's Travel Stop
7150 Okeechobee Rd, Fort Pierce, FL 34945
HFA Project Number: 03-24-10415

Dear Director Freeman,

The following list of requirements for portal submittal of our site plan are to be addressed as follows:

Required Documents:

- Traffic impact report – No changes to traffic. See Existing Traffic Statement on Overall Site Plan Sheet C1.0.

Sincerely,
Harrison French & Associates

HFA

December 18, 2025

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

Regarding: Love's Travel Stop
7150 Okeechobee Rd, Fort Pierce, FL 34945
HFA Project Number: 03-24-10415

Dear Director Freeman,

The following list of requirements for portal submittal of our site plan are to be addressed as follows:

Required Documents:

- Landscape plans – Minor landscaping adjustments shown on Overall Site Plan Sheet C1.0.

Sincerely,
Harrison French & Associates

HFA

December 18, 2025

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

Regarding: Love's Travel Stop
7150 Okeechobee Rd, Fort Pierce, FL 34945
HFA Project Number: 03-24-10415

Dear Director Freeman,

The following list of requirements for portal submittal of our site plan are to be addressed as follows:

Required Documents:

- Environmental impact report – See Environemtnal Resources statement on Overall Site Plan Sheet C1.0.

Sincerely,
Harrison French & Associates

HFA

December 18, 2025

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

Regarding: Love's Travel Stop
7150 Okeechobee Rd, Fort Pierce, FL 34945
HFA Project Number: 03-24-10415

Dear Director Freeman,

The following list of requirements for portal submittal of our site plan are to be addressed as follows:

Required Documents:

- Color board – Not available. Color schemes to match existing. See Contextual Photos.
- Color rendering elevations – Not available. See Architectural Elevation Drawings A201 and A202.
- Conceptual drainage plan – Drainage systems are unchanged. See Engineer's Drainage Statement on Overall Site Plan Sheet C1.0.
- Concurrency review submittals – None known to be needed.
- Contextual neighborhood photos – See attachment.
- Contextual photos of the subject property – See Attachment.
- Design review narrative – See notes and narratives on Overall Site Plan Sheet C1.0.
- Environmental impact report – See Environemtnal Resources statement on Overall Site Plan Sheet C1.0.
- General location map - See Overall Site Plan Sheet C1.0.
- Justification statement - See Overall Site Plan Sheet C1.0.
- Landscape plans – Minor landscaping adjustments shown on Overall Site Plan Sheet C1.0.
- Lighting plans – No lighting changes are proposed with this application.
- Color sign renderings – See Architectural Elevation Drawings A201 and A202. No changes to the existing color scheme are proposed.
- Scaled floor plan – See Overall Floorplan Sheet A100.
- Site plan – See Site Plan Set.
- St. Lucie County property record card – See Attachment.
- Survey – See Attachment for limited survey at proposed improvements. (H:\03\03-24-10415 Loves - Fort Pierce, FL 415 - Strategic Remodel\04-Design\Civil\Survey)
- Traffic impact report – No changes to traffic. See Existing Traffic Statement on Overall Site Plan Sheet C1.0.
- Warranty deed and legal description – See Legal Description in notes column on Overall Site Plan Sheet C1.0.
- Written narrative – See all notes and narratives on Overall Site Plan Sheet C1.0.

Sincerely,
Harrison French & Associates

Neighborhood Photos .pdf




TRUCK
ENTRY




Wendy's
WAFFLE
HOUSE
Mobil


Arby's
Drive-Thru
Love's
UNLEADED
DIESEL #2
CREDIT
2.33⁹
2.69⁹
FRUIT


ESEL #2
CASH
1.64 9


Loves


TO


TURN RIGHT
BOUDRIAS GROVES
BOUDRIAS GROVES
INDIAN RIVER FRUIT
BONDED GIFT FRUIT SHIPPERS


Loves
www.loves.com


Loves


Love's
Love's
Love's

HFA

December 18, 2025

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

Regarding: Love's Travel Stop
7150 Okeechobee Rd, Fort Pierce, FL 34945
HFA Project Number: 03-24-10415

Dear Director Freeman,

The following list of requirements for portal submittal of our site plan are to be addressed as follows:

Required Documents:

- Justification statement - See Overall Site Plan Sheet C1.0.

Sincerely,
Harrison French & Associates

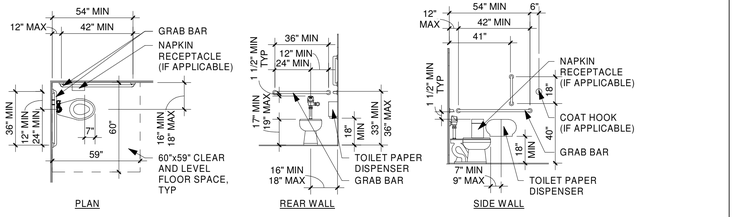
ACCESSIBILITY REQUIREMENTS

NOTE: ALL CLEARANCE DIMENSIONS ARE FROM FACE OF FINISH U.N.O.

TYPICAL ACCESSIBLE WATER CLOSET

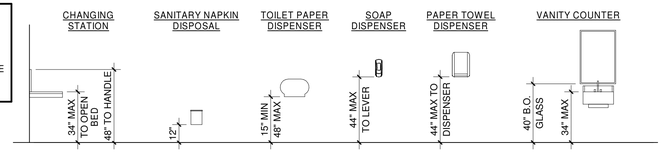
GC TO PROVIDE 2x WOOD BLOCKING AT ALL GRAB BARS AND RESTROOM ACCESSORIES

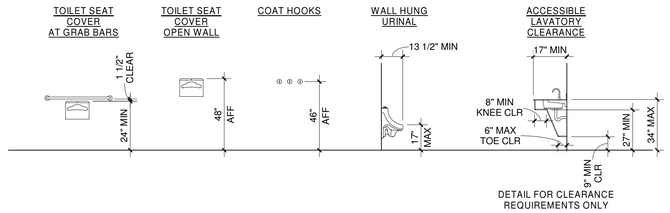
GRAB BAR NOTE: WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS FOR FLUSH VALVES TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA



LAVATORY / ACCESSORY MOUNTING

NOTE: ENSURE CHANGING STATIONS HAS KNEE SPACE OF 27" AFF MIN TO BOTTOM OF TABLE WHEN IN DOWN POSITION

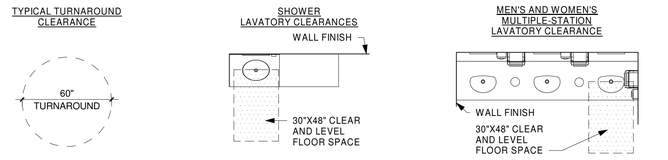




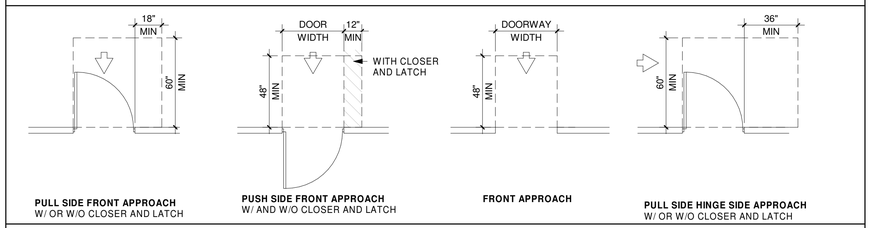
TYPICAL ACCESSIBLE SHOWERS

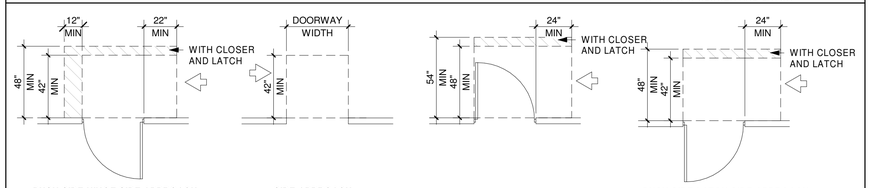


TYPICAL ACCESSIBLE CLEARANCES



DOOR APPROACH CLEAR FLOOR SPACE REQUIREMENTS





CLEARANCES SHOWN IN COMPLIANCE WITH FAC A117.1 - 404.2.3.2 AND 404.2.3.4

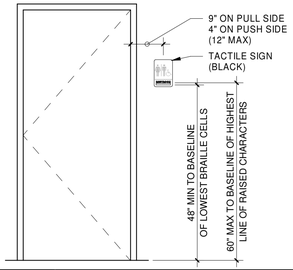
ACCESSIBLE TACTILE SIGNS & PLACEMENT



EXIT | MEN'S RESTROOM | WOMEN'S RESTROOM | HC SHOWER | SHOWER

GENERAL NOTES:

1. SIGN TO BE ADHESIVE ACRYLIC WITH RAISED CHARACTERS WITH A MINIMUM HEIGHT OF 5/8" AND MAXIMUM HEIGHT OF 2" ACCOMPANIED BY GRADE 2 BRAILLE
2. PICTOGRAMS SHALL HAVE THE EQUIVALENT VERBAL DESCRIPTION LISTED DIRECTLY BELOW
3. CHARACTERS, SYMBOLS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH WITH CHARACTERS AND SYMBOLS THAT CONTRAST WITH THE BACKGROUND
4. SIGN TO BE MOUNTED ALONG THE DOOR ON LATCH SIDE, SEE DIAGRAM TO THE RIGHT. WHEN SIGN OCCURS AT DOUBLE DOORS, MOUNT TO THE RIGHT OF THE RIGHT-HAND DOOR. WHEN WALL SPACE IS NOT AVAILABLE IN THE ABOVE LOCATIONS, SIGN IS TO BE INSTALLED ON THE NEAREST ADJACENT WALL
5. PROVIDE 18"x18" CLEAR FLOOR AREA CENTER ON SIGN, BEYOND THE ARC OF ANY DOOR SWING
6. SIGNS TO BE BLACK BACKGROUND WITH WHITE LETTERS, TYP
7. ALL DOOR SIGNS ARE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. DOOR SIGNAGE SHALL COMPLY WITH ADA INCLUDING CHARACTER HEIGHT AND PROPORTION, BRAILED CHARACTERS, FINISH AND CONTRAST, INTERNATIONAL SYMBOL OF ACCESSIBILITY AND MOUNTING HEIGHTS

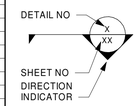


ABBREVIATION LEGEND

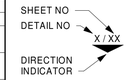
NOTE: THIS IS A GENERAL ABBREVIATION LIST AND NOT ALL ABBREVIATIONS MAY APPEAR IN PLANS

ABBR	DEFINITION	ABBR	DEFINITION
AB	ANCHOR BOLT	MECH	MECHANICAL
ACOST	ACOUSTIC	MFR	MANUFACTURER
ADA	AMERICANS WITH DISABILITIES ACT	MIN	MINIMUM
ADJ	ADJACENT	MISC	MISCELLANEOUS
AFF	ABOVE FINISHED FLOOR	MTL	METAL
AFG	ABOVE FINISHED GRADE	NTS	NOT TO SCALE
ALUM	ALUMINUM	OC	ON CENTER
ALT	ALTERNATE	OH	OPPOSITE HAND
ANC	ANCHORS	OHD	OVERHEAD DOOR
ARCH	ARCHITECTURAL	OP	OPERABLE PANEL
AT	ACOUSTICAL TILE	OP/CI	OWNER PROVIDED / CONTRACTOR INSTALL
BD	BOARD		
BOS	BOTTOM OF STEEL	OP/OI	OWNER PROVIDED / OWNER INSTALL
BRG	BEARING		
CL	CENTERLINE	PLAM	PLASTIC LAMINATE
CLR	CLEAR	PT	PAINT
CMU	CONCRETE MASONRY UNIT	PVC	POLYVINYL CHLORIDE
COL	COLUMN	QTY	QUANTITY
CONC	CONCRETE	REF	REFER TO
CONST	CONSTRUCTION	RELO	RELOCATED
CONT	CONTINUOUS	REQD	REQUIRED
CT	CERAMIC TILE	SC	SOLID CORE
DIA	DIAMETER	SIM	SIMILAR
EF	EXHAUST FAN	SPECS	SPECIFICATIONS
EL	ELEVATION	STD	STANDARD
ELEC	ELECTRICAL	STRUC	STRUCTURAL
EQ	EQUAL	SUSP	SUSPENDED
ETR	EXISTING TO REMAIN	TEMP	TEMPERED
FF	FINISHED FLOOR	THK	THICKNESS
FRP	FIBERGLASS REINFORCED PLASTIC	TO	TOP OF
FTG	FOOTING	TOC/TC	TOP OF CONCRETE
FV	FIELD VERIFY	TOG	TOP OF GRADE BEAM
GC	GENERAL CONTRACTOR	TOM	TOP OF MASONRY
H	HEIGHT	TOP/TP	TOP OF PAVING
HC	HANDICAP	TOS	TOP OF STEEL
HM	HOLLOW METAL	TYP	TYPICAL
HWT	HOT WATER TANK	UNO	UNLESS NOTED OTHERWISE
INFO	INFORMATION	VIF	VERIFY IN FIELD
L	LENGTH	W	WIDTH
MAX	MAXIMUM	WWF	WELDED WIRE FABRIC
ME	MASONRY ELEVATION		

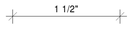
DRAWING SYMBOLS LEGEND



BUILDING SECTION KEY

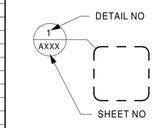


ELEVATION TAG

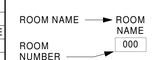


DIMENSION TO FACE OF FRAMING OR EDGE OF SLAB UNLESS OTHERWISE NOTED

REVISION TO DRAWING



DETAIL REFERENCES



ROOM NAME / ROOM NUMBER



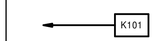
WINDOW ELEVATION DESIGNATION



STOREFRONT ELEVATION DESIGNATION



DOOR DESIGNATION



EQUIPMENT DESIGNATION



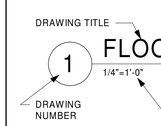
HEIGHT ELEVATION INDICATOR



MATERIAL INDICATOR



PARTITION TYPE STUD WIDTH
(3) = 3 5/8"
(6) = 6"



DRAWING TITLE & SCALE INDICATION

GENERAL NOTES

1. THE CONTRACTOR SHALL PRIOR TO COMMENCING WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS, UTILITY LOCATION, AND UTILITY SIZES.
2. FIELD CONFIRMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO THE OWNER AND THE ARCHITECT FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WITH WORK.
3. THE CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
5. DIMENSIONS ON PLANS ARE TO FACE OF STUD, CENTERLINE OF OPENINGS, OR TO GRIDLINES UNLESS NOTED OTHERWISE.
6. WORK SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF ALL APPLICABLE BUILDING CODES. REFER TO THE PROJECT DATA, THE AMERICANS WITH DISABILITIES ACT, AND ALL OTHER LOCAL GOVERNING CODES AND ORDINANCES.
7. THE CONTRACTOR SHALL NOTIFY BOTH THE OWNER AND ARCHITECT OF ERRORS, OMISSIONS, OR INCONSISTENCIES FOUND IN THE CONSTRUCTION DOCUMENTS. ERRORS NOT REPORTED PRIOR TO START OF CONSTRUCTION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE IN A MANNER APPROVED BY THE OWNER AND ARCHITECT.
8. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER AND SECURED BY THE GENERAL CONTRACTOR. ALL OTHER REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR OR SUBCONTRACTOR DIRECTLY RESPONSIBLE.
9. ALL REQUIRED CITY AND COUNTY LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADES.
10. ALL CONTRACTORS SHALL HAVE VALID CERTIFICATIONS OF WORKMAN'S COMPENSATION ON FILE WITH APPROPRIATE AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
12. THE CONTRACTOR SHALL PROVIDE A TEMPORARY FIELD OFFICE, TELEPHONES, TEMPORARY SECURITY FENCING, WATER, POWER AND TOILET FACILITIES. COORDINATE LOCATIONS WITH ALL APPROPRIATE AGENCIES. FIELD OFFICE SHALL ALSO CONTAIN CURRENT COPIES OF ALL GOVERNING BUILDING CODES AND AMENDMENTS.
13. CONSTRUCTION DOCUMENTS APPROVED BY THE AHJ SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKERS. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE (1) COMPLETE SET OF PLANS WITH ALL ADDENDA, REVISIONS, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY WHILE THE JOB IS IN PROGRESS UNTIL WORK IS COMPLETE.
15. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN AND ORDERLY MANNER. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN BROOM-CLEAN CONDITION AT ALL TIMES. THE CONTRACTOR SHALL LOCATE AND MAINTAIN A TRASH BIN AT THE SITE, WHICH SHALL BE OF ADEQUATE DIMENSION TO KEEP THE SITE CLEAN AT ALL TIMES. DUST RESULTING FROM SALVAGE, DEMOLITION, REMOVAL WORK, AND CONSTRUCTION SHALL BE CONTROLLED TO PREVENT THE IMPOSITION OF A NUISANCE OR HAZARDOUS CONDITION TO THE ADJOINING PORTIONS OF THE PROJECT. THE USE OF WATER WILL NOT BE PERMITTED WHEN SUCH USE WOULD RESULT IN HAZARDOUS OR OTHERWISE OBJECTIONABLE CONDITION.
16. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
17. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
18. THE CONTRACTOR SHALL PROVIDE REQUIRED PROTECTION INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, AND ALL OTHER SUPPORTS (INCLUDING ENGINEERING OF SYSTEMS) NECESSARY TO MAINTAIN OVERALL STRUCTURAL INTEGRITY OF THE BUILDING.
19. ALL DEMOLITION AND CUTTING SHALL BE PERFORMED IN A MANNER AND BY METHODS WHICH ENSURE AGAINST DAMAGE TO EXISTING WORK.
20. NO STRUCTURAL MEMBERS SHALL BE CUT TO ACCEPT PIPES, VENTS, DUCTS, OR OTHER PENETRATIONS, EXCEPT AS DETAILED OR SPECIFIED HEREIN.
21. GYPSUM BOARD AND SUSPENDED CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES, ORDINANCES, AND SEISMIC DESIGN REQUIREMENTS.
22. ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE U.S. CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIAL (47 FR, 13516 TITLE NO. 16, CHAPTER 11, PART 1201).
23. THE CONTRACTOR SHALL ASSIST THE OWNER IN OBTAINING FINAL APPROVAL OF THE LOCAL HEALTH DEPARTMENT AND FOR TEMPORARY AND FINAL CERTIFICATIONS OF OCCUPANCY.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL REMEDY , REPAIR, OR REPLACE ANY FAULTY, IMPROPER OR INFERIOR WORKMANSHIP OR MATERIALS AND ANY RELATED DAMAGE CAUSE BY THESE WHICH SHALL APPEAR WITH ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT. REFER TO SPECIFICATIONS FOR WARRANTY REQUIREMENTS IN EXCESS OF ONE (1) YEAR.
25. IN ADDITION TO EQUIPMENT WARRANTIES, THE CONTRACTOR SHALL FURNISH THE OWNER A WRITTEN GUARANTEE AGAINST LATENT AND PATENT DEFECTS IN MATERIAL AND WORKMANSHIP FOR ONE (1) YEAR. GUARANTEE SHALL INCLUDE REPAIR, DAMAGE TO, OR REPLACEMENT OF, ANY PART OF EQUIPMENT PROVIDED.
26. PIPES, CONDUITS OR DUCTS EXCEEDING ONE THIRD OF THE SLAB OR MEMBER THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO THE MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL DRAWINGS FOR LOCATION OF SLEEVES AND OTHER ACCESSORIES.
27. ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION.
28. THE CONTRACTOR SHALL PROVIDE BACKING FOR SUPPORT OF ALL WALL, CEILING, AND PARTITION MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO TABLE BRACKETS, LIGHT FIXTURES, ARTIFACTS, SHELVING, EQUIPMENT, AND TELEVISIONS. COORDINATE LOCATIONS AND REQUIREMENTS WITH THE PLUMBING, MECHANICAL, ELECTRICAL, AND FOOD SERVICE DRAWINGS, AS WELL AS INTERIOR DESIGN CONSULTANT AND THE OWNER.
29. THE CONTRACTOR SHALL VERIFY LOCATIONS OF FOOD SERVICE EQUIPMENT AND COORDINATE LOCATIONS OF FLOOR SINKS, FLOOR DRAINS, TROUGH DRAINS, SLAB DEPRESSIONS, RAISED CURBS, ELECTRICAL STUB-OUTS, PLUMBING STUB-OUTS, AND ALL OTHER WORK UNDER THE SCOPE OF RESPONSIBILITIES RELATED TO THIS EQUIPMENT. REFER TO THE FOOD SERVICE DRAWINGS FOR ADDITIONAL INFORMATION.
30. EXTERIOR OPENINGS SHALL COMPLY WITH SECURITY REQUIREMENTS AS OUTLINED IN ALL LOCAL BUILDING CODES AND ORDINANCES.
31. THE CONTRACTOR SHALL MAINTAIN CURRENT, ACCURATE, AS-BUILT "RECORD" DRAWINGS DURING CONSTRUCTION. RECORD DRAWINGS SHALL BE SUBMITTED TO THE OWNER WITHIN TWO WEEKS AFTER CERTIFICATE OF OCCUPANCY IS ACQUIRED AND UPON COMPLETION OF FINAL PUNCH LIST, BUT PRIOR TO REQUEST FOR FINAL PAYMENT.
32. THE CONTRACTOR SHALL NOT ALLOW ANY PERSON TO DESCEND INTO ANY TRENCH OR HOLE, OR CREATE ANY SUCH EXCAVATIONS, WITHOUT THE PRIOR APPROVAL OF BUILDING DEPARTMENT AS WELL AS OTHER AGENCIES HAVING JURISDICTION.
33. THE CONTRACTOR SHALL VERIFY FIRE EXTINGUISHER REQUIREMENTS AND LOCATIONS WITH THE FIRE MARSHAL AND OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
34. THE CONTRACTOR SHALL SEAL ALL GAPS, HOLES AND CRACKS IN THE BUILDING CONSTRUCTION AS REQUIRED TO CONTROL INSECT INFILTRATION.
35. THE CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY. INFORMATION REGARDING COMPLETE WORK OF SPECIFIC TRADES AND SUB-TRADES IS DISPERSED THROUGHOUT THE DRAWINGS AND SPECIFICATIONS AND CANNOT BE DETERMINED BY REFERENCE TO ANYTHING OTHER THAN COMPLETE SETS OF DOCUMENTS.
36. NOTHING WITHIN THE CONSTRUCTION DOCUMENTS SHALL BE INTERPRETED AS RELIEVING THE CONTRACTOR OF THE SOLE RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR MAINTAINING SAFETY AT THE JOB SITE.
37. THE CONTRACTOR SHALL COORDINATE WITH THE AHJ, THE FIRE MARSHAL, AND THE LIFE SAFETY INSPECTOR, AS APPLICABLE FOR THEIR FINAL DETERMINATION OF FIRE LANE LOCATIONS, AND BEFORE FINAL INSPECTION IS MADE. SEE THE SITE PLANS FOR REQUIREMENTS.
38. COORDINATE INSTALLATION OF RESTROOM AND SHOWER ACCESSORIES WITH OWNERS REP.
39. ALL WALL TILE VERTICAL JOINTS LOCATED AT INSIDE CORNERS TO BE CAULKED, MATCH TILE COLOR.
40. THE CONTRACTOR SHALL PROVIDE 2x WOOD BLOCKING AT ALL GRAB BARS & RESTROOM ACCESSORIES. REF: INTERIOR ELEVATIONS.
41. THE CONTRACTOR SHALL INSTALL RESTROOM AND SHOWER ACCESSORIES ON CERAMIC TILE, USE A "DEWALT DIAMOND DRILL BIT", MODEL DW5574 OR EQUAL WITH WATER, CORE TYPE BIT.
42. MILLWORK, EQUIPMENT, FIXTURES, AND SHELVING ARE PROVIDED BY OWNER, INSTALLED BY GENERAL CONTRACTOR.
43. VERIFY ALL FINISHES AND COLORS INDICATED ON PLANS. COORDINATE WITH THE OWNER. FIELD VERIFY.
44. THE CONTRACTOR SHALL PROVIDE AIR CONDITIONED PORTA-JOHN TRAILER THAT IS CONNECTED TO EXISTING SANITARY SEWER CLEAN-OUT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MONTHLY BILL. MINIMUM OF 2 STALLS AND 2 URINALS WITH HAND SINKS FOR THE MEN'S. MINIMUM OF 2 STALLS WITH HAND SINKS FOR THE WOMEN'S. THESE ARE ONLY REQUIRED IF ANY CONSTRUCTION IS BEING COMPLETED IN THE MEN'S AND WOMEN'S RESTROOMS.
45. REFERENCE A143 FOR ROOM AND INTERIOR FINISH SCHEDULES, A601 FOR DOOR SCHEDULE, A133 FOR ALL EQUIPMENT, ACCESSORY AND SIGNAGE SCHEDULES, A201 FOR EXTERIOR FINISH SCHEDULE.
46. REFERENCE G003 FOR PARTITION TYPES.

ACCESSIBILITY NOTES

1. ACCESSIBLE TABLES SHALL HAVE A MINIMUM OF 27" CLEAR KNEE SPACE AFF AND HAVE A CLEAR AREA OF AT LEAST 19" DEEP. TOP OF TABLE SHALL BE 34" AFF.
2. COAT HOOKS IN TOILET STALLS SHALL BE MOUNTED CENTERED ON THE BACKSIDE OF DOORS AT 38" AFF IN ACCESSIBLE STALLS AND 60" IN STANDARD STALLS.
3. FLUSH VALVES ON THE TOILETS SHALL ALWAYS BE LOCATED ON THE WIDE SIDE OF TOILET STALL. UTILIZE 5 LBS. OF FORCE OR LESS TO OPERATE.
4. ALL PANIC HARDWARE SHALL BE MOUNTED NO HIGHER THAN 46" AFF.
5. ALL THRESHOLDS, FLOOR LEVEL CHANGES, AND FLOOR TRANSITIONS SHALL NOT EXCEED 1/2" IN HEIGHT AND SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
6. ALL LIGHT SWITCHES, VOLUMES CONTROLS, AND THERMOSTATS IN PUBLIC AREAS SHALL BE MOUNTED NO HIGHER THAN 48" AFF UNO.

HFA
HFA-AE, LTD.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON THIS PROJECT ONLY AND NOT FOR REUSE BY ANY PARTY ON ANY OTHER PROJECT OR EXTENSION TO THIS PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE WITHOUT SUCH PERMISSION WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT. USE OF COMPUTER GENERATED DRAWINGS FOR REFERENCE REQUIRES THE SERVICES OF PROPERLY TRAINED PERSONNEL. UNAUTHORIZED REUSE OR REPRODUCTION OF THIS DRAWING FOR ANY PURPOSE IS PROHIBITED AND IS NOT AUTHORIZED AND MAY BE CONTRARY TO STATE LAW.

Loves

STORE NUMBER: 415
7150 OKEECHOBEE RD
FORT PIERCE, FL 34945

JOB NUMBER: 03-24-10415

N/A

ISSUE BLOCK

CHECKED BY:	NJME
DRAWN BY:	WBM
DOCUMENT DATE:	11/19/25
PROTO:	N/A
PROTO CYCLE:	Q4 - 2025

STATE OF FLORIDA
BOGUE L. EBBRECHT
AR98288
REGISTERED ARCHITECT

Bogue Louis Ebbrecht

Digitally signed by Bogue Louis Ebbrecht
DN: c=US, o=HFA-AE, LTD, cn=Bogue Louis Ebbrecht, 0.9.2342.19200300.100.1.1=AR98288
Reason: I am approving this document
Date: 2025.11.20 16:43:49 -06'00'

Bogue L. Ebbrecht, Architect
License #AR98288
HFA-AE, LTD
Qualifier Lic. #AR99636

This item has been digitally signed and sealed by BOGUE L. EBBRECHT on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

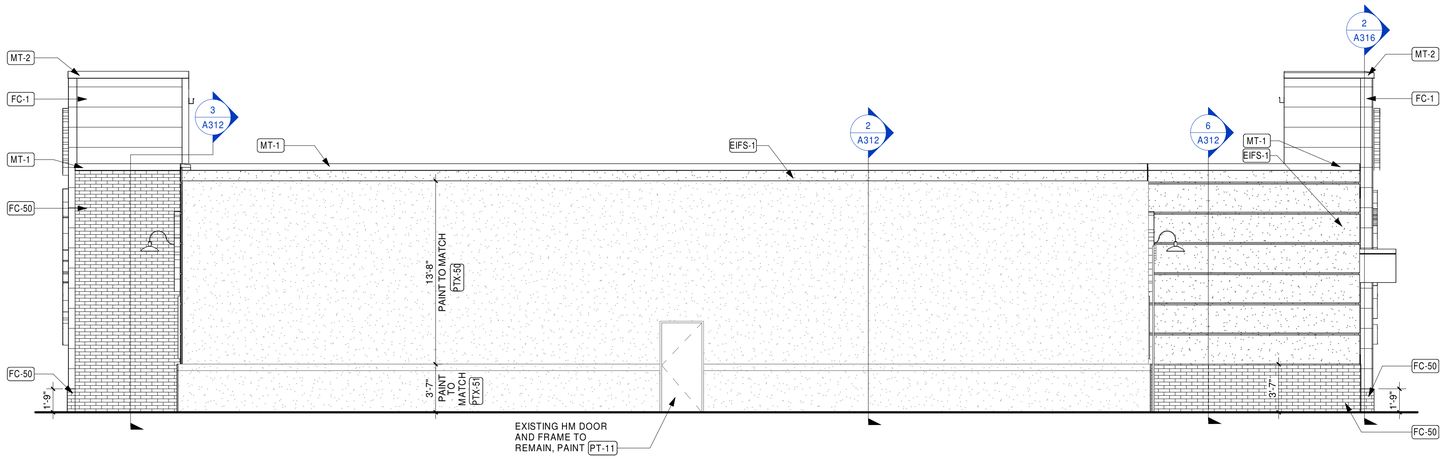
GENERAL NOTES & INFORMATION

SHEET:
G002

11/19/2025 2:56:57 PM
C:\Users\wil.meguire\Documents\2023 Revit Projects\415_Fort Pierce, FL_03-24-10415_Arc_v22_HFA WM Meguire.rvt
0005-0002-GENERAL NOTES & INFORMATION

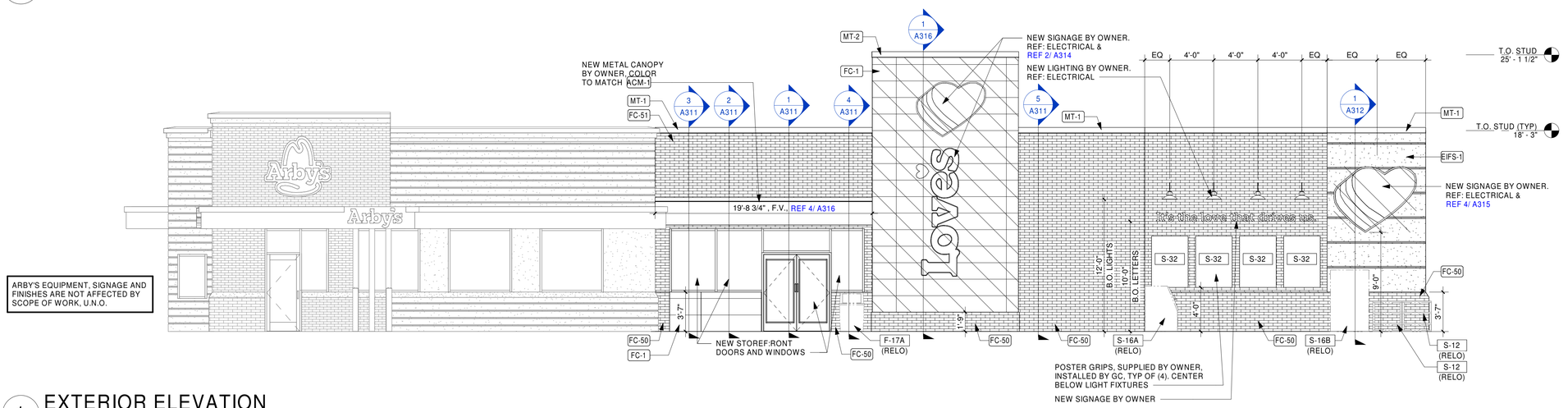
FINISH LEGEND - EXTERIOR

MARK	DESCRIPTION	MODEL	COMMENTS
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALPOLIC, 4MM DM HLZ ALUMINUM, HLZ HAIRLINE ALUMINUM	PROVIDED AND INSTALLED BY G.C.
EIFS-1	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD. COLOR: PAINT TO MATCH SW9170 ACIER; FINISH: LYMESTONE DPR	
FC-1	FIBER CEMENT PANELS	NICHIHA, VINTAGEWOOD, SPRUCE, 18'X119 5/16" PLANKS, 18'X3 9/16" OUTSIDE CORNER	
FC-50	FIBER CEMENT PANELS	NICHIHA - VINTAGE BRICK - ALEXANDRIA BUFF	PAINT PTX-53
FC-51	FIBER CEMENT PANELS	NICHIHA - VINTAGE BRICK - ALEXANDER BUFF	PAINT PTX-52
MT-1	METAL COPING CAP	22 GA. PREFINISHED METAL COPING, COLOR: TO MATCH SHERWIN WILLIAMS SW 7076 CYBERSPACE: MATTE	
MT-2	METAL COPING CAP	22 GA. PREFINISHED METAL COPING, COLOR: TO MATCH SHERWIN WILLIAMS SW 7719 FRESCO CREAM: MATTE	
PT-11	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: SW 7067 CYBERSPACE; EGSHELL FINISH	METAL DOORS AND FRAMES; LINTELS
PTX-4	METAL TRIM PAINT (POWDER COAT)	TIGER DRYLAC - EXTERIOR/ INTERIOR GRADE POWDER COAT - MATCH PMS 109C, FINISH: HIGH GLOSS	WINDOW FRAME ACCENT COLOR; TIGER DRYLAC CUSTOMER SERVICE P: 866-898-4437 E: CUSTOMERSERVICE.US@TIGER-COATING.US
PTX-50	PAINT	PRIMER: LOXON ACRYLIC BLOCK SURFACER LX01W0200 WHITE APPLY ONE (1) COAT AT 9 MILS DRY FILM THICKNESS (DFT). FINISH: LOXON XP LX11-50 SERIES COLOR: SW 9170 ACIER, FLAT FINISH. APPLY TWO (2) COATS AT 7 TO 8 MILS DFT PER COAT.	
PTX-51	PAINT	PRIMER: LOXON ACRYLIC BLOCK SURFACER LX01W0200 WHITE APPLY ONE (1) COAT AT 9 MILS DRY FILM THICKNESS (DFT). FINISH: LOXON XP LX11-50 SERIES COLOR: CUSTOM, REFER TO SHEET NOTES. FLAT FINISH. APPLY TWO (2) COATS AT 7 TO 8 MILS DFT PER COAT.	
PTX-52	PAINT	PRIMER: LOXON ACRYLIC BLOCK SURFACER LX01W0200 WHITE APPLY ONE (1) COAT AT 9 MILS DRY FILM THICKNESS (DFT). FINISH: LOXON XP LX11-50 SERIES COLOR: LOVE'S GREIGE. REFER TO SHEET NOTES. FLAT FINISH. APPLY TWO (2) COATS AT 7 TO 8 MILS DFT PER COAT.	
PTX-53	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: CUSTOM, REFER TO SHEET NOTES; FLAT FINISH	



2 EXTERIOR ELEVATION

3/16" = 1'-0"



1 EXTERIOR ELEVATION

3/16" = 1'-0"

GENERAL NOTES

1. PLACE FURRING BEHIND FC-50 TO MATCH EXISTING, UNO.

NOTE:
CUSTOM COLOR IS SPECIFIED FOR 1 GALLON OF PAINT

PTX-51 CUSTOM:

CCE* COLORANT	OZ	32	64	128
B1 BLACK	6	16	1	-
G2 NEW GREEN	-	61	1	-
R2 MAROON	-	37	-	1

CUSTOM MATERIAL MATCH

PTX-52 LOVE'S GREIGE:

CCE* COLORANT	OZ	32	64	128
B1 BLACK	-	39	1	-
R2 MAROON	-	2	-	-
R3 MAGENTA	-	22	-	-
Y3 DEEP GOLD	-	45	1	-

CUSTOM MATERIAL MATCH

PTX-53 CUSTOM:

CCE* COLORANT	OZ	32	64	128
B1 BLACK	6	16	1	-
G2 NEW GREEN	-	61	1	-
R2 MAROON	-	37	-	1

CUSTOM MATERIAL MATCH

PLAN LEGEND

- EXISTING TO REMAIN
- NEW FINISHES
- RELOCATED EQUIPMENT
- EXISTING EIFS TO REMAIN
- NEW EIFS
- NEW NICHIHA PER EXTERIOR ELEVATIONS
- PAINT PER EXTERIOR ELEVATIONS
- PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE/AWNINGS

HFA
HFA-AE, L T D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC PROJECT AT FORT PIERCE, FL. ANY REUSE OF THIS DRAWING WITH ITS SIDE DATE ON 11/19/25 AND IT IS NOT PROJECT SITE OR AT A LATER TIME. HFA-AE, LTD. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS AND REQUIRES THE SERVICES OF PROPERLY USE CAUSES DAMAGES FOR WHICH HFA-AE REPRODUCTION OF THIS DRAWING FOR AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

LOVES
STORE NUMBER: 415
7150 OKEECHOBEE RD
FORT PIERCE, FL 34945
JOB NUMBER: 03.24.10415
N/A

ISSUE BLOCK

CHECKED BY:	NJME
DRAWN BY:	WBM
DOCUMENT DATE:	11/19/25
PROTO:	N/A
PROTO CYCLE:	Q4 - 2025

STATE OF FLORIDA
BOGUE L. EBBRECHT
REGISTERED ARCHITECT
AR98288

Bogue Louis Ebbrecht
Digitally signed by Bogue Louis Ebbrecht
DN: c=US, o=HFA-AE, LTD, cn=Bogue Louis Ebbrecht, email=bogue@hfa-ae.com
Reason: I am the author of this document
Date: 2025.11.20 16:45:39 -06'00'

Bogue L. Ebbrecht, Architect
License #AR98288
HFA-AE, LTD
Qualifier Lic. #AR96636

This item has been digitally signed and sealed by BOGUE L. EBBRECHT on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE

SHEET:
A201

11/19/2025 2:13:13 PM
C:\Users\wil.meguire\Documents\2023 Revit Projects\415_Fort Pierce, FL_03-24-10415_Arc_v22_HFA WM-Meguire.rvt
3388-A201-EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE


Wendy's
WAFFLE
HOUSE
Mobil


Loves

Technical Review Committee - 10:00 AM **1. e.**

Meeting Date: 02/19/2026

REQUESTED ACTION

PZSITE2025-00039
Minor Site Plan
Two Duplexes
910 N. 10th Street

SUMMARY

The subject property located at 910 N 10th Street, contains 0.26 acres (11,527 sq. ft.) of land, and is zoned R-4, Medium Density Residential Zone. The applicant proposes to construct two (2) duplexes / 4 dwellings units on the subject parcel with associated parking, landscaping and drainage improvements. This results in a density of 15.38 du/ac, exceeding the R-4 density limitations for both conventional (10 du/ac) and innovative residential developments (12 du/ac).

However, staff has determined that the subject parcel is located within the Fort Pierce Redevelopment Area outside of the Coastal High Hazard Area and less than ¼ mile to a fixed route bus stop. The property is therefore eligible for a density bonus of 5 du/ac under LDC Section 125-326. As such, the proposal exceeds density limitations (with bonus) for conventional developments (15 du/ac), and must be submitted under LDC Sec. 125-243, Innovative Community Development, to achieve the proposed 15.38 du/ac as a conditional use with new construction permit.

LOCATION

910 N. 10th Street
Parcel ID: 2403-710-0005-010-1

RESPONSIBLE STAFF

Chris Suneson, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

Location Map
Warranty Deed
Owner Consent-Representative Form
Property Card
Site Narrative
Justification Statement

Sufficiency Review Response
Site Photos
Neighborhood Photos
Concurrency Review
Traffic Impact
Survey
Site Plan
Floor Plan
Landscape Plan
Lighting Plan
Design Review Narrative
Color Elevations
Color Board
Conceptual Drainage Plan

Form Review

Form Started By: Christopher Suneson
Started On: 02/06/2026 11:19 AM
Final Approval Date: 02/06/2026

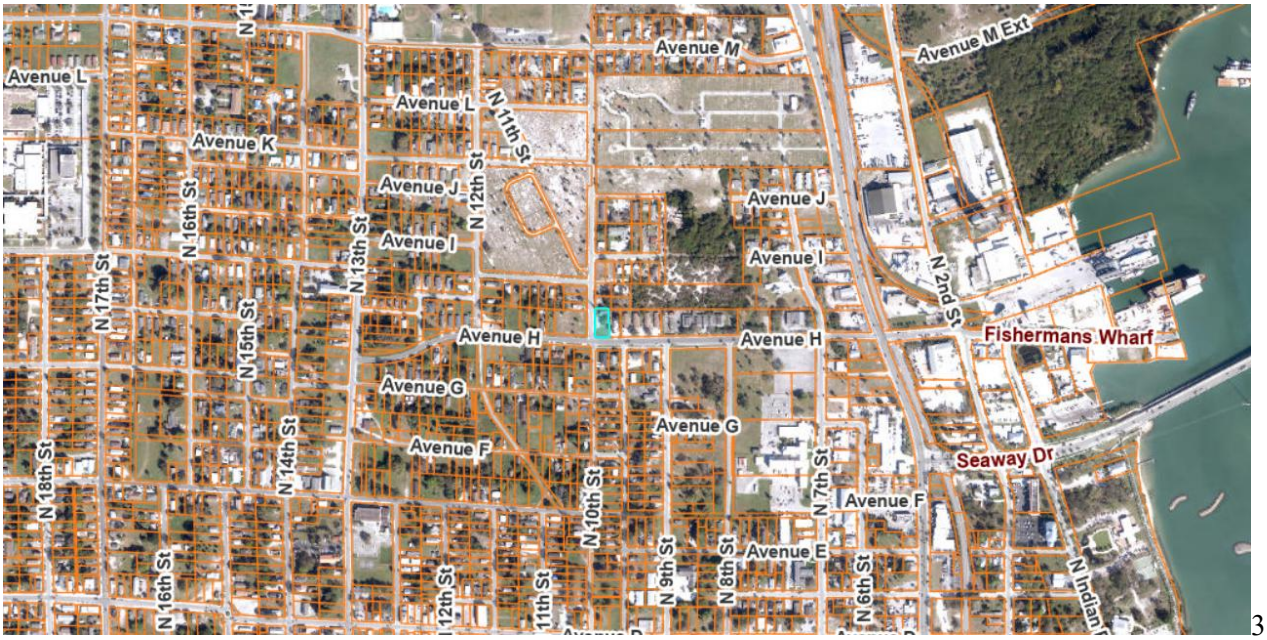
Franco Prado
559 NW 70th Way
Margate, FL 33063

October 28, 2025

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

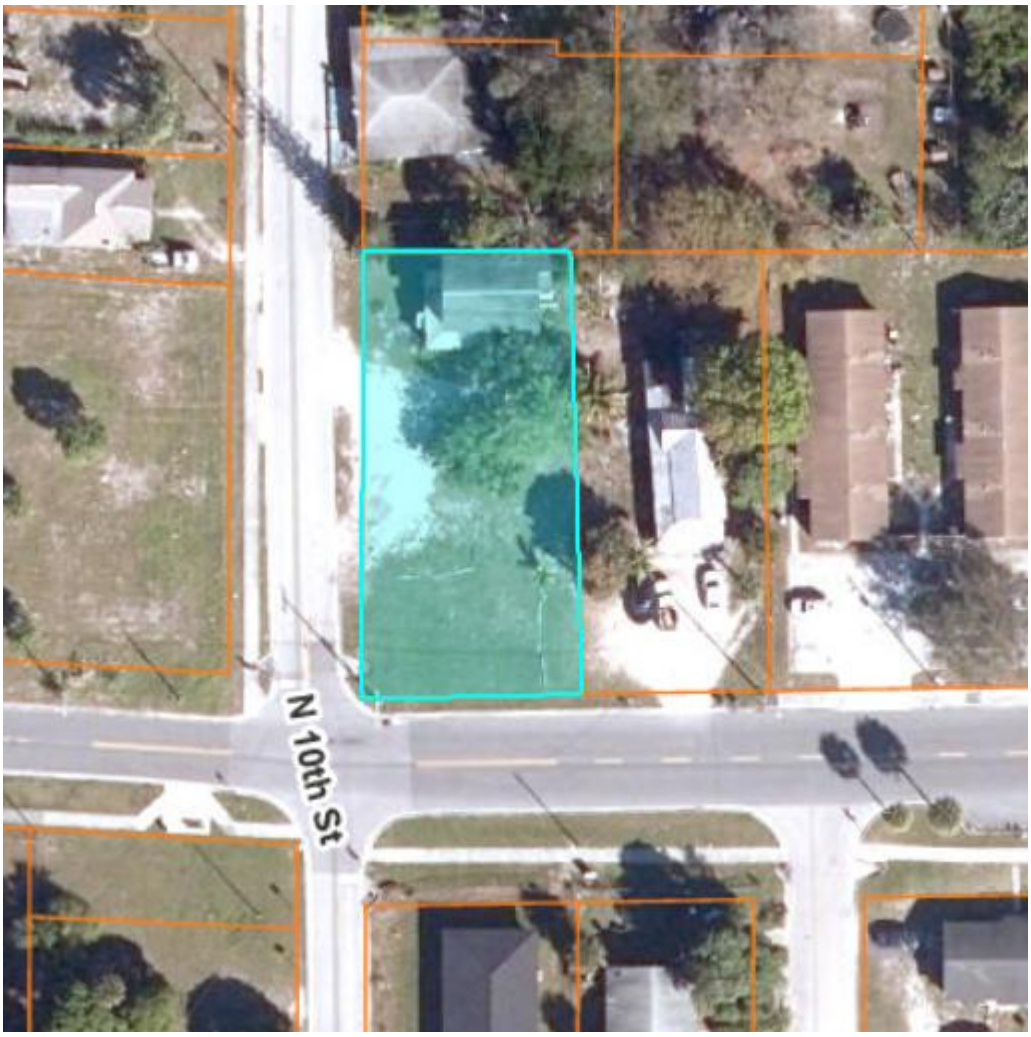
Maps and Photos

Property Address: 910 N 10th Street, Fort Pierce



3

Franco Prado
559 NW 70th Way
Margate, FL 33063





Franco Prado
559 NW 70th Way
Margate, FL 33063



MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5474687 OR BOOK 5306 PAGE 258, Recorded 05/01/2025 12:57:48 PM Doc Tax: $210.00

Prepared by and return to:
Belkis Orozco
Omni Title, LLC
1801 Indian Rd
Ste 103 &/or 104
West Palm Beach, FL 33409

File No 25-040B

Parcel Identification No 2403-710-0005-010-1

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23 **day of April, 2025** between **Cephus Cruickshank, a married man**, whose post office address is 1810 avenue O, Fort Pierce, FL 34950, of the County of St Lucie County, Florida, Grantor, to **Vincent Marcellino, a married man**, whose post office address is 8015 Plantation Lakes Drive, Port St. Lucie, FL 34986, of the County of St. Lucie, Florida , Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie, Florida, to-wit:

Lot 16, Block 1, including the vacated North 25 feet of a 100 foot right of way adjacent on the Southerly boundary of Lot 16 which was vacated by Ordinance recorded in Official Record Book 179, Page 1739, GLIDDEN TERRACE, according to the Plat thereof as recorded in Plat Book 7, Page 47, of the Public Records of St. Lucie County, Florida.

*** This property is not the Homestead of the Grantor, he resides at 1810 Ave O, Fort Pierce, FL 34950 ***

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cephus Cruickshank by Jerelean Cruickshank, his Attorney-In-Fact

Cephus Cruickshank by Jerelean Cruickshank, his Attorney-In-Fact

WITNESS
PRINT NAME: ALEXIA DANIEL

1860 SW FOUNTAINVIEW BLVD, STE 100
PORT ST LUCIE FL 34986
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Michele Valenti

42 Woodlands Dr. H102
Vero Beach FL 32962
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 23 day of April, 2025, by Jerelean Cruickshank, as Attorney-In-Fact for Cephus Cruickshank, ( ) who is/are personally known to me or (X) who has/have produced Drivers License as identification.

Signature of Notary Public

Michele Valenti
Print, Type/Stamp Name of Notary

MICHELE VALENTI
Notary Public - State of Florida
Commission # HH 523825
My Comm. Expires May 2, 2028
Bonded through National Notary Assn.

Vincent Marcellino
8015 Plantation Lakes DR
Port St Lucie, FL 34986-3014

OWNER CONSENT FORM

Project Name: 910 N 10th Street
Parcel ID: 2403-710-0005-010-1 Address: 910 N 10th Street, Fort Pierce, FL 34950

BEFORE ME THIS DAY PERSONALLY APPEARED Vincent Marcellino, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Franco Prado to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.
The foregoing instrument was acknowledged before me this 29 day of October, 2025 by Vincent Marcellino (Name of Person Acknowledging) who is personally known to me or who has produced M624860734610 (type of identification) as identification and who did (did not) take an oath.

Ana M Bertello
Notary Signature

ANA M. BERTELLO
Printed Name of Notary

Notary Public State of Florida
Ana M Bertello
My Commission HH 320625
Expires 10/10/2026

10-10-26
My commission expires

Owner's Signature

Vincent Marcellino
Owner's Name

8015 Plantation Lakes DR
Street Address

Port St Lucie FL 34986
City, State, Zip

954-914-5090 / Horizon-palm@hotmail.com
Telephone/Email

Property Identification

Site Address:	910 N 10TH ST
Sec/Town/Range:	03/35S/40E
Parcel ID:	**2403-710-0005-010-1**
Jurisdiction:	Fort Pierce
Land Use Code:	0800 - M-F < 10U
Account #:	**162317**
Map ID:	24/03S
Zoning:	Medium Den



Legal Description

GLIDDEN`S TERRACE BLK 1 LOT 16 AND VAC N 25 FT OF 100 FT R/W ALG AV H ADJ ON S

Total Areas

Finished/Under Air (SF):	1,976
Gross Sketched Area (SF):	2,016
Land Size (acres):	0.26
Land Size (SF):	11,527

Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Map



State of Florida, Vantor Powered by Esri

Ownership

Vincent Marcellino
8015 Plantation Lakes DR
Port St Lucie, FL 34986-3014

Current Values

Just/Market value:	$60,500
Assessed value:	$10,095
Exemption value:	$0
Taxable value:	$10,095

Important

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.**

Links

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this Parcel: Download PDF
File for homestead exemptions.
View associated Tax Map.
Report Homestead Fraud on this parcel.

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 23, 2025	5306/0258	0001	DEED-WD	Cruickshank Cephus W	$30,000
Jul 8, 2008	2993/0319	XX01	QC	Cruickshank Cephus W	$100
Mar 1, 1982	0373/1806	XX00	CV		$37,000

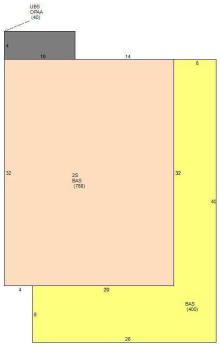
Special Features and Yard Items

Type	Qty	Units	Year Blt

Building Information

(1 of 1)
Finished Area: 1,976 SF
Gross Area: 2,016 SF





Exterior

Building Type:	SFF
Quality:	SFF-Fair
Number of Units:	2
Year Built:	1940
Effective Year:	1940
Story Height:	2 Story
Roof Structure:	Gable
Roof Cover:	Fibrglss Shg
Primary Wall:	Wood/Sheath
Secondary Wall:	
View:	

Interior

Bedrooms:	0
Full Baths:	1
Half Baths:	0
A/C %:	0%
Electric:	AVERAGE
Heat Type:	
Heat Fuel:	
Heated %:	0%
Primary Int Wall:	Panel Board
Primary Floors:	Double Pine

Values Breakdown

2025

Building	$100
SFYI	$0
Land	$60,400
Just/Market	$60,500
Ag Credit	$0
Save Our Homes or 10% Cap	$50,405
Assessed	$10,095
Exemptions	$0
Taxable	$10,095

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount

Important

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.**

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2006	1	Fort Pierce Stormwater Charge	$69.00

This does not necessarily represent the total Special Assessments 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**

Permits

Number	Issue Date	Description	Amount	Fees
F92-001494	Dec 7, 1992	Alterations/Remodeling	$200	$200
0800000461	Dec 9, 2008	Alterations/Remodeling	$40,000	$493
BP08-0461	Jul 9, 2014	Electric	$40,000	$462
RDEMO-2024-00021	Feb 27, 2025	Demolition	$8,000	$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.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

Franco Prado
559 NW 70th Way
Margate, FL 33063

October 28, 2025

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

Written Narrative

Property Address: 910 N 10th Street, Fort Pierce

I am building two duplexes in the city of Fort Pierce. It is a 2 bedroom 2 bath comfortable and spacious home. It consists of many upgrades like granite countertops and stainless steel appliances. Each unit will have a washer and dryer also.

6. In the required project narrative, please describe how the project adheres or addresses the Development Standards in subsection (f) under Sec. 125-243 Innovative Community Development.

The development is compatible with the surrounding community which is all duplexes or single family homes. The existing physical constraints of the lot were taken into account and the development is designed to maximize open space area. Utilities are available and provided by FPUA. There is a public bus stop directly across the street on the same intersection of Avenue H and 10th Street. The development features enhanced landscaping elements like palm trees and open/recreational space. The site planning emphasizes visual focal points and variation in building setbacks. The architectural style matches the current community while providing enhancements in building materials such as metal roofs instead of shingle or tile which last twice as long. The character of the development is mindfully designed to be compatible with the street scene. This development will incorporate LEED inspired best practices like in-wall insulation and high-efficiency cooling to maximize energy sustainability and cost management. As a requirement for building permits, the site shall have an engineered drainage plan to address stormwater percolation, use, cleaning and/or sequestration. Building heights do not exceed the limits of the R4 zone of 45 ft.

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

December 30, 2025

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

Justification Statement

Property Address: 910 N 10th Street, Fort Pierce

I would love to construct these beautiful duplexes in the city of Fort Pierce. As you know, we have an affordable housing shortage. I would love to provide a solution to your city. I want to be an asset to your city. I secured private funding to build affordable housing in your city. You will be very pleased with my work. If you have any questions or concerns, please reach out to me.

1. Since the proposed number of units exceeds the density of the R-4 zoning district, it has been submitted under Sec. 125-243 Innovative Community Development. In the required justification statement, please address the Special Application Requirements in subsection (m), including a statement regarding selling or leasing land areas or dwelling units proposed and any desired density bonuses.

The property will be used for residential duplexes and will have a contemporary upgraded south Florida character. The property is owned via warranty deed by Vincent Marcellino who has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations. The duplexes will be for rent. There is a bus stop across the street which allows for density bonuses in accordance with the code and comprehensive plan. If the city does not pick up trash in the area, I will subcontract with a trash company in the area.

2. Staff has determined that this property is eligible for a density bonus under Section 125-326 Density Bonuses due to its location within the Fort Pierce Redevelopment Area and proximity to a fixed route bus stop. In the required justification statement, please outline how the property qualifies for the density bonus and address the Compatibility Review criteria under subsection (d)(3) of the Density Bonus section.

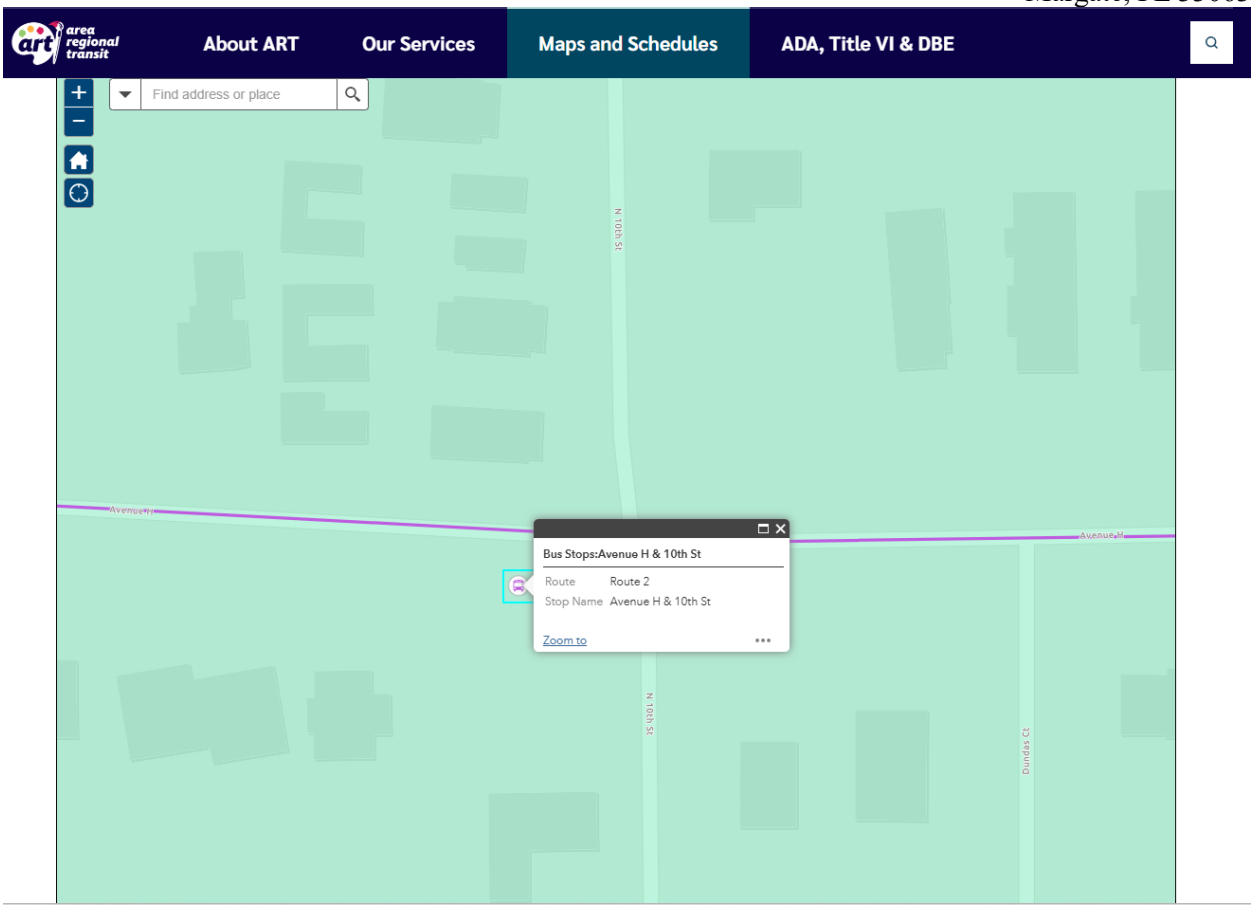
Below are screenshots from Google Maps showing the bus stop and the development location, and the Area Regional Transit website for the bus stop that is directly across the street from the proposed development.

Franco Prado
559 NW 70th Way
Margate, FL 33063





Franco Prado
559 NW 70th Way
Margate, FL 33063



The density bonus provisions will not result in a significantly greater negative impact on the surrounding property because the increase in density will not decrease visual access to historic sites, waterfront or open space areas by more than 25%. The development provides sufficient screening between sites and the building orientations allow of sufficient sight-line separation between building sites. This increase in density will not result in a decrease in the level of service for public facilities. I am humbly requesting additional administrative relief as may be provided by the director under section (e)*Flexible development standards*. The development is connected by a continuous sidewalk to an existing public park that is 1,470 feet north (a quarter mile is 1,320 feet…).

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

December 30, 2025

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

Sufficiency Review Comments Responses

Property Address: 910 N 10th Street, Fort Pierce

Comments are shown in *italics.* Responses are shown in **bold.**

1. Since the proposed number of units exceeds the density of the R-4 zoning district, it has been submitted under Sec. 125-243 Innovative Community Development. In the required justification statement, please address the Special Application Requirements in subsection (m), including a statement regarding selling or leasing land areas or dwelling units proposed and any desired density bonuses.

The property will be used for residential duplexes and will have a contemporary upgraded south Florida character. The property is owned via warranty deed by Vincent Marcellino who has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations. The duplexes will be for rent. There is a bus stop across the street which allows for density bonuses in accordance with the code and comprehensive plan. If the city does not pick up trash in the area, I will subcontract with a trash company in the area.

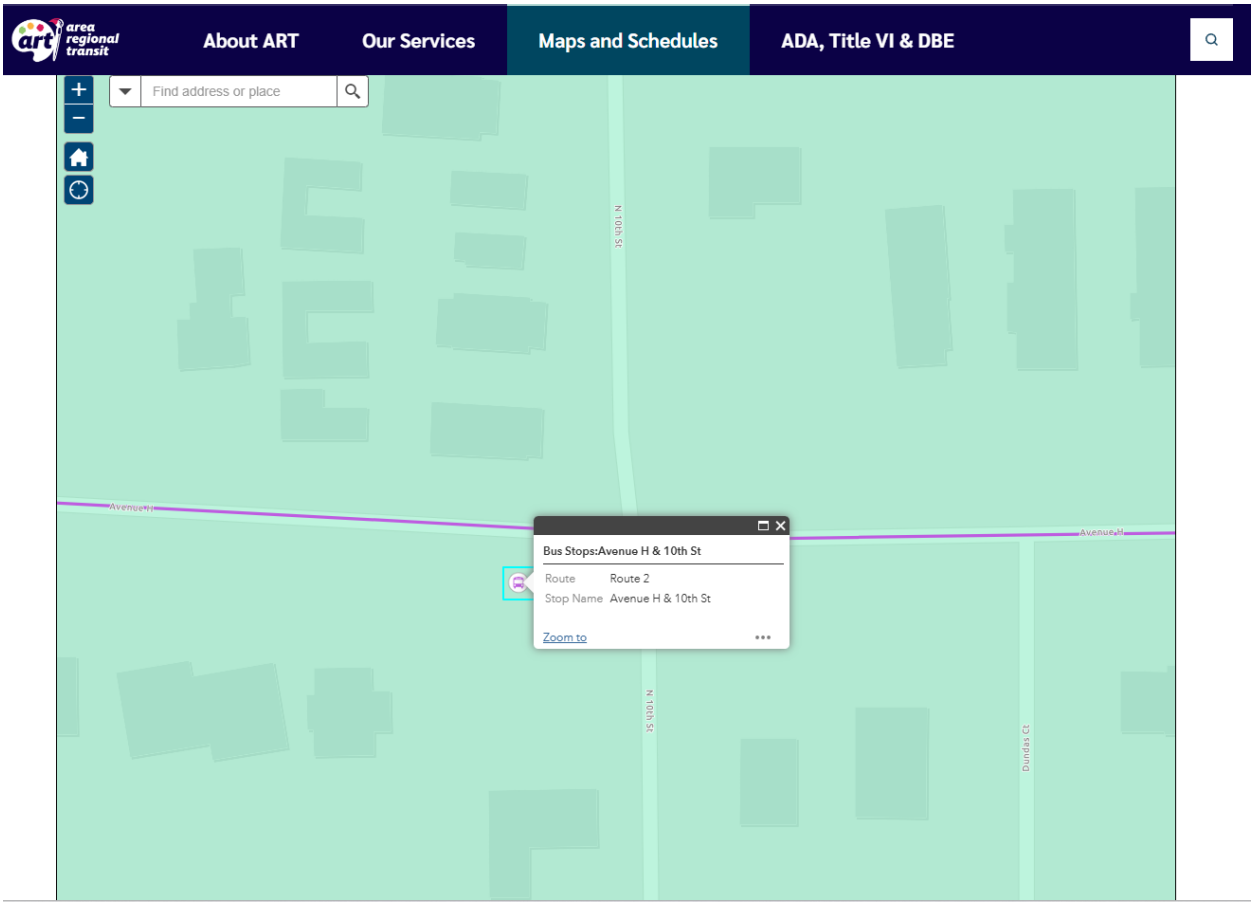
2. Staff has determined that this property is eligible for a density bonus under Section 125-326 Density Bonuses due to its location within the Fort Pierce Redevelopment Area and proximity to a fixed route bus stop. In the required justification statement, please outline how the property qualifies for the density bonus and address the Compatibility Review criteria under subsection (d)(3) of the Density Bonus section.

Below are screenshots from Google Maps showing the bus stop and the development location, and the Area Regional Transit website for the bus stop that is directly across the street from the proposed development.



Franco Prado
559 NW 70th Way
Margate, FL 33063





The density bonus provisions will not result in a significantly greater negative impact on the surrounding property because the increase in density will not decrease visual access to historic sites, waterfront or open space areas by more than 25%. The development provides sufficient screening between sites and the building orientations allow of sufficient sight-line separation between building sites. This increase in density will not result in a decrease in the level of service for public facilities. I am humbly requesting additional administrative relief as may be provided by the director under section (e)*Flexible development standards*. The development is connected by a continuous sidewalk to an existing public park that is 1,470 feet north (a quarter mile is 1,320 feet…).

Franco Prado
559 NW 70th Way
Margate, FL 33063

3. All plans and elevations must be stamped and signed by the appropriate Florida registered design professionals.

I am humbly asking you to please allow me to submit these documents at the building permit application phase of development. Signed plans and elevations are required for the issuance of building permits and will be submitted at that time as part of the permit application requirements. Requiring this type of investment when the development still requires conditional approval from the planning board and the city commissioners would place an undue burden on the development and is too great a risk to the feasibility of this project to provide much needed higher density housing. Please allow as a condition of approval of this development the requirement to provide this document before the issuance of any building permit.

Please instead kindly accept with this application a set of signed and sealed plans from our architect that have been used on several of Mr. Marcellino's other numerous projects throughout the city. This project will use these same plans or a minor variation of these plans to accommodate the approved site plan.

4. For the Traffic Impact Report, please provide a trip generation analysis prepared by registered professional engineer.

A traffic report is not required as part of the application requirements for site plan/design review. I am humbly asking you to please allow me to submit these documents at the building permit application phase of development. Any Traffic Impact Report that is required for the issuance of building permits and will be submitted at that time as part of the permit application requirements. Requiring this type of investment when the development still requires conditional approval from the planning board and the city commissioners would place an undue burden on the development and is too great a risk to the feasibility of this project to provide much needed higher density housing. Please allow as a condition of approval of this development the requirement to provide this document before the issuance of any building permit.

Directly across the street from this development is another one of Mr. Marcellino' multi-family developments. This development that has already been approved and is currently under construction, meaning that the traffic impact analysis for a 6-unit development (2 more than the proposed development) was determined to be a de-minimis impact because the development was approved. If a larger development under the identical traffic area of analysis was found to be of no impact then it is safe to say that a smaller development would also have no impact. We are confident that the traffic trip generation report when provided at the time of building permit application submission will show a de-minimis impact.

5. For the Conceptual Drainage Plan, please provide appropriate drawings and calculations prepared by a registered professional engineer.

I am humbly asking you to please allow me to submit these documents at the building permit application phase of development. A Conceptual Drainage Plan is required for the issuance of building permits and will be submitted at that time as part of the permit application requirements. Requiring this type of investment when the development still requires conditional approval from the planning board and the city commissioners would place an undue burden on the development and is too great a risk to the feasibility of this project to provide much needed higher density housing. Please allow as a condition of approval of this development the requirement to provide this document before the issuance of any building permit.

Franco Prado
559 NW 70th Way
Margate, FL 33063

Please instead kindly accept with this application a conceptual drainage plan that shall be the basis for the building permit drainage plan that will be submitted as part of the required documentation for the building permit.

6. In the required project narrative, please describe how the project adheres or addresses the Development Standards in subsection (f) under Sec. 125-243 Innovative Community Development.

The development is compatible with the surrounding community which is all duplexes or single family homes. The existing physical constraints of the lot were taken into account and the development is designed to maximize open space area. Utilities are available and provided by FPUA. There is a public bus stop directly across the street on the same intersection of Avenue H and 10th Street. The development features enhanced landscaping elements like palm trees and open/recreational space. The site planning emphasizes visual focal points and variation in building setbacks. The architectural style matches the current community while providing enhancements in building materials such as metal roofs instead of shingle or tile which last twice as long. The character of the development is mindfully designed to be compatible with the street scene. This development will incorporate LEED inspired best practices like in-wall insulation and high-efficiency cooling to maximize energy sustainability and cost management. As a requirement for building permits, the site shall have an engineered drainage plan to address stormwater percolation, use, cleaning and/or sequestration. Building heights do not exceed the limits of the R4 zone of 45 ft.

Franco Prado
559 NW 70th Way
Margate, FL 33063

October 28, 2025

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

Contextual Photos Subject Property

Property Address: 910 N 10th Street, Fort Pierce

This information is provided as part of the “910 Maps and Photos” attachment.

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

October 28, 2025

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

Contextual Photos Neighborhood

Property Address: 910 N 10th Street, Fort Pierce

This information is provided as part of the “910 Maps and Photos” attachment.

Sincerely,

Franco Prado

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	RM	R-4
South	Residential	RM	R-4
East	Residential	RM	R-4
West	Residential	RM	R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	20	0.26	x
****Proposed**	RM	R-4	15.4	0.26	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day1040
**Proposed Zoning/FLU	Total gallons per day$_{1040}$
**Change in Demand	Total gallons per day0

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day1040
**Proposed Zoning/FLU	Total gallons per day1040
**Change in Demand	Total gallons per day0

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	884.75	884.75	0
Urban District	5 acres per 1,000 people	221.19	221.19	0
Community	2.5 acres per 1,000 people	110.59	110.59	0
Neighborhood	1.36 acres per 1,000 people	60.16	60.16	0

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Frances K Sweet Elementary	Lincoln Park Academy
City	Fort Pierce	Fort Pierce
Distance	2200 feet	350 feet
Current Zoning/FLU Enrollment Demand	1.1	.49
****Proposed Zoning/FLU Enrollment Demand**	1.1	.49
****Change in Demand**	0	0

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	2 yards
****Proposed Zoning/FLU**	2 yards
***Change in Demand**	0

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

Impact	No 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		
****Proposed Zoning/FLU**	n/a	n/a
***Change in Demand**	Trips	Trips
Impact to Capacity	n/a	

IV. Project Description

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

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached		4	0.14	01/2026	05/2026
Multi-family					
Other (specify)					

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

Franco Prado
559 NW 70th Way
Margate, FL 33063

December 30, 2025

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

Traffic Impact Report

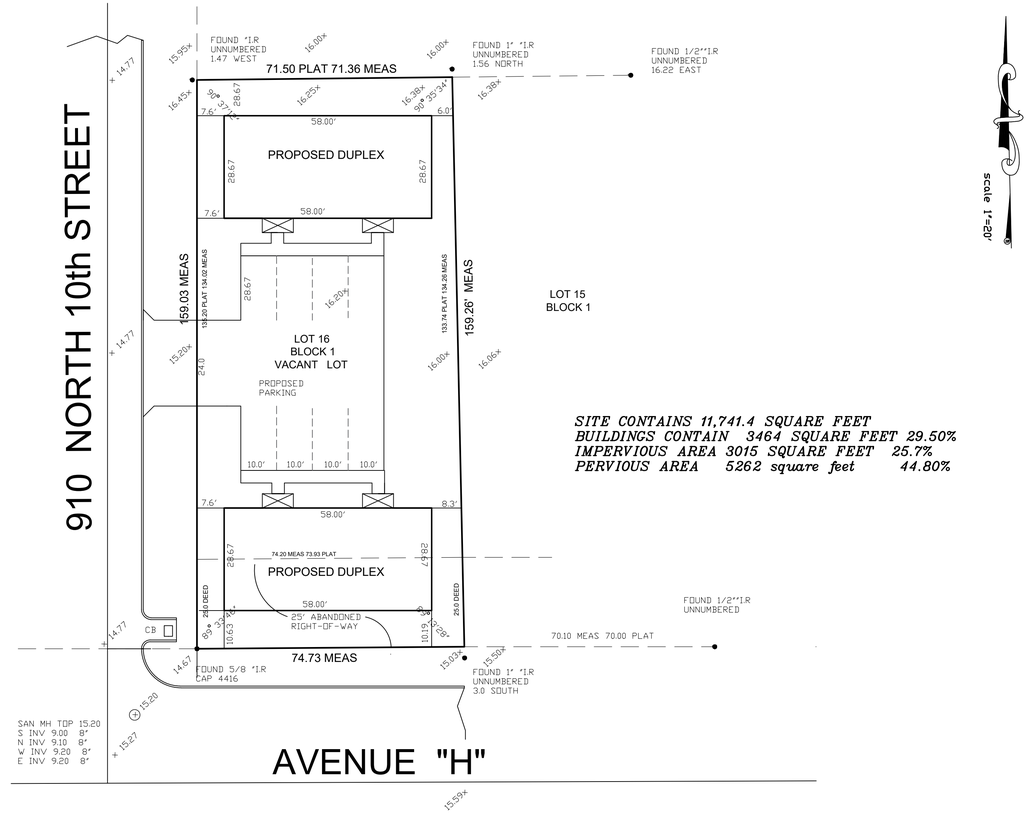
Property Address: 910 N 10th Street, Fort Pierce

A traffic report is not required as part of the application requirements for site plan/design review. I am humbly asking you to please allow me to submit these documents at the building permit application phase of development. Any Traffic Impact Report that is required for the issuance of building permits and will be submitted at that time as part of the permit application requirements. Requiring this type of investment when the development still requires conditional approval from the planning board and the city commissioners would place an undue burden on the development and is too great a risk to the feasibility of this project to provide much needed higher density housing. Please allow as a condition of approval of this development the requirement to provide this document before the issuance of any building permit.

Directly across the street from this development is another one of Mr. Marcellino' multi-family developments. This development that has already been approved and is currently under construction, meaning that the traffic impact analysis for a 6-unit development (2 more than the proposed development) was determined to be a de-minimis impact because the development was approved. If a larger development under the identical traffic area of analysis was found to be of no impact then it is safe to say that a smaller development would also have no impact. We are confident that the traffic trip generation report when provided at the time of building permit application submission will show a de-minimis impact.

Sincerely,

Franco Prado



SITE CONTAINS 11,741.4 SQUARE FEET
BUILDINGS CONTAIN 3464 SQUARE FEET 29.50%
IMPERVIOUS AREA 3015 SQUARE FEET 25.7%
PERVIOUS AREA 5262 square feet 44.80%

Lot 16, Block 1, including the vacated North 25 feet of a 100 foot right of way adjacent on the Southerly boundary of Lot 16 which was vacated by Ordinance recorded in Official Record Book 179, Page 1739, GLIDDEN TERRACE, according to the Plat thereof as recorded in Plat Book 7, Page 47, of the Public Records of St. Lucie County, Florida.

1) BEARINGS SHOWN HEREON ARE ASSUMED
2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 ALL ELEVATION SHOWN HEREON ARE RELATIVE THERETO
4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

O.R.B. = official record book
C.B.S. = concrete block structure
P.C.C. = point of compound curve
P.C.P. = permanent control point
P.O.C. = point of commencement
P.O.B. = point of beginning
D/E = drainage easement
C.M.P. = corrugated metal pipe
R.L.S. = registered land surveyor
L.B. = licensed business
TRAN. = transformer pad
F.P.&L. = Florida power and light
CM = concrete monument
P.R.C. = point of reverse
P.I. = point of intersection
P.T. = point of tangency
* = not field measured
WPF = wood privacy fence
CHATT = chattahoochee
ELEV = elevation
P.B. = plat book
TYP. = typical
R/W = right-of-way
Δ = central angle
Ⓑ = bearing basis line
ASPH = asphalt
M.H. = manhole
U/E = utility easement
CLF = chain link fence
P.R.M. = permanent reference monument
P = plat
Ø = power pole
M = MEASURED
I.P. = IRON PIPE
RP = radius point
L = ARC LENGTH
CL = centerline
ALUM. = aluminum
P.C. = point of curvature
P.G. = page
I.R. = iron rod
R = radius
D = deed
O/S = offset
CONC. = concrete
ESMT. = easement
CALC. = calculated



NORTH
NOT TO SCALE
NORTH
VICINITY
MAP

Renner Burgess
LAND SURVEYING
801 S.E. 6th Ave., Suite 203
Delray Beach, Fl 33483
Phone 561-243-4624

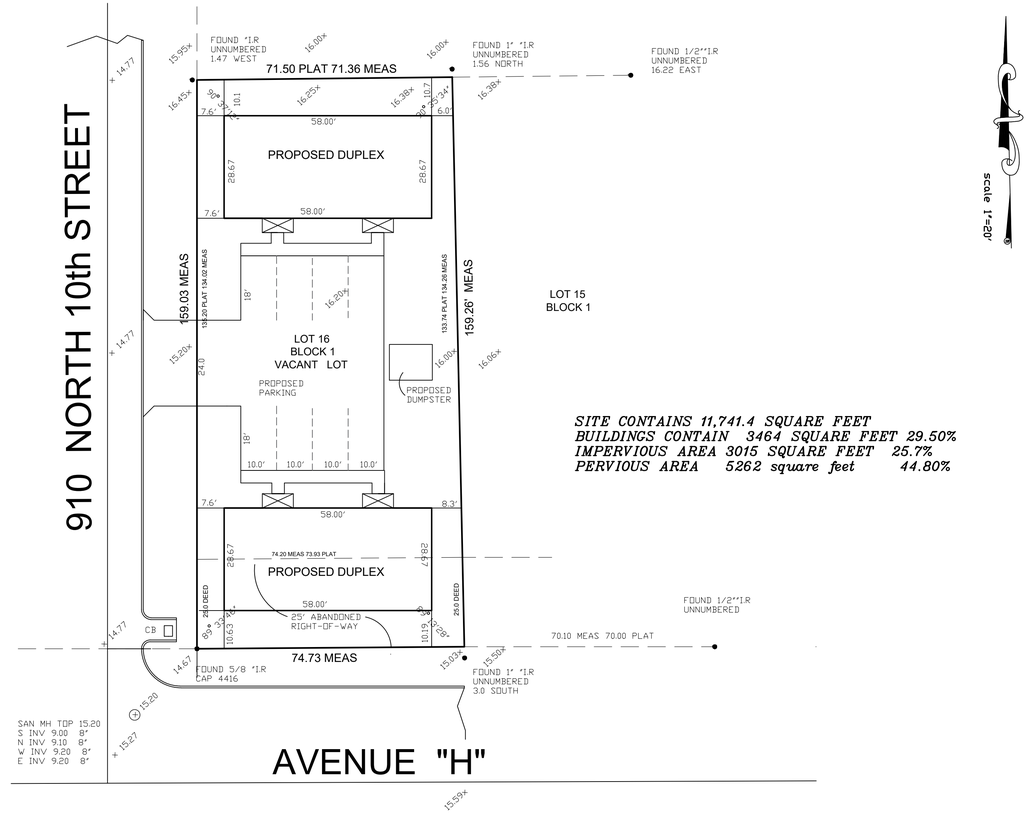
AUTHORIZATION NUMBER LB6504
I HEREBY CERTIFY THAT THE SURVEY OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17-050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Renner Burgess
Date: 2025.10.20 13:33:58 -04'00'

CERTIFIED TO:

FLOOD ZONE:
MAP NO.:
MAP DATE:
DATE:
JOB NO.
REVISED

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL



Lot 16, Block 1, including the vacated North 25 feet of a 100 foot right of way adjacent on the Southerly boundary of Lot 16 which was vacated by Ordinance recorded in Official Record Book 179, Page 1739, GLIDDEN TERRACE, according to the Plat thereof as recorded in Plat Book 7, Page 47, of the Public Records of St. Lucie County, Florida.

SITE CONTAINS 11,741.4 SQUARE FEET
BUILDINGS CONTAIN 3464 SQUARE FEET 29.50%
IMPERVIOUS AREA 3015 SQUARE FEET 25.7%
PERVIOUS AREA 5262 square feet 44.80%

1) BEARINGS SHOWN HEREON ARE ASSUMED
2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 ALL ELEVATION SHOWN HEREON ARE RELATIVE THERETO
4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

O.R.B. = official record book
C.B.S. = concrete block structure
P.C.C. = point of compound curve
P.C.P. = permanent control point
P.O.C. = point of commencement
P.O.B. = point of beginning
D/E = drainage easement
C.M.P. = corrugated metal pipe
R.L.S. = registered land surveyor
L.B. = licensed business
TRAN. = transformer pad
F.P.&L. = Florida power and light
CM = concrete monument
P.R.C. = point of reverse
P.I. = point of intersection
P.T. = point of tangency
# = not field measured
WPF = wood privacy fence
CHATT = chattahoochee
ELEV = elevation
P.B. = plat book
TYP. = typical
R/W = right-of-way
Δ = central angle
⊕ = bearing basis line
ASPH = asphalt
MH = manhole
U/E = utility easement
CLF = chain link fence
P.R.M. = permanent reference monument
P = plat
Ø = power pole
M = MEASURED
I.P. = IRON PIPE
RP = radius point
L = ARC LENGTH
CL = centerline
ALUM. = aluminum
P.C. = point of curvature
P.G. = page
I.R. = iron rod
R = radius
D = deed
O/S = offset
CONC. = concrete
ESMT. = easement
CALC. = calculated



NORTH
NOT TO SCALE
VICINITY MAP

Renner Burgess LAND SURVEYING
801 S.E. 6th Ave., Suite 203
Delray Beach, Fl 33483
Phone 561-243-4624

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

HARRY J. BURGESS, PSM 5879

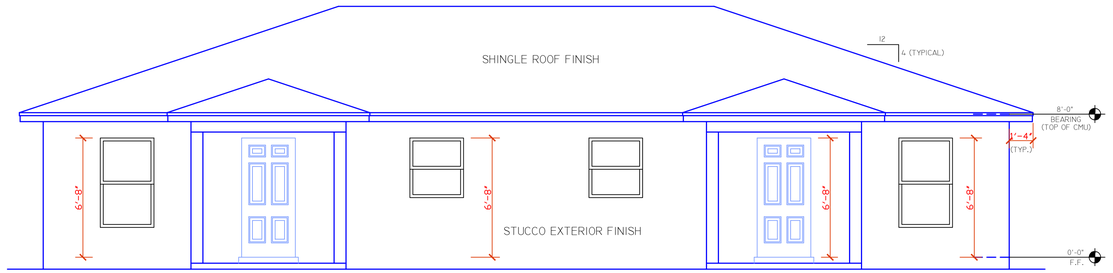
HARRY J BURGESS
Digitally signed by HARRY J BURGESS
Date: 2025.12.04 09:16:20 -05'00'

CERTIFIED TO:

FLOOD ZONE: X
MAP NO.: 12111C0179K
MAP DATE: 2-19-2020

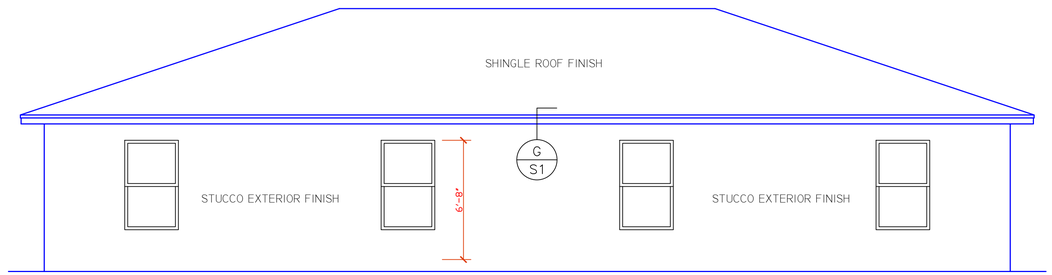
DATE: 10-20-2025
JOB NO. 4-25-001
REVISED

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL



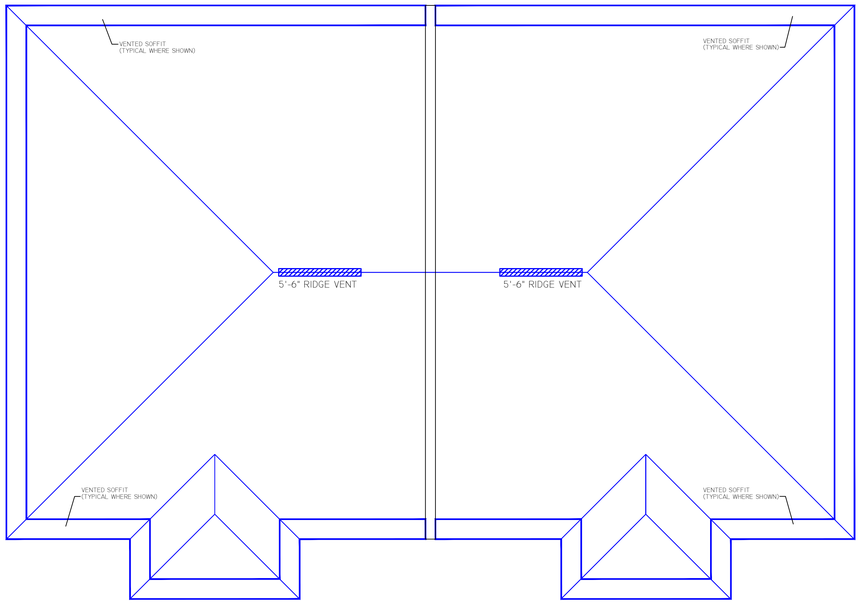
FRONT ELEVATION

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



REAR ELEVATION

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



VENTED SOFFIT/RIDGE VENT PLAN

NOT TO SCALE

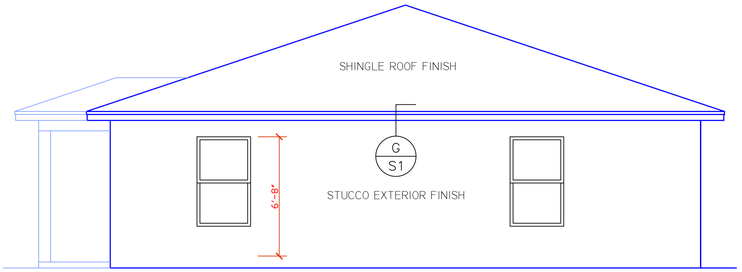
THE MAIN WIND RESISTANCE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM WIND SPEED OF 170 MILES PER HOUR, EXPOSURE " B" STRUCTURE

1. ULTIMATE WIND SPEED = 170 MILES PER HOUR/NOMINAL WIND SPEED = 132 MILES PER HOUR
2. WIND IMPORTANCE FACTOR = 1 / BUILDING CATEGORY = 2 / ENCLOSED (FULLY)
3. WIND EXPOSURE = EXPOSURE " B"
4. INTERNAL PRESSURE COEFFICIENT: + 0.18 / - 0.18
5. COMPONENTS & CLADDING: + 25.5 PSF / - 27.7 PSF

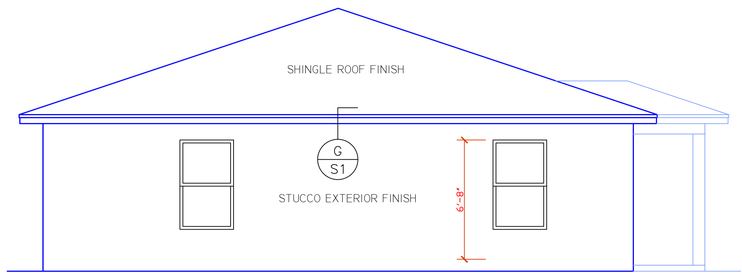
ALL DOOR AND WINDOW UNITS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS (WHERE APPLICABLE)

THIS STRUCTURE HAS BEEN DESIGNED AS A FULLY ENCLOSED STRUCTURE. THIS STRUCTURE IS LOCATED IN A WIND-BORNE DEBRIS ZONE PER FLORIDA BUILDING CODE. GLAZING PROTECTION (IMPACT GLASS AND/OR HURRICANE SHUTTERS) IS REQUIRED TO BE INSTALLED.



RIGHT ELEVATION

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



LEFT ELEVATION

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

ATTIC VENTILATION CALCULATION

REQUIRED ATTIC VENTILATION IS 1/150 SQ. FT. OF THE TOTAL CEILING SQUARE FOOTAGE. BASED ON AN APPROXIMATE CEILING SQUARE FOOTAGE OF 960 SQ. FT. A TOTAL OF 6.2 SQ. FT. OF ATTIC VENTILATION IS REQUIRED.

SOFFIT CALCULATIONS:
129.3 x 7.53 SQ. IN. = 973.6 SQ. IN. (6.8 SQ. FT.)

RIDGE VENT CALCULATIONS:
5.5 x 18 SQ. IN. = 99.0 SQ. IN. (0.7 SQ. FT.)

TOTAL PROVIDED VENTILATION = 7.5 SQ. FT

NOTE:
CALCULATIONS FOR SOFFIT VENTILATION IS BASED ON A VENTED SOFFIT PROVIDING 7.53 SQ. IN OF VENTILATION PER SQ. FT.

NOTE:
CALCULATIONS FOR RIDGE VENTS IS BASED ON VENT PROVIDING 18 SQ. IN. OF VENTILATION PER LINEAR FOOT.

SHEET INDEX

A1	ELEVATIONS, WINDLOAD DESIGN CRITERIA, AND ATTIC VENT CALCULATIONS
A2	FLOOR PLAN, WINDOW AND DOOR DESIGN PRESSURES, AND DETAILS/NOTES
A3	LINTEL SCHEDULE, WALL SECTIONS, NOTES, AND DETAILS
A4	FOUNDATION PLAN, AND FOOTING DETAILS
A5	TRUSS LAYOUT, CONNECTOR SCHEDULE, REACTION SUMMARY, AND CONNECTOR DETAILS
S1	DETAILS, NOTES, AND ROOF SHEATHING NAILS SCHEDULE
EP1	ELECTRICAL LAYOUT, ELECTRICAL LOAD CALCULATIONS, AND ELECTRICAL RISER DIAGRAM
EP2	PLUMBING RISE DIAGRAMS, WATER SUPPLY DIAGRAMS, AND PLUMBING NOTES

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

DESIGN CRITERIA	
FULLY ENCLOSED	
WIND SPEED	170 MPH
EXPOSURE	B
BUILDING CATEGORY	TWO (2)

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FOLLOWING PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION AND LATEST ADOPTED SUPPLEMENTS

Edward F Shinskie Jr.

Digitally signed by Edward F Shinskie Jr.
Date: 2024.04.30 12:52:32 -04'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

REVISIONS
ISSUED: 4-30-24
1 ***
2 ***
3 ***

215 PALM BAY ROAD, STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DFRECHETTE1350
@CFL.RR.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

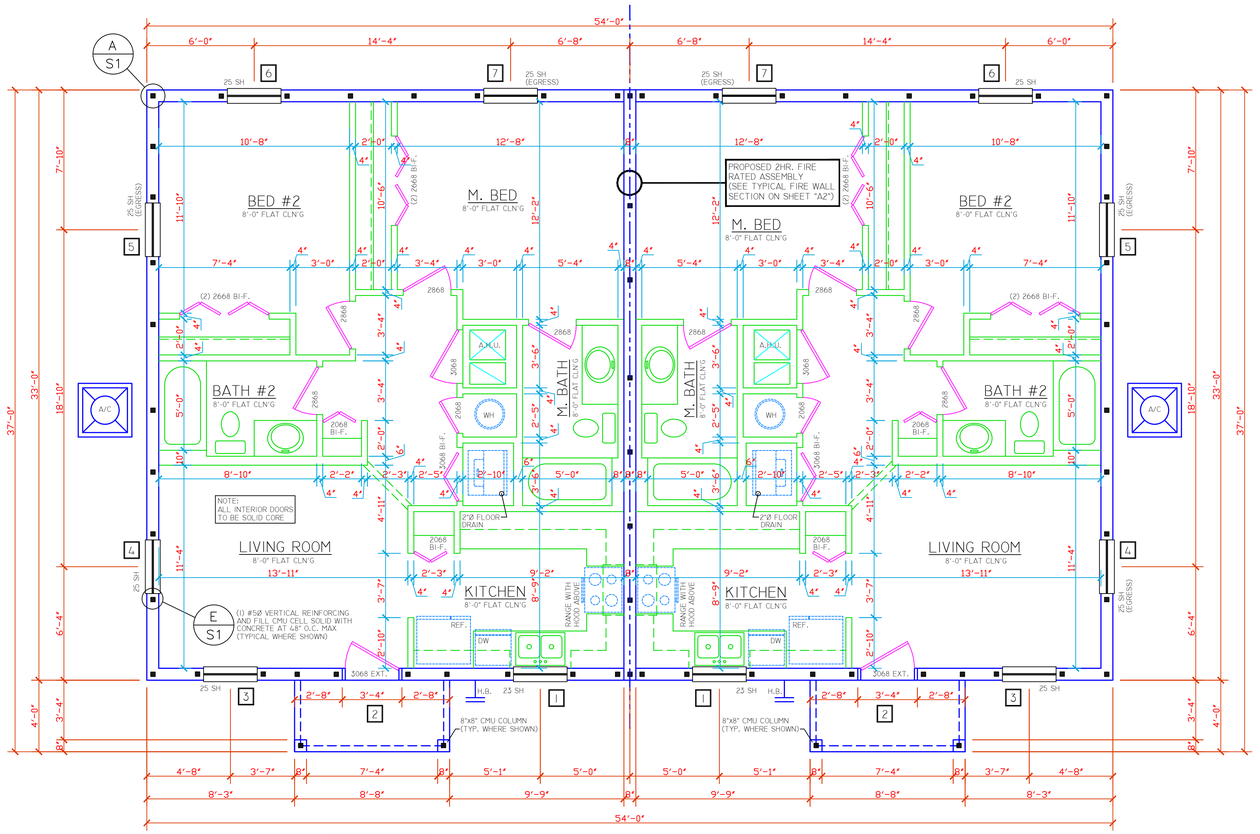
-DUPLEX FOR-
MARCELLINO
426 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A1

SHEET 1 OF 8

-DRAWN BY-
DANIEL FRECHETTE



FLOOR PLAN

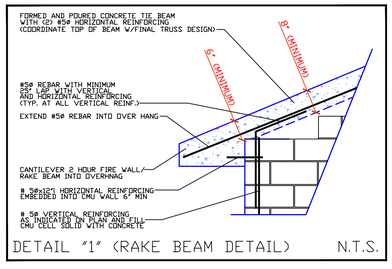
SCALE: 1/4" = 1'-0"

AREA TABULATION (IL-15-2L)	
LIVING	891 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	926 SQ.FT.

UNIT "102"

UNIT "101"

AREA TABULATION (IL-15-2L)	
LIVING	891 SQ.FT.
ENTRY	35 SQ.FT.
TOTAL	926 SQ.FT.

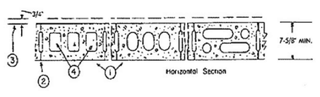


DETAIL "1" (RAKE BEAM DETAIL) N.T.S.

UL FIRE RATED

Design No. U905

Bearing Wall Rating - 2 HR.
Nonbearing Wall Rating - 2 HR.



1, Concrete Blocks* - Various designs, Classificaon D-2 (2 hr).

2. Mortar - Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.

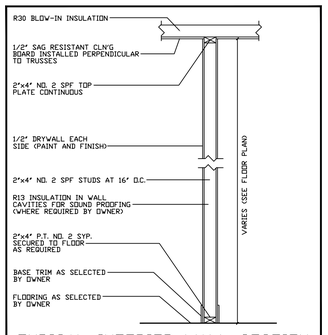
3. Portland Cement Stucco or Gypsum Plaster - If used, add 1/2 hr. to Classification. Where combustible members are framed in wall, plaster or stucco must be applied on teh face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1)

4, Loose Masonry Fill - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (rotary kiln process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to Classification.

5, Foamed Plastic* - (Optional - not shown) 1-1/2 in thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).

Celotex Corp. - Type Thermax

DETAIL "2"



TYPICAL INTERIOR WALL SECTION

NON LOAD BEARING WALL PARTITION WOOD STUD FRAME CONSTRUCTION — NOT TO SCALE

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

WINDLOAD SOLUTIONS

ASCE 7-22

General Information

Design Wind Speed	Nominal	
Wind Speed, V (mph)	170	Click Here to find the right wind speed
Exposure Category	B	(ASCE 7-22, Sect. 26.7)
Enclosure Classification	Enclosed	(ASCE 7-22, Section 26.12 & Figure 26.13-1)

Building Information

Height above ground, z (ft.)		Elevation of raised structure (i.e. house floor on piles)
Building Width, B (ft)	54.00	
Building Length, L (ft)	37.00	

Frequency Information

Damping Ratio, β	0.0700	(Suggested Range = 0.010-0.070)
Period Coef., C_t	0.0200	(Suggested Range = 0.020-0.035), (T = C_t*(h_n)^x , and T < 1/f)

Roof Information

Roof Type	Hip w/Overhang	
Ridge Height, h_r (ft)	14.04	($h_r \geq h_e$), Roof Peak Height
Eave Height, h_e (ft.)	7.58	($h_e \leq h_r$), Roof Edge @ Wall
Overhang, h_o (ft.)	1.33	
Parapet Along Roof Perimeter (ft.)		
Roof Slope (x:12)	4.00	
Mean Roof Height (h_r) - (h_e)	11.04	(h_r+(h_r-h_e)/2, for roof angle >10 deg.)

Topographic Information

Hill Shape	Flat - No Hill	Click to view Topographic Diagram
H_c (ft.)		
L_h (ft.)		
x_c (ft.)		
L_c (ft.)		

Project Information

Client	Marcellino
Address	DUPLEX
Company	Wind Load Solutions, LLC
Job Number	20230115
Preparer	Wind Load Solutions, LLC

Determinations

Internal Pressure	0.18
Roof Angle, θ (degrees)	18.43
Edge Strip, a (ft.)	3.70
Directionality Factor, K_d	0.85
Topo. Factor, K_{zt}	1.00
Gust Factor, G	0.85
Building Type	Rigid

Components & Cladding (C&C)

WALL OPENINGS - user entry

INFO.	DESCRIPTION	ZONE	OPENING ELEVATION (ft.)	WIDTH (in.)	LENGTH (in.)	EFFECTIVE WIND AREA (sq.ft.)	WIND LOAD PRESSURES Nominal Wind Load Pressures: MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)	NOA Approval Number	Max Pressure Per NOA	Manufacturer	Model Number
WALL OPENING INFORMATION	1	4	4	36.0	38.0	9.5	25.5	-27.7				
	2	4	4	36.0	80.0	20.0	24.4	-26.5				
	3	4	4	36.0	62.0	15.5	24.8	-26.9				
	4	4	4	36.0	62.0	15.5	24.8	-26.9				
	5	4	4	36.0	62.0	15.5	24.8	-26.9				
	6	4	4	36.0	62.0	15.5	24.8	-26.9				
	7	4	4	36.0	62.0	15.5	24.8	-26.9				

ROOFS - user entry

INFO.	DESCRIPTION	ZONE	OPENING ELEVATION (ft.)	WIDTH (in.)	LENGTH (in.)	EFFECTIVE WIND AREA (sq.ft.)	WIND LOAD PRESSURES Nominal Wind Load Pressures: MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)	NOA Approval Number	Max Pressure Per NOA	Manufacturer	Model Number
ROOF INFORMATION	Hip w/Overhang	1 Hip	N/A	48.0	492.0	164.0	8.7	-30.7				
	Hip w/Overhang	2 Hip	N/A	492.0	96.0	328.0	8.7	-25.6				
	Hip w/Overhang	3 Hip	N/A	36.0	36.0	9.0	15.4	-71.3				

R703.4FLASHING.
APPROVED METAL FLASHING, VINYL FLASHING, SELF-ADHERED MEMBRANES AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SHINGLE-FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. METAL FLASHING SHALL BE CORROSION RESISTANT. FLUID-APPLIED MEMBRANES USED AS FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. ALL EXTERIOR FENESTRATION PRODUCTS SHALL BE SEALED AT THE JUNCTURE WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION. ASTM C1281, AAMA 810, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

1.1. THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.

1.2. IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.

1.3. IN ACCORDANCE WITH OTHER APPROVED METHODS.

1.4 IN ACCORDANCE WITH FMA/AAMA 100, FMA/AAMA 200, FMA/WDMA 250, FMA/AAMA/WDMA 300 OR FMA/AAMA/WDMA 400.

2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

WINDOW AND DOOR BUCK INSTALLATION (MASONRY)

MASONRY	TAP-CONS	PAF'S	PIN'S
ROUGH OP'NG.	BUCK TO HEAD AND JAMB		
UP TO 8'-0"	3/16" Ø 16" O.C.	.145 Ø 8" O.C.	.120 Ø 6" O.C.
8'-1" TO 10'-0"	3/16" Ø 12" O.C.	.145 Ø 6" O.C.	.120 Ø 6" O.C.
10'-1" TO 12'-0"	3/16" Ø 8" O.C.	.145 Ø 4" O.C.	.120 Ø 4" O.C.
12'-1" AND BEYOND	BY DESIGN	BY DESIGN	BY DESIGN

LEGEND:
PAF = POWDER ACTUATED FASTENERS
PIN = PNEUMATICALLY DRIVEN FASTENERS

NOTES:
- MAINTAIN 3" EDGE CLEARANCE FOR PAF'S
- EMBED PAF'S 1.25" MIN. INTO CMU OR CONC.
- EMBED TAP-CONS 1.50" MIN. INTO CMU OR CONC.

NOTE:
FOAM SEAL AT ALL BUCKS, WINDOWS AND DOORS

NOTE: IF DOOR/WINDOW BUCK IS LESS THAN 1-1/2" DOOR/WINDOW MUST BE ANCHORED THROUGH JAMB INTO THE STRUCTURAL SUBSTRATE

NOTE: WINDOWS AND DOORS SHALL BE ANCHORED PER MANUFACTURERS SPECIFICATIONS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

REVISIONS
1 ***
2 ***
3 ***

215 PALM BAY ROAD, STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DFRECHETTE1350
@CFL.RR.COM

FEDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR- MARCELLINO

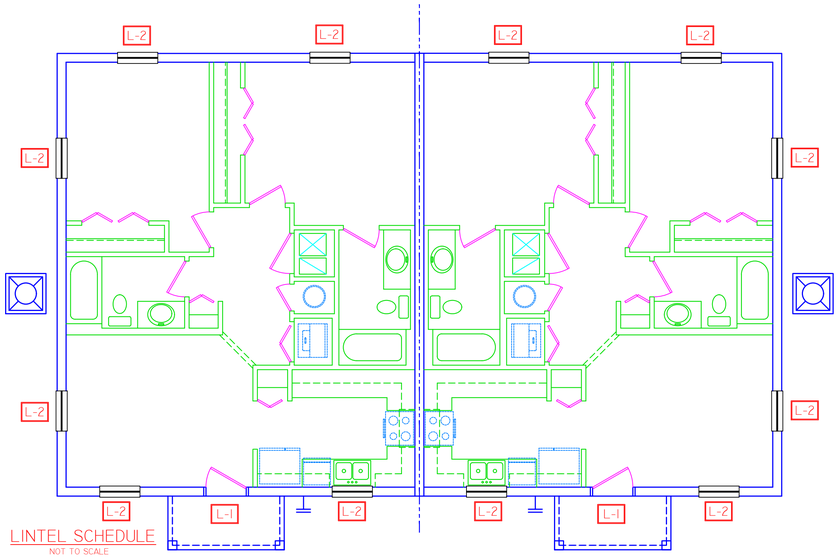
426 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A2

SHEET 2 OF 8

-DRAWN BY-
DANIEL FRECHETTE



LINTEL SCHEDULE

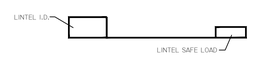
NOT TO SCALE

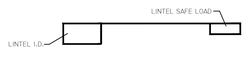
SAFE GRAVITY LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS			
CAST-CRETE		SAFE LOAD - POUNDS PER LINEAR FOOT	
TYPE		8F14-1B	8F16-1B
LENGTH		8F14-1B	8F16-1B
L-2	4'-6" (54") PRECAST	6113	6113
L-1	4'-6" (54") RECESSED PRECAST	5206	5206

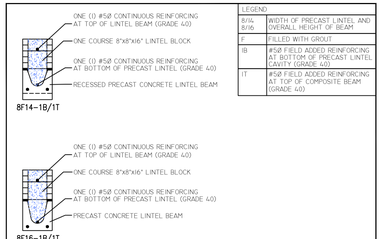
(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.

SAFE UPLIFT LOADS FOR 8" PRECAST & PRESTRESSED U-LINTELS			
CAST-CRETE		SAFE LOAD - POUNDS PER LINEAR FOOT	
TYPE		8F14-1T	8F16-1T
LENGTH		8F14-2T	8F16-2T
L-2	4'-6" (54") PRECAST	2724	2724
L-1	4'-6" (54") RECESSED PRECAST	2272	2272

(#) THE NUMBERS IN PARENTHESIS ARE PERCENT REDUCTIONS FOR GR40 FIELD ADDED REBAR.







LEGEND	
8/14, 8/16	WIDTH OF PRECAST LINTEL AND OVERALL HEIGHT OF BEAM
F	FILLED WITH GROUT
1B	#5@ FIELD ADDED REINFORCING AT BOTTOM OF PRECAST LINTEL CAVITY (GRADE 40)
1T	#5@ FIELD ADDED REINFORCING AT TOP OF COMPOSITE BEAM (GRADE 40)

LINTEL SECTIONS N.T.S.

SPECIFICATIONS

ENGINEERING

PRODUCT DESCRIPTION

High strength precast concrete lintels designed to be unfilled or filled to form a composite reinforced beam using concrete masonry units.

MATERIALS

- f'c 8" precast lintels = 2500 psi
- f'c 8" prestressed, 6" and 12" precast lintels = 4000 psi
- f'c 4" precast lintels = 3000 psi
- Grout per ASTM C476 f'g = 3000 psi w/ maximum 3/8 inch aggregate and 8 to 11 inch slump.
- Concrete masonry units (CMU) per ASTM C90 with minimum net area compressive strength = 1900 psi
- Rebar per ASTM A615 Grade 60
- Prestressing strand per ASTM A416 Grade 270 low relaxation
- 7/32 inch wire per ASTM A510
- Mortar per ASTM C270 Type M or S

GENERAL NOTES

1. Provide full mortar head and bed joints.
2. Shore filled lintels as required.
3. Installation of lintel must comply with architectural and/or structural drawings.
4. U-lintels are manufactured with 5-1/2 inch long notches at ends to accomodate vertical cell reinforcing and grouting.
5. Reference NCH CAST-CRETE Load Deflection Graph Brochure for lintel deflection information.
6. Bottom field added rebar to be located at the bottom of lintel cavity.
7. 7/32 inch diameter wire stirrups are welded to the bottom steel for mechanical anchorage.
8. Cast-in-place concrete may be provided in composite lintel in lieu of concrete masonry units.
9. Safe load ratings based on national design analysis per ACI 318 and ACI 530
10. Product Approvals: Miami Dade County, Florida Nos. 13-1605.15 and 13-1605.04, Florida Certificate of Product Approval number FL1536
11. The exterior surface of lintels installed in exterior concrete masonry walls shall have a coating of stucco applied in accordance with ASTM C926 or other approved coating.
12. Lintels loaded simultaneously with vertical (gravity or uplift) and horizontal (seismic) loads should be checked for the combined loading with the following equation

$$\frac{\text{Applied vertical load}}{\text{Safe vertical load}} + \frac{\text{Applied horizontal load}}{\text{Safe horizontal load}} \leq 1.0$$

SAFE LOAD TABLE NOTES

1. All values based on minimum 4 inch nominal bearing. Exception: Safe loads for unfilled lintels must be reduced by (8 ÷ # bearing length) is less than 6-1/2 inches.
2. NR = Not Rated.
3. Safe loads are superimposed allowable load.
4. Safe loads based on Grade 40 or Grade 60 field rebar.
5. Additional lateral load capacity can be obtained by the designer by providing additional reinforced masonry above the precast lintel. See Reinforced CMU on Page 4.
6. One #7 rebar may be substituted for two #5 rebars in 8" lintels only.
7. The designer may evaluate concentrated loads from the safe load tables by calculating the maximum resisting moment and shear at any from the face of support.
8. For composite lintel heights not shown, use safe load from next lower height.
9. For lintel lengths not shown, use safe load from next longest length.
10. All safe loads in units of pounds per linear foot.
11. All safe loads based on simply supported span.
12. The number in the parenthesis indicates the percent reduction for grade 40 field added rebar. Example: 7'-6" lintel Type 8F32-1B safe gravity load = 6472 (13) w/ 13% reduction =1 6472 (.13) = 2518 plf

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE[G]	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS[I]	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS[J]	200[A]
GUARD IN-FILL COMPONENTS[K]	50[A]
PASSENGER VEHICLE GARAGES[A]	50[A]
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40[I]

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 SQUARE INCH = 645 MM², 1 POUND = 4.45 N.

A.ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.

B.UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT MORE THAN 42 INCHES, OR WHERE THERE ARE NOT TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES. THIS LIVE LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENTS.

C.INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.

D.A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

E.SEE SECTION R507.1 FOR DECKS ATTACHED TO EXTERIOR WALLS.

F.GUARD IN-FILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL), BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

G.UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT GREATER T HAN 42 INCHES, OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH WEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42 INCHES IN HEIGHT BY 24 INCHES IN WIDTH, OR GREATER, WITHIN THE PLANE OF THE TRUSSES.

THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

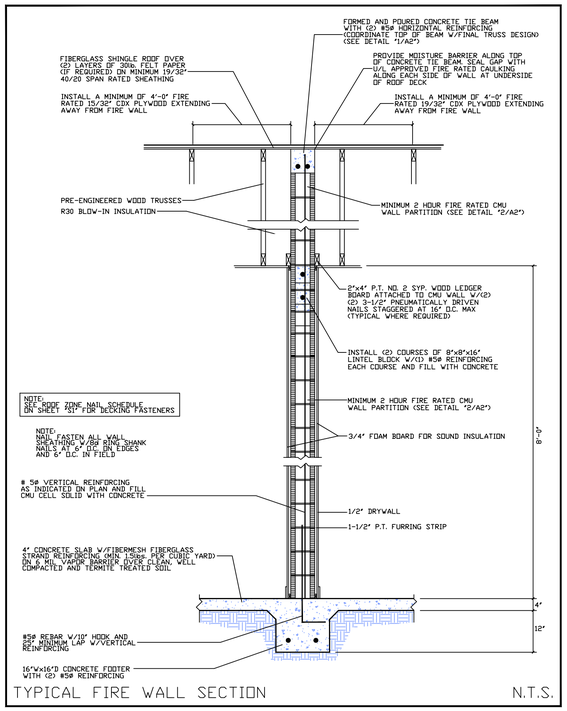
I.THE ATTIC AREA IS ACCESSED FROM AN OPENING NOT LESS THAN 20 INCHES IN WIDTH BY 30 INCHES IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC IS NOT LESS THAN 30 INCHES.

2.THE SLOPES OF THE JOISTS OR TRUSS BOTTOM CHORDS ARE NOT GREATER THAN 2 INCHES VERTICAL TO 12 UNITS HORIZONTAL.

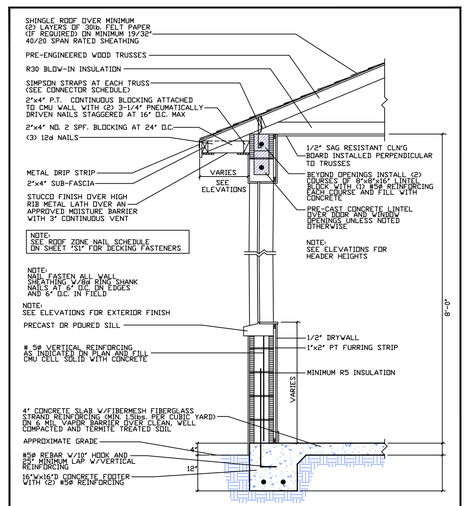
3.REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH.

THE REMAINING PORTIONS OF THE JOISTS OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORMLY DISTRIBUTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 POUNDS PER SQUARE FOOT.

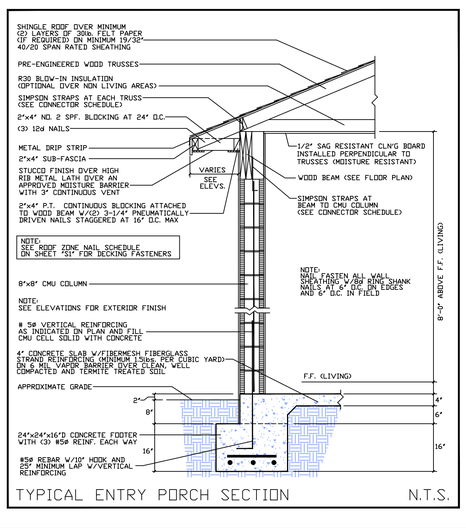
H.GLAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL, AND TO THE LOAD ON THE IN-FILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER, AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.



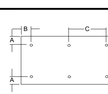
TYPICAL FIRE WALL SECTION N.T.S.



TYPICAL 8'-0" BLOCK WALL SECTION N.T.S.



TYPICAL ENTRY PORCH SECTION N.T.S.



A = MINIMUM = 2' C = 16'
B = MINIMUM = 3'

CONNECTORS ARE: 3-1/4" PNEUMATIC GUN NAILS

2-PLY 2"x12" WOOD BEAM

WOOD BEAM CONNECTION DIAGRAM

N.T.S

TABLE R301.2 (1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA											
GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY[F]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[E]	ICE BARRIER UNDERLAYMENT REQUIRED[H]	FLOOD HAZARDS[G]	AIR FREEZING INDEX[B]	MEAN ANNUAL TEMP[C]
	SPEED[D] (MPH)	TOPOGRAPHIC EFFECTS[I]		WEATHERING[A]	FROST LINE DEPTH[B]	TERMITE[C]					
NA	SEE FIG. R301.2(4)		NA	NEGLIGIBLE	NA	VERY HEAVY		NA		NA	NA

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 MILE PER HOUR = 0.447 M/S.

A.WEATHERING MAY REQUIRE A HIGHER STRENGTH CONCRETE OR GRADE OF MASONRY THAN NECESSARY TO SATISFY THE STRUCTURAL REQUIREMENTS OF THIS CODE. THE WEATHERING COLUMN SHALL BE FILLED I N WITH THE WEATHERING INDEX, " NEGLIGIBLE," " MODERATE" OR " SEVERE" FOR CONCRETE AS DETERMINED FROM FIGURE R301.2(3). THE GRADE OF MASONRY UNITS SHALL BE DETERMINED FROM ASTM C34, C55, C62, C73, C90, C129, C145, C216 OR C652.

B.RESERVED.

C.TERMITE INFESTATION PER FIGURE R301.2(6) IS " VERY HEAVY."

D.WIND SPEED SHALL BE FROM THE BASIC WIND SPEED MAP [FIGURE R301.2(4)]. WIND EXPOSURE CATEGORY SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS IN ACCORDANCE WITH SECTION R301.2.1.4.

E.THE OUTDOOR DESIGN DRY-BULB TEMPERATURE SHALL BE SELECTED FROM THE COLUMNS OF 97½-PERCENT V ALUES FOR WINTER FROM APPENDIX D OF THE FLORIDA BUILDING CODE, PLUMBING. DEVIATIONS FROM THE APPENDIX D TEMPERATURES SHALL BE PERMITTED TO REFLECT LOCAL CLIMATES OR LOCAL WEATHER EXPERIENCE AS DETERMINED BY THE BUILDING OFFICIAL.

F.RESERVED.

G.THE APPLICABLE GOVERNING BODY SHALL, BY LOCAL FLOODPLAIN MANAGEMENT ORDINANCE, SPECIFY (A) THE DATE OF THE JURISDICTION'S ENTRY INTO THE NATIONAL FLOOD INSURANCE PROGRAM (DATE OF ADOPTION OF THE FIRST CODE OR ORDINANCE FOR MANAGEMENT OF FLOOD HAZARD AREAS), (B) THE DATE(S) OF THE FLOOD INSURANCE STUDY AND (C) THE PANEL NUMBERS AND DATES OF THE CURRENTLY EFFECTIVE FIRMS AND FBFMS OR OTHER FLOOD HAZARD MAP ADOPTED BY THE AUTHORITY HAVING JURISDICTION, AS AMENDED.

H.RESERVED.

I.RESERVED.

J.RESERVED.

K.RESERVED.

L.RESERVED.

M.RESERVED.

TABLE R301.6 MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION			
ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 TO 200	201 TO 600	OVER 600
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3)	20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER	12	12	12

FOR SI: 1 SQUARE FOOT = 0.0929 M², 1 POUND PER SQUARE FOOT = 0.0479 KPA, 1 INCH PER FOOT = 83.3 MM/M.

TABLE R905.2.1 METAL FLASHING MATERIAL			
MATERIAL	GAGE MINIMUM THICKNESS (INCHES)	GAGE	WEIGHT (LBS. PER SQ. FT.)
COPPER	0.024		1 (16 OZ)
ALUMINUM	0.024		
STAINLESS STEEL		28	
GALVANIZED STEEL	0.0179	26 (ZINC COATED G90)	26 (ZINC COATED G90)
ALUMINUM ZINC COATED STEEL	0.0179	26 (AZ50 ALUM ZINC)	26 (AZ50 ALUM ZINC)
ZINC ALLOY	0.027		
LEAD			2.5 (40 OZ)
PAINTED TERNE			1.25 (20 OZ)

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

REVISIONS
1 ***
2 ***
3 ***

2115 PALM BAY ROAD, STE. 6
PALM BAY, FL. 32905
TEL: (321) 724-0740
FAX: (321) 914-4206
EMAIL: DFRECHETTE350@CFL.RR.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

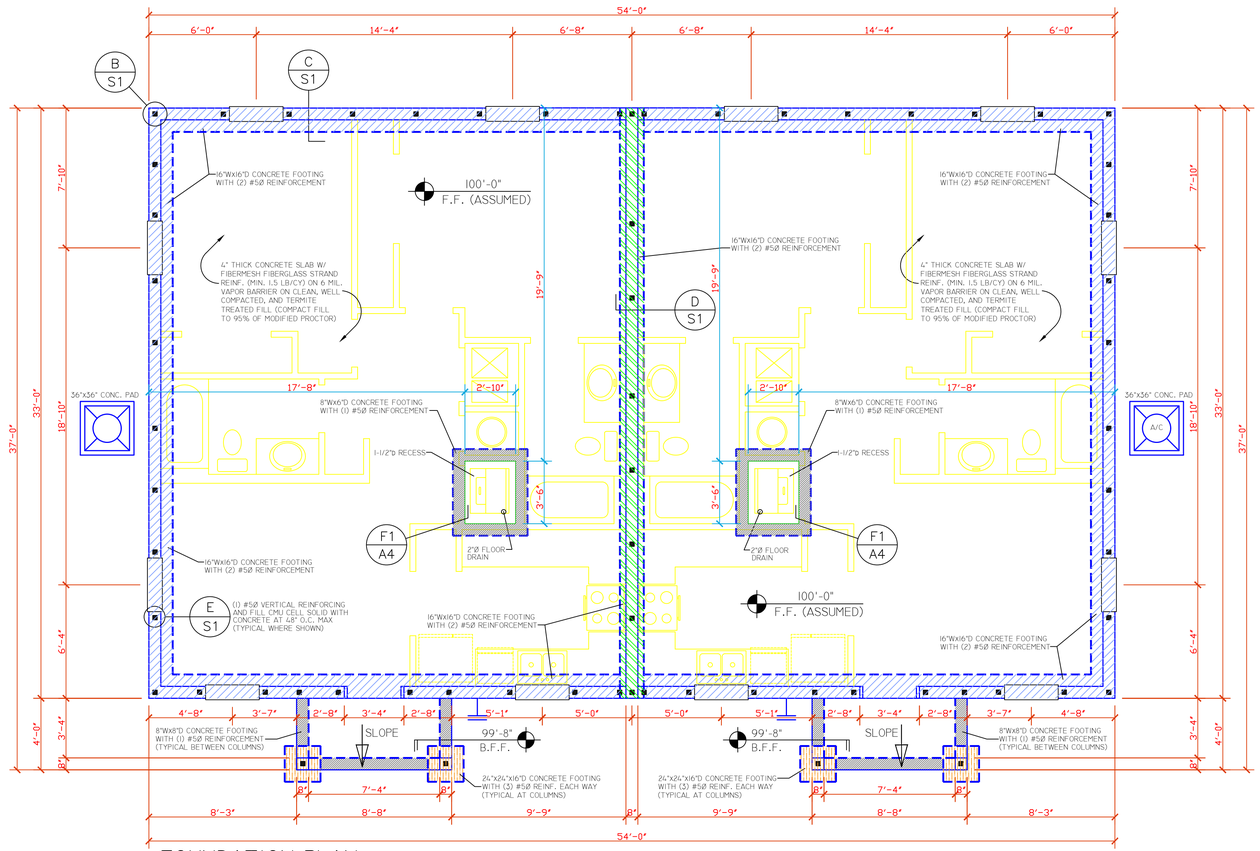
-DUPLEX FOR-
MARCELLINO
426 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A3

SHEET 3 OF 8

-DRAWN BY-
DANIEL FRECHETTE



FOUNDATION PLAN

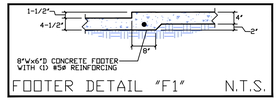
SCALE: 1/4"=1'-0"

SITE PREPARATION NOTES:

THE PROPOSED BUILDING AREA, PLUS A MINIMUM MARGIN OF FIVE FEET BEYOND THE PROPOSED BUILDING LIMITS SHALL BE STRIPPED AND GRUBBED OF SURFACE DEBRIS, INCLUDING VEGETATION, ROOTS AND ORGANIC MATTER AND ANY REMNANTS OF PREVIOUS CONSTRUCTION SUCH AS OLD FOOTINGS AND SLABS.

THE BUILDING AND PAVEMENT AREAS SHALL BE FILLED TO THE DESIRED GRADES. THE HORIZONTAL PORTION OF THE BUILDING PAD SHALL EXTEND A MINIMUM FIVE FEET BEYOND THE BUILDING AND PAVEMENT AREAS. CLEAN IMPORTED FILL MATERIAL SHALL BE PLACED IN MAXIMUM LOOSE LAYERS OF 12 INCH LIFTS IN THICKNESS. EACH LIFT SHALL BE COMPACTED TO 95% OF A MODIFIED PROCTOR.

FIELD DENSITY TESTS AND ON-SITE INSPECTION ARE REQUIRED TO BE PERFORMED, BY A STATE OF FLORIDA LICENSED GEOTECHNICAL ENGINEER, AT APPROPRIATE TIMES DURING THE EARTH WORK OPERATIONS IN ORDER TO VERIFY THAT THE SITE PREPARATIONS HAVE BEEN PROPERLY CONSTRUCTED. A MINIMUM SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT IS REQUIRED.



FOOTER DETAIL "F1" N.T.S.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

REVISIONS
1 ***
2 ***
3 ***

215 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DFRECHETTE1350
@CFL.RR.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR-
MARCELLINO
426 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

A4

SHEET 4 OF 8

-DRAWN BY-
DANIEL FRECHETTE

CAUTION!!!

DO NOT ATTEMPT TO ERECT TRUSSES WITHOUT REFERRING TO THE ENGINEERING DRAWINGS AND BSCI-81 SUMMARY SHEETS.

ALL PERMANENT BRACING MUST BE IN PLACE PRIOR TO LOADING TRUSSES. (ie SHEATHING, SHINGLES, ETC.)

ALL INTERIOR BEARING WALLS MUST BE IN PLACE PRIOR TO INSTALLING TRUSSES.

REFER TO FINAL ENGINEERING SHEETS FOR THE FOLLOWING:

1) NUMBER OF GIRDER PLIES AND NAILING SCHEDULE.

2) BEARING BLOCK REQUIREMENTS.

3) SCAB DETAILS (IF REQUIRED)

4) UPLIFT AND GRAVITY REACTIONS.

WARNING

Backcharges Will Not Be Accepted Regardless of Fault Without Prior Notification By Customer Within 48 Hours And Investigation By Builders FirstSource.

NO EXCEPTIONS

The General Contractor Is Responsible For All Connections Other Than Truss to Truss, Gable Shear Wall, And Connections, Temporary and Permanent Bracing, And Ceiling And Roof Diaphram Connections.

ROOF PITCH: 6/12

CEILING PITCH: 0

TOP CHORD SIZE: 2 X 4

BOTTOM CHORD SIZE: 2 X 4

OVERHANG LENGTH: 16"

END CUT: PLUMB

CANTILEVER: 0

TRUSS SPACING: 24"

BUILDING CODE: FBC 2023

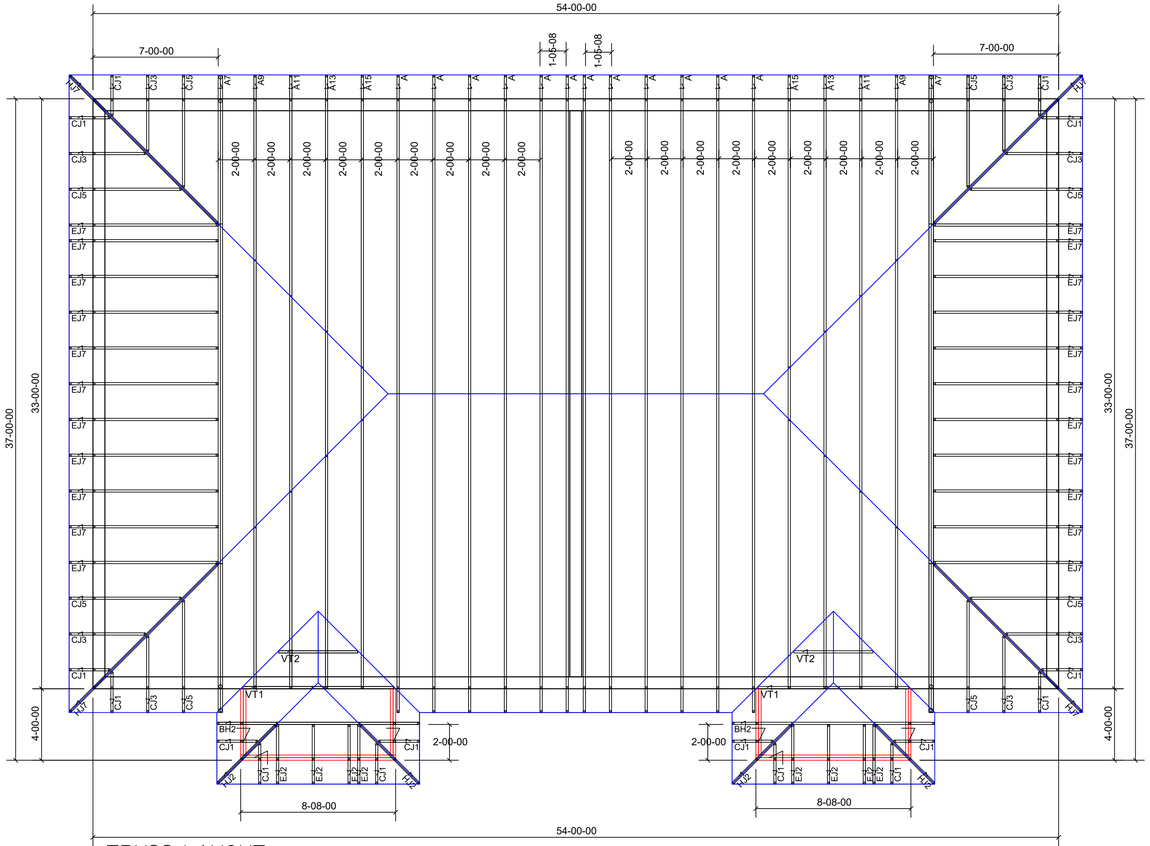
BEARING HEIGHT SCHEDULE

BUILDER:	Vincent Marcellino
PROJECT:	Duplex
MODEL:	
ADDRESS:	426 N 14th ST
LOT / BLOCK:	
SUBDIVISION:	
CITY:	Fort Pierce
DRAWN BY:	AA
JOB #	3536516
DATE: 4/24/24	SCALE: N/A
PLAN DATE:	
REVISIONS:	
1.	
2.	
3.	
4.	

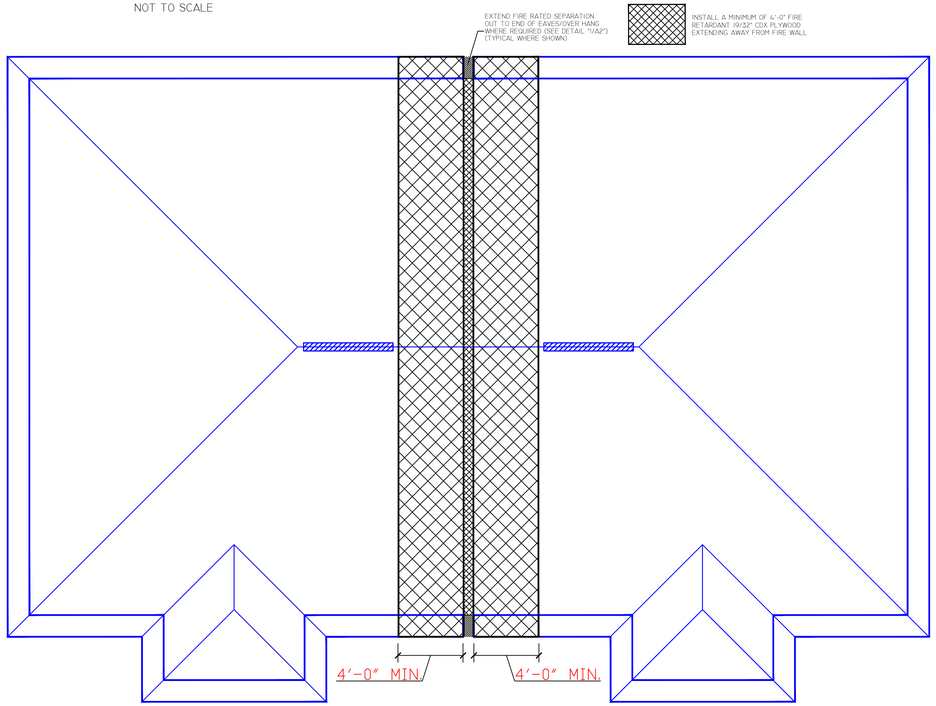
Builders FirstSource

4408 Airport Road
Plant City, FL 33567
Phone (813) 305-1300
Fax (813) 305-1301

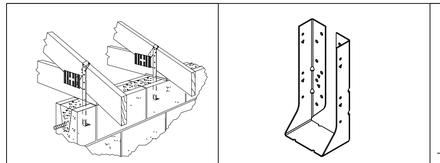
SHEET SIZE: ARCH D (24" X 36")



TRUSS LAYOUT
NOT TO SCALE

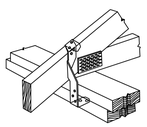


FIRE RETARDANT SHEATHING LAYOUT
NOT TO SCALE

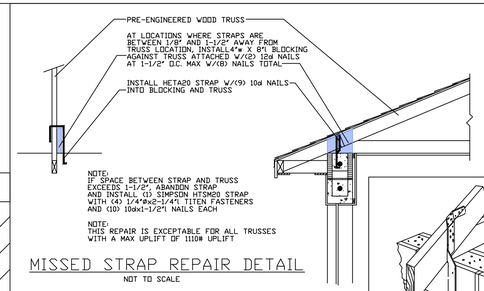


TYPICAL HETA20 STRAP

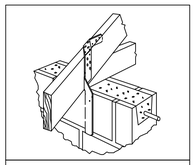
TYPICAL HUC HANGER



TYPICAL HTS20 STRAP



MISSED STRAP REPAIR DETAIL
NOT TO SCALE



TYPICAL HTSM20 STRAP

TYPICAL CONNECTOR DETAILS N.T.S.

Builder:Cash Tony Conant
Subdivision:426 N 14 St
Jurisdiction:
State:FL
Lot:426-14
Model:426 N 14 St
Shipment:Roof
Elevation:
Option:

OnLine Job No:426-14
Pick Ticket:
Sales No:
Acct No:
Ship Date:
Designer:Anderson, Alan
AppWrt JobNo:3536516

		Jnt-2 8.0"	Jnt-6 8.0"	
A	12	Gravity 1290 lbs Uplift -833 lbs	Gravity 1290 lbs Uplift -833 lbs	
A11	2	Jnt-2 8.0" Gravity 1291 lbs Uplift -836 lbs	Jnt-8 8.0" Gravity 1219 lbs Uplift -722 lbs	
A13	2	Jnt-2 8.0" Gravity 1291 lbs Uplift -836 lbs	Jnt-7 8.0" Gravity 1219 lbs Uplift -722 lbs	
A15	2	Jnt-2 8.0" Gravity 1291 lbs Uplift -836 lbs	Jnt-7 8.0" Gravity 1219 lbs Uplift -722 lbs	
A7	2 (2Ply)	Jnt-2 8.0" Gravity 2673 lbs Uplift -1707 lbs	Jnt-8 8.0" Gravity 2612 lbs Uplift -1669 lbs	
A9	2	Jnt-2 8.0" Gravity 1291 lbs Uplift -836 lbs	Jnt-8 8.0" Gravity 1219 lbs Uplift -722 lbs	
BH2	2	Jnt-2 3.5" Gravity 395 lbs Uplift -498 lbs	Jnt-5 3.5" Gravity 396 lbs Uplift -499 lbs	
CJ1	16	Jnt-2 8.0" Gravity 151 lbs Uplift -207 lbs	Jnt-4 1.5" Gravity 56 lbs Uplift -17 lbs	
CJ3	8	Jnt-2 8.0" Gravity 192 lbs Uplift -189 lbs	Jnt-3 1.5" Gravity 64 lbs Uplift -52 lbs	Jnt-4 1.5" Gravity 48 lbs Uplift 0 lbs
CJ5	8	Jnt-2 8.0" Gravity 260 lbs Uplift -216 lbs	Jnt-3 1.5" Gravity 121 lbs Uplift -108 lbs	Jnt-4 1.5" Gravity 84 lbs Uplift -2 lbs
EJ2	8	Jnt-2 3.5" Gravity 165 lbs Uplift -228 lbs	Jnt-3 1.5" Gravity 33 lbs Uplift -34 lbs	Jnt-4 1.5" Gravity 30 lbs Uplift -32 lbs
EJ7	22	Jnt-2 8.0" Gravity 332 lbs Uplift -249 lbs	Jnt-3 1.5" Gravity 181 lbs Uplift -165 lbs	Jnt-4 1.5" Gravity 118 lbs Uplift -1 lbs
HJ2	4	Jnt-2 4.6" Gravity 257 lbs Uplift -321 lbs	Jnt-3 1.5" Gravity 68 lbs Uplift -39 lbs	Jnt-4 1.5" Gravity 40 lbs Uplift -39 lbs
HJ7	4	Jnt-2 10.9" Gravity 574 lbs Uplift -392 lbs	Jnt-4 1.5" Gravity 103 lbs Uplift -108 lbs	Jnt-5 1.5" Gravity 384 lbs Uplift -177 lbs
VT1	2	Jnt-1 99.5" Gravity 78 lbs (plf) Uplift -44 lbs (plf)		
VT2	2	Jnt-1 51.5" Gravity 74 lbs (plf) Uplift -44 lbs (plf)		

Note: The reactions shown on this page are summarized from the Truss Design Drawings.
Refer to the Project Truss Design Drawings for further details or verification.

NOTE:
TRUSS LAYOUT DESIGN AND CERTIFICATION BY STATE OF FLORIDA LICENSED SPECIALTY TRUSS ENGINEER. ENGINEER OF RECORD DOES NOT CERTIFY TRUSS DESIGN/LAYOUT AS DEPICTED ON THESE DRAWINGS. ALL TRUSS TO TRUSS CONNECTIONS, INCLUDING TRUSSES TO GIRDERS (HANGERS) SHALL BE PROVIDED BY TRUSS COMPANY.

CONNECTOR SCHEDULE

TRUSS ID/DESCRIPTION:	CONNECTOR
A, A11, A13, A15, A7, BH2, CJ1, CJ3, CJ5, EJ2, EJ7, HJ2, HJ7, VT1, VT2	✱ AT CMU WALL ONE (1) SIMPSON HETA20 STRAP W/(9) 10dx1-1/2"l NAILS EACH
	✱ AT WOOD BEAM ONE (1) SIMPSON HTS20 STRAP W/(16) 10dx1-1/2"l NAILS EACH
	✱ AT TRUSS TO TRUSS BY TRUSS COMPANY
WOOD BEAMS	✱ AT TOP OF CMU COLUMN TWO (2) SIMPSON HETA20 STRAP WITH (9) 10dx1-1/2"l NAILS EACH
	✱ AT 2-PLY 2"x12" WOOD BEAM ONE (1) SIMPSON HUC410 HANGER WITH (18) 1/4"Øx2-3/4"l TITEN FASTENERS AND (10) 10d NAILS EACH
ALL ANCHORS ARE SIMPSON ANCHORS UNLESS NOTED OTHERWISE	

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

REVISIONS
1 ***
2 ***
3 ***

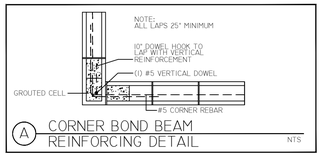
2115 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DFRECHETTE350
@CFL.RR.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

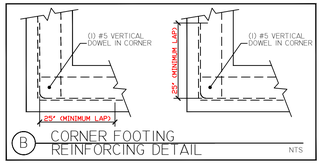
-DUPLEX FOR-
MARCELLINO
426 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

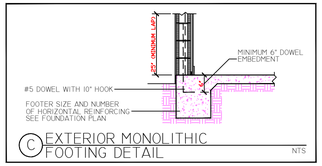
A5
SHEET 5 OF 8
-DRAWN BY-
DANIEL FRECHETTE



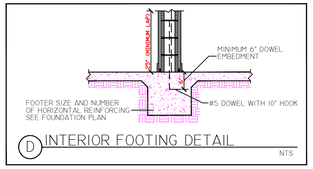
A CORNER BOND BEAM REINFORCING DETAIL NTS



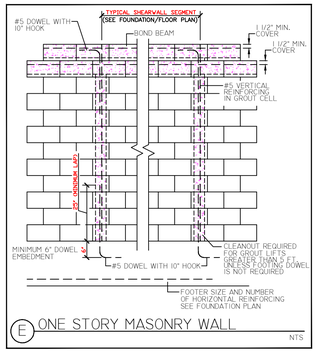
B CORNER FOOTING REINFORCING DETAIL NTS



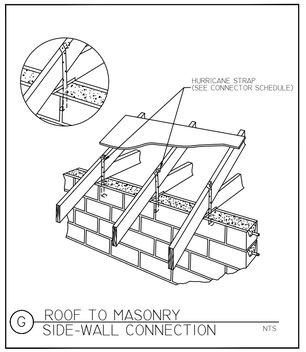
C EXTERIOR MONOLITHIC FOOTING DETAIL NTS



D INTERIOR FOOTING DETAIL NTS

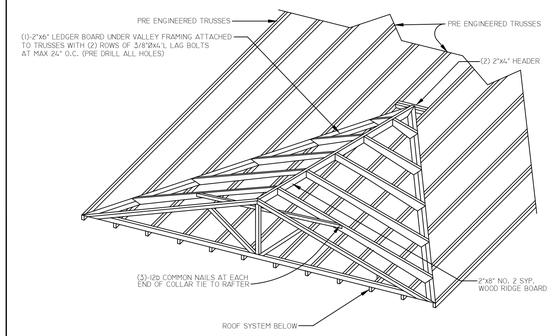


E ONE STORY MASONRY WALL NTS



G ROOF TO MASONRY SIDE-WALL CONNECTION NTS

GENERAL VALLEY NOTES:
(1) ALL RAFTERS TO BE 2"x6" NO. 2 SYP. AT 24" O.C. MAX
(2) ANY RAFTER LENGTHS OVER 16'-0" CLEAR SPAN TO HAVE 2" X 4" COLLAR TIE AT HALF SPAN (UP TO 16'-0")
(3) RIDGE BOARD SHALL BE 2"x8" NO. 2 SYP.
(4) ATTACH RAFTERS 4'-0" OR LONGER TO RIDGE BOARD & LEDGER BOARD USING (1) SIMPSON # H3 ANCHORS WITH (8) 8d NAILS. ALL OTHERS TOE-NAIL WITH 12d NAILS. STAGGERING OF RAFTERS INTO RIDGE IS PERMITTED (+/- 3").
(5) COMPLETE PLYWOOD DECKING REQUIRED UNDER VALLEY FRAMING WHEN USED WITH ATTACHED, PARTIALLY ENCLOSED STRUCTURE. (EXAMPLE: PORCH AND OR ENTRY'S, ETC.)



U VALLEY FRAMING DETAIL NTS

GENERAL NOTES: MASONRY

1. ALL CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530/530.1-13, ASCE 7-22, TMS 402/602-22. (LATEST EDITIONS)
2. COURSE GROUT (SIZE 8) SHALL BE USED IN CONFORMANCE TO THE REQUIREMENTS OF ASTM C476 "STANDARD SPECIFICATIONS FOR GROUT OF REINFORCED AND NON-REINFORCED MASONRY".
3. CONCRETE MASONRY SHALL BE NORMAL WEIGHT, GRADE N, TYPE I OR II, CONFORMING WITH ASTM C90-08 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS".
4. THE NET AREA COMPRESSIVE STRENGTH OF MASONRY UNITS (f'm) SHALL BE 1900 PSI USING TYPE M OR S MORTAR.
5. THICKNESS OF MORTAR BED SHALL NOT EXCEED 5/8".
6. HORIZONTAL REINFORCING SHALL CONFORM WITH ASTM A82-02.
7. MASONRY REINFORCING STEEL BARS SHALL BE CONTINUOUS WITH LAP SPLICES OF 30 BAR DIAMETERS MINIMUM.
8. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL MASONRY STRUCTURAL ELEMENTS ARE ADEQUATELY BRACED TO RESIST WIND, BACKFILLING, SOIL COMPACTION, AND OTHER CONSTRUCTION AS WELL NATURAL OCCURING FORCES ORDINARILY ENCOUNTERED DURING THE CONSTRUCTION PROCESS.. BRACING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE HAS BEEN COMPLETED.
9. MASONRY GROUT SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP BETWEEN 8 AND 11 INCHES.
10. WHEN GROUT POURS EXCEED 5 FEET IN HEIGHT, PROVIDE A CLEAN-OUT HOLE AT THE BOTTOM CELL. CLEAN THE CELL BY REMOVING ALL MORTAR DEBRIS, LOOSE AGGREGATES AND ANY MATERIAL DELETERIOUS TO MASONRY GROUT. INSTALL AND SECURELY TIE THE VERTICAL STEEL REINFORCEMENT TOGETHER. CLOSE THE OPENING AFTER INSPECTION.

GENERAL NOTES: WOOD

1. ALL FRAMING CONSTRUCTION, WORKMANSHIP AND MATERIALS (INCLUDING TRUSSES) SHALL CONFORM WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE REFERENCES LISTED BELOW:
"AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" SIXTH EDITION
"NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION "2018 AND SUPPLEMENT
"U.S. PRODUCT STANDARD PS 1" OR APA PRP-- 108 PERFORMANCE STANDARDS "MANUAL FOR HOUSE FRAMING, WOOD CONSTRUCTION DATA NO. 1 "NATIONAL FOREST PRODUCTS ASSOCIATION.
2. ALL TRUSS BEAM AND COLUMN MEMBERS SHALL BE SPECIES AND GRADES OF LUMBER WHICH WILL PRODUCE DESIGN VALUES EQUAL TO OR GREATER THAN VALUES FOR SOUTHERN YELLOW PINE NO. 2, 19% MAX. M.C.
3. GALVANIZED METAL HANGERS AND FRAMING ANCHORS SHOWN ON THE PLANS SHALL BE USED AND SHALL BE FASTENED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, SUBSTITUTIONS REQUIRE ENGINEER'S APPROVAL.
4. ANCHORING AND NAILING NOT IDENTIFIED SHALL COMPLY WITH THE NAILING SCHEDULE GIVEN WITHIN "MANUAL FOR HOUSE FRAMING", AND 2023 FLORIDA BUILDING CODE 8th EDITION.
5. A MINIMUM OF TWO STUDS SHALL BE INSTALLED ADJACENT TO ALL OPENINGS IN EXTERIOR AND LOAD BEARING WALLS AND BENEATH ALL BEAM & GIRDER BEARING POINTS.
6. TRUSSES SHALL BE SIZED AND DETAILED IN ACCORDANCE WITH THE DIMENSIONS AND LOADS INDICATED.
7. TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED BY A FLORIDA LICENSED ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE SPECIALTY ENGINEER SHALL SPECIFY BLOCKING AND BRACING N NECESSARY TO WITHSTAND WIND LOADS DETERMINED USING ASCE 7-22.
8. AS A MINIMUM, ROOF SHEATHING SHALL CONSIST OF 19/32" (NOMINAL) APA 40/20 SPAN RATED, EXPOSURE 1 SHEATHING
9. EXTERIOR WOOD FRAME WALLS SHALL BE SHEATHED WITH 15/32" APA SPAN RATED, EXPOSURE 1 PLYWOOD OR 7/16" O.S.B. THE SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS WITH 8d NAILS AT 6" O.C.
10. EXTERIOR AND INTERIOR LOAD BEARING WALLS SHALL BE FRAMED WITH 2X4 MEMBERS AT 16" O.C. MAX. SPACING FOR MAX. 8' HIGH PARTITIONS. FOR HEIGHTS ABOVE 8' REFER TO WALL SECTIONS. STUDS SHALL BE SPRUCE-PINE-FIR #2 OR SPECIES WITH EQUAL OR GREATER DESIGN VALUES.
11. ALL PRESSURE TREATED LUMBER SHALL BE SOUTHERN YELLOW PINE #2 19% MAX. M.C. IN ACCORDANCE WITH AWPA STANDARDS C1,C2 AND C9 LATEST EDITIONS, WITH A WATERBORNE PRESERVATIVE IN ACCORDANCE WITH STANDARD P5. ALL NAILS AND SCREWS SHALL BE STAINLESS STEEL OR GALVANIZED.
12. WHERE DRAWING INDICATES APPLIED EXTERIOR FINISH OVER APPROVED WATER BARRIER OVER WOOD FRAMING MEMBERS. OWNER IS RESPONSIBLE TO INSTALL ALL REQUIRED SEALANT, FLASHING, ETC. TO MAINTAIN WATER-PROOF INTEGRITY TO PREVENT MOISTURE INFILTRATION INTO STRUCTURE. OWNER IS RESPONSIBLE FOR PERIODIC MAINTENANCE AND UPKEEP OF EXTERIOR APPLIED FINISH TO MAINTAIN WATERPROOF INTEGRITY TO PREVENT DAMAGE TO INTERIOR COMPONENTS.
13. WATER-RESISTIVE BARRIER.
EXTERIOR WALLS OF FRAME CONSTRUCTION RECEIVING A VENEER SHALL BE PROVIDED WITH A WATER-RESISTIVE BARRIER. THE WATER RESISTIVE BARRIER SHALL BE A MINIMUM OF ONE LAYER OF NO. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 FELT, SHALL BE ATTACHED TO THE SHEATHING, WITH FLASHING IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.

WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER-RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER-RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:
1. TWO LAYERS OF AN APPROVED WATER-RESISTANT BARRIER; OR
2. ONE LAYER OF AN APPROVED WATER-RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP; OR
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

A CORROSION RESISTANT WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½ INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED MUST BE PLACED AT A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

GENERAL NOTES: CONCRETE

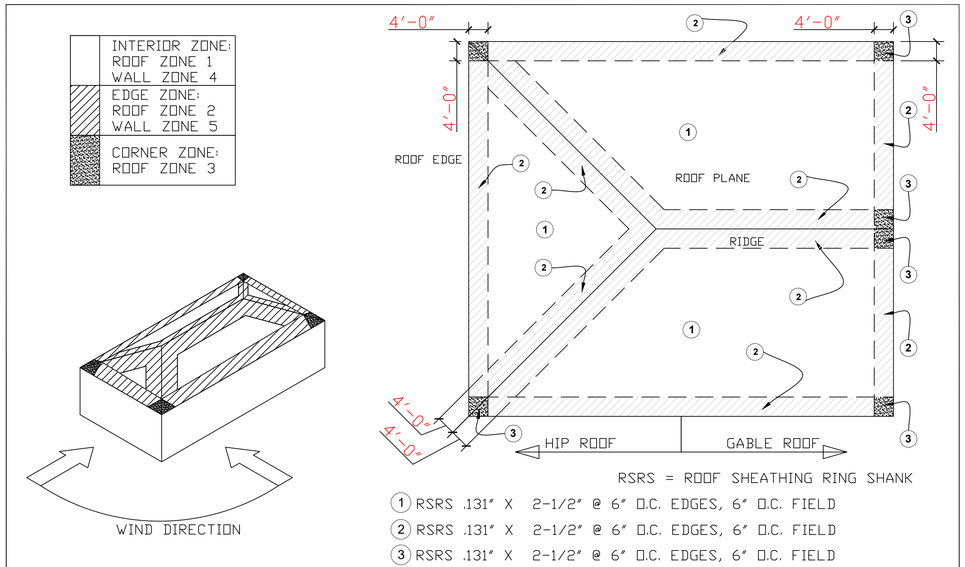
1. ALL CONCRETE CONSTRUCTION WORKMANSHIP AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF ACI 301-89 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
2. ALL CONCRETE SHALL BE TYPE I OR II PORTLAND CEMENT COMPLYING WITH ASTM C150 AND SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH SHOWN BELOW:

FOUNDATIONS & SLABS	3000 PSI
BEAMS	3000 PSI
MASONRY	3000 PSI

3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-22 GRADE 60. BARS SHALL BE FREE OF RUST, MILL SCALE, PAINT OR OTHER COATINGS THAT WILL REDUCE CONCRETE BOND.
4. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN WITH ACI 315R-18 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT.
5. ALL BAR SPLICES, DOWELS AND CONCRETE COVERAGE SHALL MEET THE REQUIREMENTS OF ACI 318-18 / 318R-18 "BUILDING CODE AND COMMENTARY FOR REINFORCED CONCRETE."
6. BEAMS OVER MASONRY OPENINGS SHALL HAVE CONTINUOUS TOP AND BOTTOM REINFORCEMENT. LAP SPLICES IN BOTTOM BARS SHALL OCCUR OVER SUPPORTS. TOP BARS SHALL LAP AT MID-SPAN.
7. CONCRETE BEAMS AND SLABS SHALL BE FINISHED LEVEL AND TO THE ELEVATIONS SHOWN ON THE DRAWINGS.
8. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY FORM.
9. UNLESS OTHERWISE PERMITTED OR SPECIFIED, CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 4 INCHES +/- 1 INCH.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER-BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE - DO NOT SCALE DRAWNGS.
5. FLASHING SHALL BE PROVIDED PER FIELD CONDITONS.
6. MOISTURE PROTECTION SHALL BE PROVIDED BETWEEN ALL MASONARY AND NON PRESSURE TREATED WOOD SURFACES.
7. A 1/2" DIAMETER X 10 " LONG MINIMUM WEDGE ANCHOR MAY BE USED IN LIEU OF 1/2" DIAMETER J-BOLTS. AT FOUNDATION
8. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS LISTED.
9. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION SHOWN ON THE DRAWINGS. ANY QUESTIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
10. THE STRUCTURE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF 20203 FLORIDA BUILDING CODE 8th EDITION
11. FOUNDATION AND SLAB ARE TO BE FORMED UPON SOIL WITH A MINIMUM SAFE BEARING CAPACITY OF 2000 PSF.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO UNIFORMLY PROVIDE THE BEARING CAPACITY UNDER ALL FOUNDATIONS.
13. THE CONTRACTORS SHALL HIRE A GEOTECHNICAL ENGINEER TO RECOMMEND SOIL IMPROVEMENTS REQUIRED TO OBTAIN THE MINIMUM SAFE BEARING CAPACITY STATED ABOVE.



RSRS = ROOF SHEATHING RING SHANK

(1) RSRS .131" X 2-1/2" @ 6" O.C. EDGES, 6" O.C. FIELD
(2) RSRS .131" X 2-1/2" @ 6" O.C. EDGES, 6" O.C. FIELD
(3) RSRS .131" X 2-1/2" @ 6" O.C. EDGES, 6" O.C. FIELD

ROOF ZONE NAIL SCHEDULE N.T.S.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDWARD F. SHINSKIE, PE #47515 ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

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

REVISIONS
1 ***
2 ***
3 ***

215 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL: DFRECHETTE1350@CFL.RR.COM

EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR- MARCELLINO

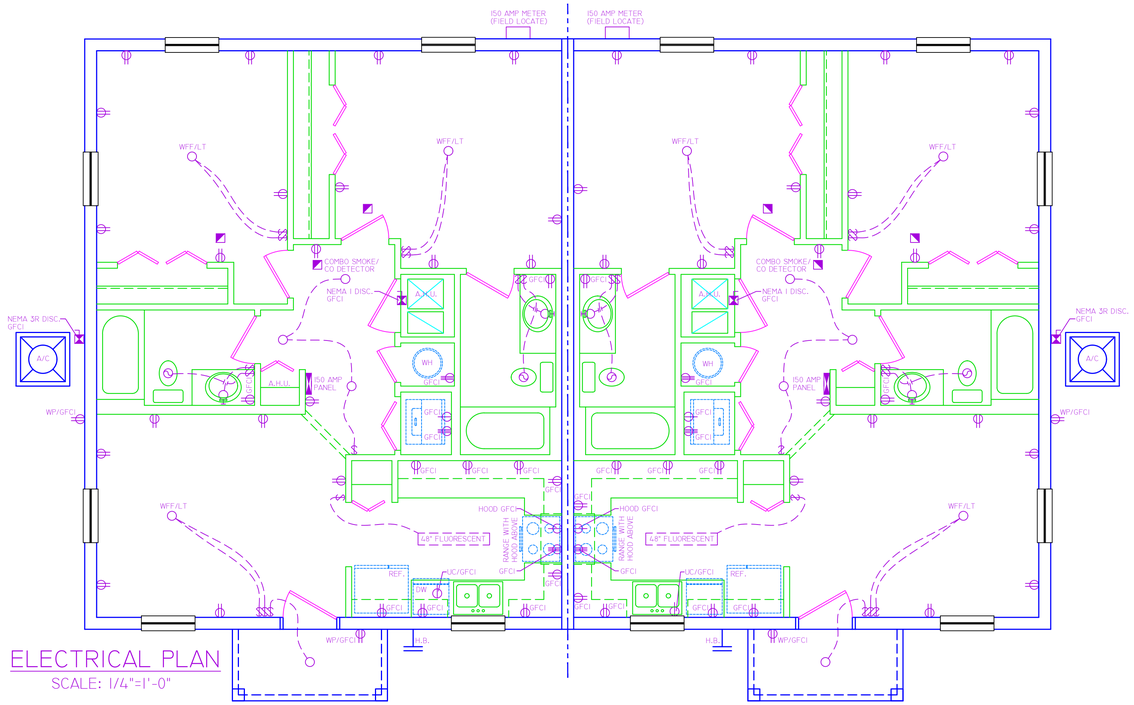
426 N. 14TH ST. FORT PIERCE, FL 34950

ENGINEER OF RECORD
EDWARD F. SHINSKIE, PE
4707 WILD TURKEY ROAD
MIMS, FLORIDA 32754
FLORIDA PE# 47515
PH. 321-863-3223

SI

SHEET 6 OF 8

-DRAWN BY-
DANIEL FRECHETTE



ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS

- $ SINGLE POLE SWITCH
- $3 THREE POLE SWITCH
- $4 FOUR POLE SWITCH
- $D DIMMER SWITCH
- SINGLE OUTLET
- DUPLEX OUTLET
- SWITCHED DUPLEX
- 220 OUTLET
- QUAD OUTLET
- TELEPHONE
- TELEVISION
- SMOKE DETECTOR
- ELECTRICAL PANEL
- EXHAUST FAN
- THERMOSTAT
- INTERCOM
- DOOR BELL BUTTON
- DISCONNECT
- ELECTRICAL METER
- LIGHT FIXTURE
- WALL MOUNT FIXTURE
- R RECESSED FIXTURE
- EYEBALL FIXTURE
- PC PULL CHAIN
- TRACK LIGHTING LENGTH AS INDICATED
- FLOOD LIGHTS
- EMERGENCY LIGHT
- FLUORESCENT LENGTH AS INDICATED
- WFF WIRE FOR FAN
- WFF/LT WIRE FOR FAN WITH LIGHT
- WP INDICATES WATERPROOF
- GFCI INDICATES GROUND FAULT CIRCUIT INTERRUPT
- AFCI INDICATES ARC FAULT CIRCUIT INTERRUPTER
- 42 INDICATES HEIGHT ABOVE FLOOR
- G.D.O. GARAGE DOOR OPENER

NOTE:
ALL SMOKE DETECTORS TO BE LINKED TOGETHER SO AS TO SOUND SIMULTANEOUSLY WHEN ONE IS TRIGGERED.

NOTE:
ALL OUTLETS SHALL BE TAMPER-RESISTANT

NOTE:
PLANS COMPLY WITH THE 2023 FBC-R (8TH ED), 2020 NEC AND 2023 NFPA 70

GENERAL NOTES

CARBON MONOXIDE PROTECTION.

(1) DEFINITIONS: FOR PURPOSES OF THIS RULE, THE FOLLOWING DEFINITIONS SHALL APPLY:

(A) CARBON MONOXIDE ALARM. A DEVICE FOR THE PURPOSE OF DETECTING CARBON MONOXIDE, THAT PRODUCES A DISTINCT AUDIBLE ALARM, AND IS LISTED OR LABELED WITH THE APPROPRIATE STANDARD EITHER ANSI/UL 2034 - 96, STANDARD FOR SINGLE AND MULTIPLE STATION CO ALARMS, INCORPORATED HEREIN BY REFERENCE, OR UL 2075 - 04, GAS AND VAPOR DETECTOR SENSOR, INCORPORATED HEREIN BY REFERENCE, IN ACCORDANCE WITH ITS APPLICATION. BOTH DOCUMENTS MAY BE OBTAINED BY WRITING TO: CODES AND STANDARDS SECTION, DEPARTMENT OF COMMUNITY AFFAIRS, 2555 SHUMARD OAK BOULEVARD, TALLAHASSEE, FLORIDA 32399-2100.

(B) FOSSIL FUEL. COAL, KEROSENE, OIL, FUEL GASES, OR OTHER PETROLEUM OR HYDROCARBON PRODUCT THAT EMITS CARBON MONOXIDE AS A BY-PRODUCT OF COMBUSTION.

(2) EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED ON OR AFTER 7/1/08 AND HAVING A FOSSIL-FUEL-BURNING HEATER OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.

(3) IN NEW CONSTRUCTION, ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM THE LOCAL POWER UTILITY. SUCH ALARMS SHALL HAVE BATTERY BACK UP.

(4) COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY. SPECIFIC AUTHORITY 553.885(2) FS. LAW IMPLEMENTED 553.72, 553.73(2), (3), (7), (9), 553.885(2) FS HISTORY-NEW 11-18-07.

EXHAUST FAN VENT/DRYER VENT NOTES

(A) ALL BATHROOM EXHAUST FAN VENTS SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE, OR OUT THROUGH SOFFIT AND TERMINATE WITH WEATHERPROOF CAP/GRILLE

(B) DRYER PIPE VENTING SHALL EXTEND FROM UNIT OUT THRU ADJACENT EXTERIOR WALL (WHERE APPLICABLE) AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.
WHERE UNABLE TO EXTEND THRU ADJACENT EXTERIOR WALL, DRYER VENT SHALL EXTEND FROM UNIT UP THRU ROOF TO EXTERIOR AND TERMINATE WITH WEATHERPROOF CAP/GRILLE.

HVAC NOTES

(A) HVAC DESIGN/MODIFICATIONS AND ENERGY CALCULATIONS WILL BE SUBMITTED BY OWNER/ CONTRACTOR WITH THESE PLANS FOR PERMITTING

LIGHTING NOTE

ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICIENCY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT

ENERGY CODE COMPLIANCE PATH

PERFORMANCE METHOD

PANEL SCHEDULE — SINGLE-PHASE

X 120/240V-1PH-3W
120/208V-1PH-3W

M.C.B. AMPS: ____ AIC: ____

M.L.O. BUS AMPS: 150 AMP INT. A/C: 10,000

CKT #	CIRCUIT ID NAME	BKR/WIRE A/P/SIZE	A PHASE	B PHASE	WIRE-BKR A/P/SIZE	CIRCUIT ID NAME	CKT #
1	RANGE	40 / 8		8	40	ACU-1	2
3	" "	" "	" "		" "	" "	4
5				6	60	AHU-1	6
* 7	REF.	20 / 12		" "	" "	" "	8
* 9	KIT. RECEPTS.	20 / 12		10	30	DRYER	10
* 11	DISHWASHER	20 / 12		" "	" "	" "	12
* 13	HOOD	20 / 12		12	20	WASHER	14 *
* 15	KITCHEN LTS.	15 / 14		14	15	M. BED LTS./ RECEPTS.	16 *
* 17	HALL LTS./ RECEPTS.	15 / 14		14	15	M. BATH LTS.	18
19				12	20	M. BATH GFCI	20
21	EXT. LTS.	20 / 12		14	15	LIVING RM./FOYER LTS./RECEPTS.	22 *
23	WATER HEATER	30 / 10		14	15	SMOKE DETECT.	24 *
25	" "	" "	" "	14	15	EXT. GFCI	26
* 27	BED #2 LTS./ RECEPTS.	15 / 14		14	15	BATH #2 LTS.	28
29				12	20	BATH #2 GFCI	30
31							32
33							34
35							36
37							38
39							40
41							42
TOTAL KVA PER PHASE							
MAXIMUM PHASE AMPS							

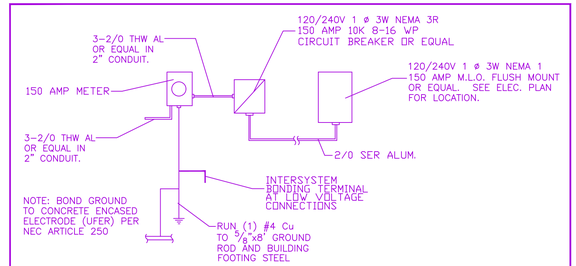
* NOTE:
BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN-ROOMS, RECREATIONS ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS SHALL BE AFCI/GCFI PROTECTED PER THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION, 2023 NFPA 70, AND 2020 NEC

SERVICE CALCULATIONS

DATE: 4/29/2024
CONTRACTOR:
RESIDENCE FOR:
ADDRESS:

ITEM	QUANTITY	VA PER		
GEN. LIGHTING/RECEPT. LOAD = SPLA @ 3 VA	891.00	3.00	2673.00 VA	
LAUNDRY @1500 VA EA	1.00	1500.00	1500.00 VA	
KITCHEN SABC @ 1500 VA EA	2.00	1500.00	3000.00 VA	
RANGE	1.00	9600.00	9600.00 VA	
DRYER	1.00	5000.00	5000.00 VA	
WATER HEATER	1.00	4500.00	4500.00 VA	
DISHWASHER	1.00	1200.00	1200.00 VA	
HOOD	1.00	400.00	400.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
			0.00 VA	
	TOTAL		27873.00 VA	
1ST 10 KW @ 100%			10000.00 VA	10000.00 VA
BALANCE AT 40%			17873.00 VA	7149.20 VA
ADD HEAT/AC-HEAT - 100% LOAD	TOTAL			
HEAT 5 KW EA @ 100%	5000 VA		@ 100%	5000.00 VA
A/C 38A RLA @240V EA	30.00 A		240.00 V	7200.00 VA
	TOTAL			29349.20 VA
SERVICE SIZE LOAD (VA) / 240V =	29349.20 VA		240.00 V	122.29 AMP

INSTALL 150 AMP SERVICE



NOTE: AT BACK TO BACK SERVICES INSTALL M.C.B. ELEC. PANEL IN LIEU OF EXTERIOR DISCONNECT.

NOTE: ALL ELECTICAL MATERIALS AND INSTALLATIONS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL ORDINANCES, LOCAL POWER COMPANY.

ELECTRICAL RISER DIAGRAM

150 AMP - UNDER GROUND - N.T.S.

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

REVISIONS
1 ***
2 ***
3 ***

215 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DFRECHETTE1350
@CFL.RR.COM

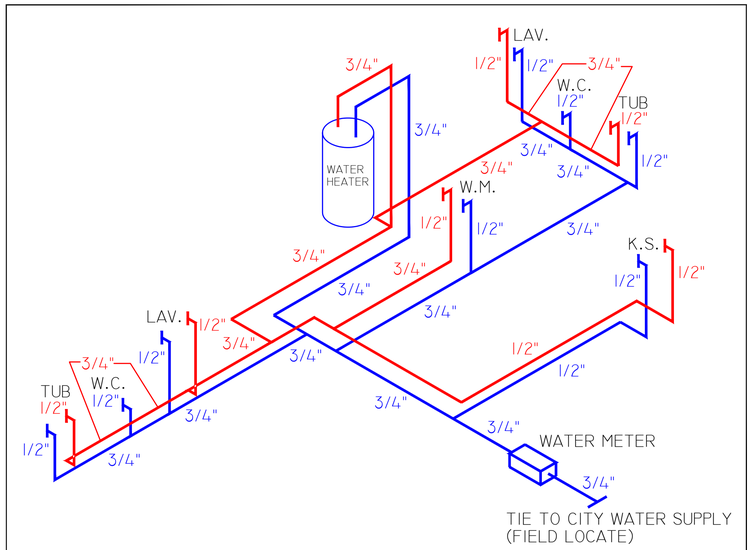
EDC
ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR-
MARCELLINO
426 N. 14TH ST. FORT PIERCE, FL 34950

EPI

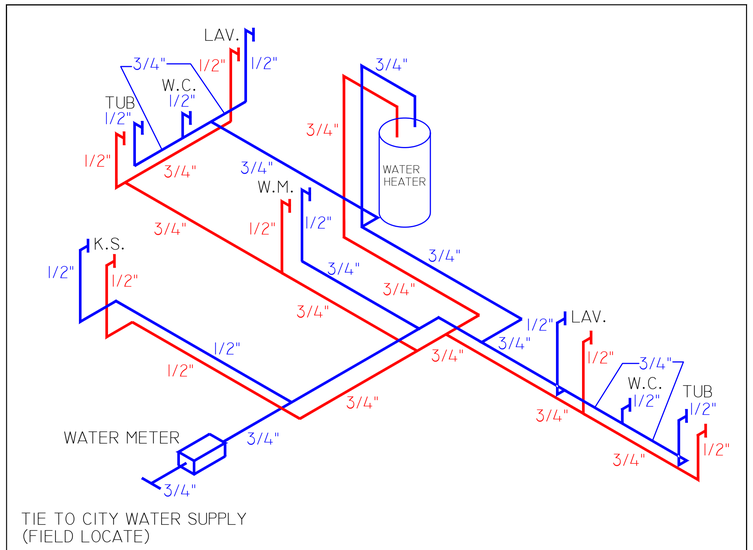
SHEET 7 OF 8

-DRAWN BY-
DANIEL FRECHETTE



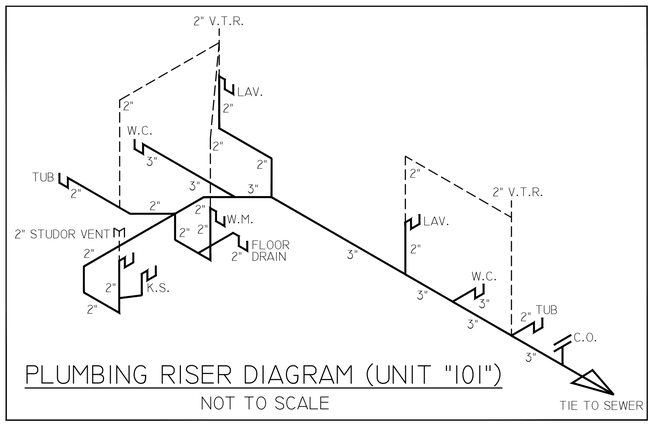
PLUMBING WATER SUPPLY DIAGRAM (UNIT "102")

NOT TO SCALE



PLUMBING WATER SUPPLY DIAGRAM (UNIT "101")

NOT TO SCALE



PLUMBING RISER DIAGRAM (UNIT "101")

NOT TO SCALE

PLUMBING GENERAL NOTES

1.0 PROVIDE ALL LABOR AND MATERIALS AS REQUIRED TO PROVIDE A FULLY FUNCTIONING AND COMPLETE DOMESTIC WATER DISTRIBUTION, AND SANITARY DRAINAGE SYSTEM AS INDICATED ON DRAWINGS. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND EQUIPMENT. FINAL LOCATIONS OF EQUIPMENT SHALL BE FIELD DETERMINED.

2.0 ALL MATERIALS SHALL BE NEW AND APPROVED BY APPROPRIATE CODES.

3.0 EXTEND SERVICE TO WATER METER AND PROVIDE SHUT OFF VALVE IN VALVE BOX OUTSIDE BUILDING. FIELD VERIFY.

4.0 PROVIDE AND INSTALL PLUMBING FIXTURES AS SCHEDULED IN BUILDER CONTRACT.

5.0 DO NOT SCALE FOR THE EXACT FIXTURES, PIPING, EQUIPMENT, ETC.

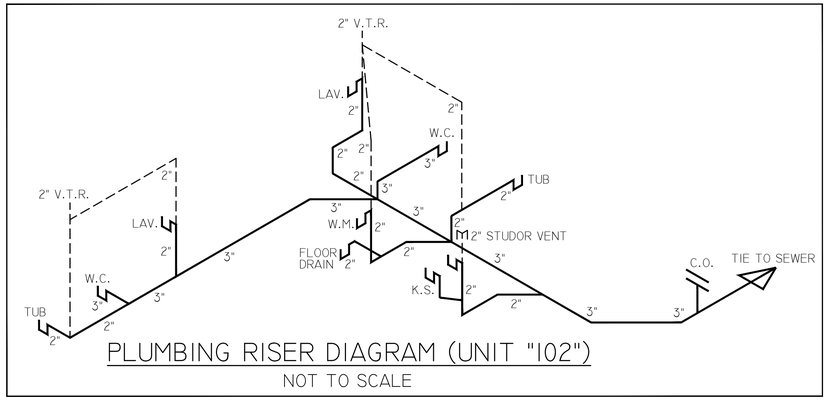
6.0 COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE WITH CONSTRUCTION PROGRESS.

7.0 WATER PIPING TO BE CPVC

8.0 FURNISH AND INSTALL APPROVED AIR CHAMBERS OR SHOCK ABSORBERS AT EACH PLUMBING FIXTURE GROUP.

9.0 USE APPROVED INSULATING UNION FOR JOINED DISSIMILAR METALS.

10.0 FURNISH AND INSTALL CONDENSATE DRAIN PIPING TO A POINT WITHIN 5 FT OF A/C UNIT AND ON TO AN APPROVED DISCHARGE POINT.



PLUMBING RISER DIAGRAM (UNIT "102")

NOT TO SCALE

GENERAL NOTES

1. THESE DRAWINGS WERE PREPARED WITH THE ASSUMPTION THE CONTRACTOR/OWNER BUILDER IS KNOWLEDGEABLE OF COMMON CONSTRUCTION PRACTICES.
2. THE CONTRACTOR/OWNER-BUILDER SHALL REVIEW DRAWINGS FOR ACCURACY AND INTERPRETATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNERS PRIOR TO CONSTRUCTION.
3. THE FOUNDATION PLAN SHALL BE VERIFIED BY THE CONTRACTOR/OWNER-BUILDER TO CORRESPOND WITH THE FINAL ENGINEERED TRUSS LAYOUT.
4. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

DO NOT SCALE DRAWINGS

REVISIONS

1 ***
2 ***
3 ***

215 PALM BAY ROAD STE. 6
PALM BAY, FL. 32905
TEL. (321) 724-0740
FAX. (321) 914-4206
EMAIL:
DFRECHETTE350
@CFL.RR.COM

EDC

ENGINEERING AND DESIGN CONCEPTS, INC.

-DUPLEX FOR-
MARCELLINO

426 N. 14TH ST. FORT PIERCE, FL 34950

EP2

SHEET 8 OF 8

-DRAWN BY-
DANIEL FRECHETTE

Franco Prado
559 NW 70th Way
Margate, FL 33063

December 30, 2025

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

Landscape Plan

Property Address: 910 N 10th Street, Fort Pierce

Landscape Details:

10 Plam Tree

34 Lemmongrass

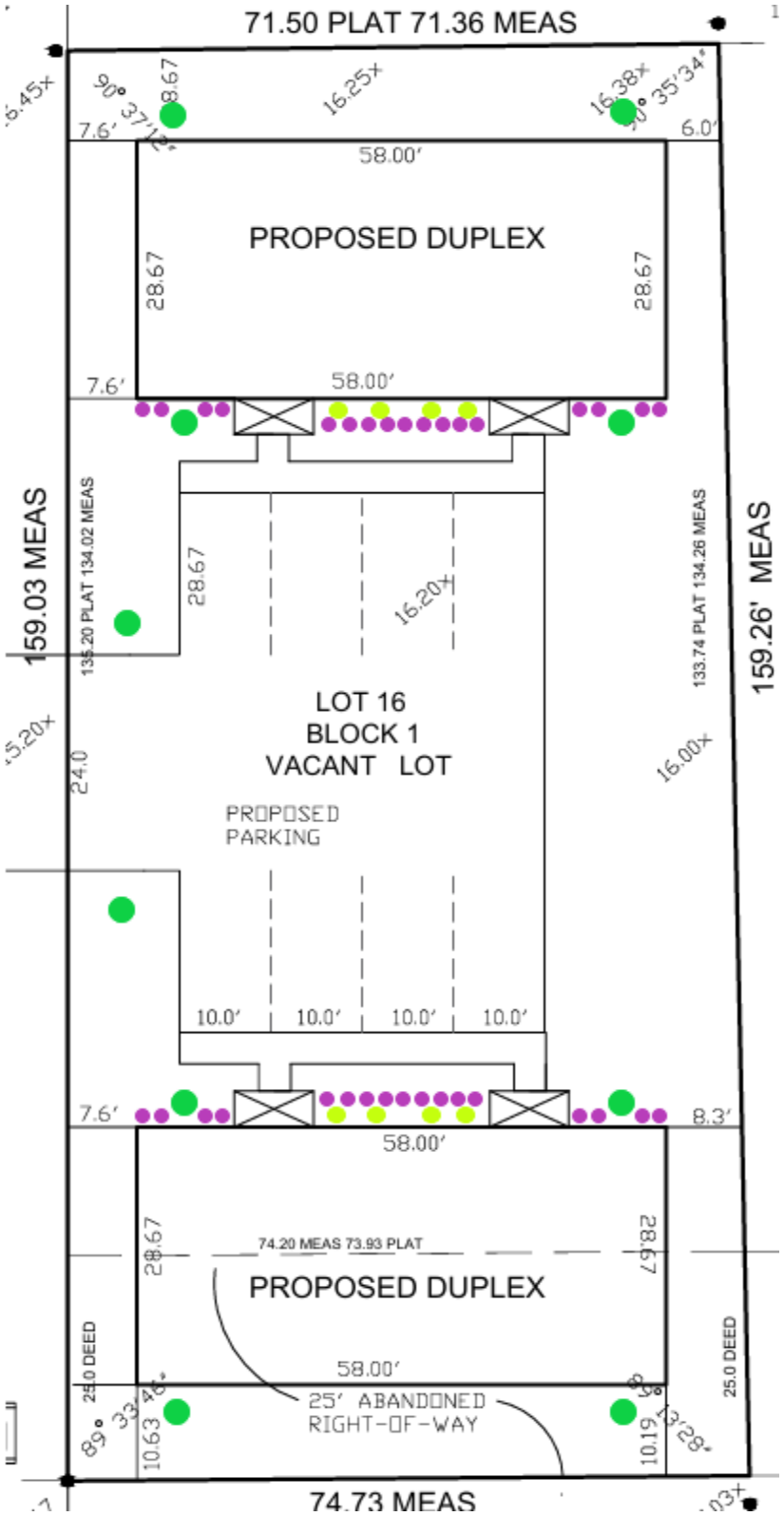
8 Cocoplum Hedge

Ground Cover – Grass/Sod all areas

Resubmittal of the landscape plan was not part of the Sufficiency Review Comments:

Sufficiency Review - PZSITE2025-00039.pdf
Uploaded: 11/04/2025

Franco Prado
559 NW 70th Way
Margate, FL 33063



Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

December 30, 2025

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

Lighting Plan

Property Address: 910 N 10th Street, Fort Pierce

Each unit will have lighting underneath the fascia going around the entire perimeter of the units installed every 6 feet. The parking lot will also be lit as required by code.

Resubmittal of the lighting plan was not part of the Sufficiency Review Comments:

Sufficiency Review - PZSITE2025-00039.pdf
Uploaded: 11/04/2025

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

December 30, 2025

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

Design Review Narrative

Property Address: 910 N 10th Street, Fort Pierce.

Sec. 125-314. - Design review.
(c) *Submission requirements.*
(1) *Required application documents.*
c. A written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.

The intent of this project is to provide new infill housing for the FPRA and Fort Pierce residents. The goal is to increase the standard of living of the neighborhood, and the objective is to meet the housing needs of community by building new high quality housing. The project reflects the site analysis study results with the implementation of on-site water management and appropriate parking areas.

Sincerely,

Franco Prado

Franco Prado
559 NW 70th Way
Margate, FL 33063

December 30, 2025

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

Color Elevation

Property Address: 910 N 10th Street, Fort Pierce



Franco Prado
559 NW 70th Way
Margate, FL 33063





Franco Prado
559 NW 70th Way
Margate, FL 33063





Franco Prado
559 NW 70th Way
Margate, FL 33063

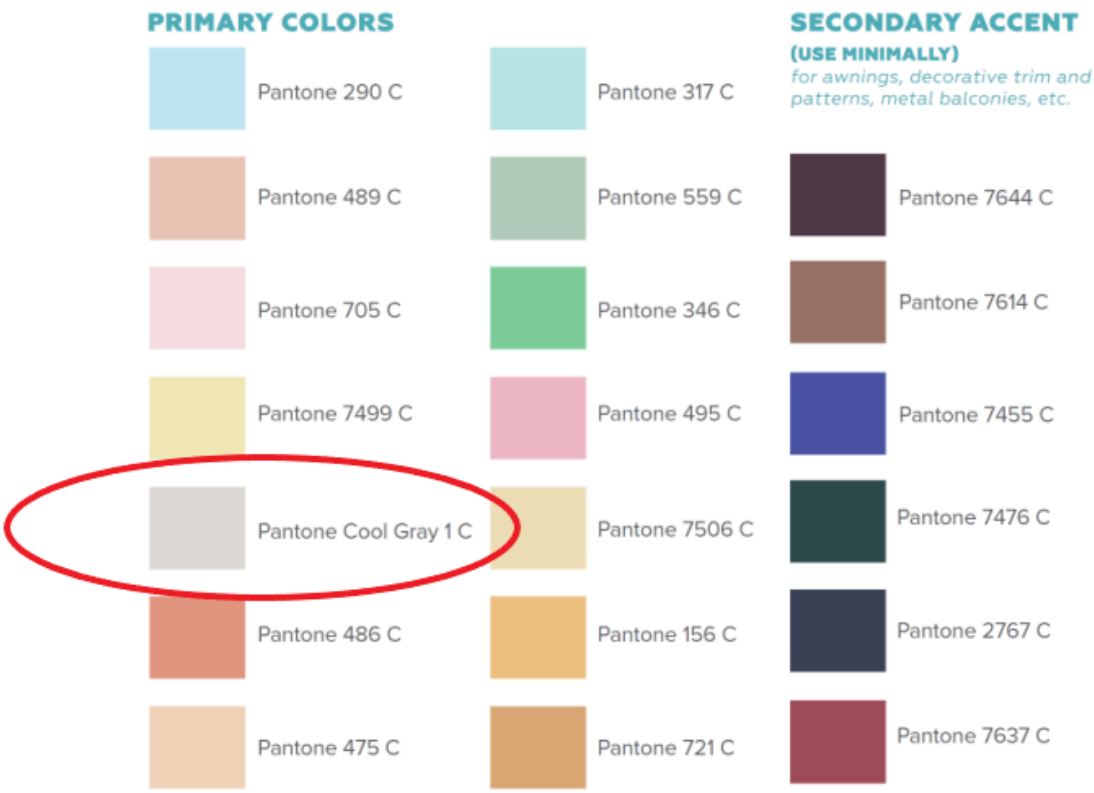
October 28, 2025

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

Color Board

Property Address: 910 N 10th Street, Fort Pierce

COLOR PALETTE

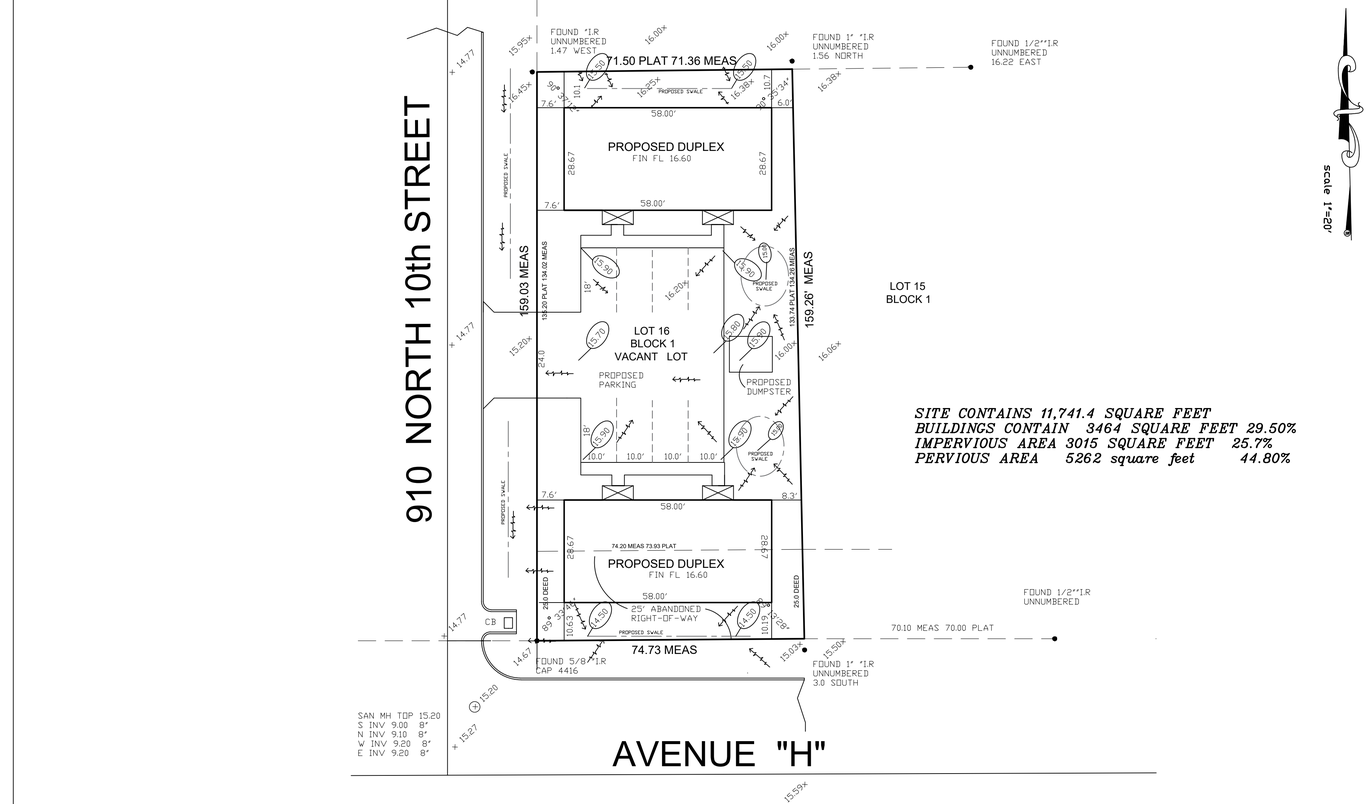


Franco Prado
559 NW 70th Way
Margate, FL 33063

PANTONE®
Cool Gray 1 C

Franco Prado
559 NW 70th Way
Margate, FL 33063





SITE CONTAINS 11,741.4 SQUARE FEET
BUILDINGS CONTAIN 3464 SQUARE FEET 29.50%
IMPERVIOUS AREA 3015 SQUARE FEET 25.7%
PERVIOUS AREA 5262 square feet 44.80%

Lot 16, Block 1, including the vacated North 25 feet of a 100 foot right of way adjacent on the Southerly boundary of Lot 16 which was vacated by Ordinance recorded in Official Record Book 179, Page 1739, GLIDDEN TERRACE, according to the Plat thereof as recorded in Plat Book 7, Page 47, of the Public Records of St. Lucie County, Florida.

1) BEARINGS SHOWN HEREON ARE ASSUMED

2) NO ABSTRACT OR TITLE SEARCH WAS PREFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS OR RESTRICTIONS OF RECORD.

3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 ALL ELEVATION SHOWN HEREON ARE RELATIVE THERETO

4) NO BELOW GROUND IMPROVEMENTS, FOOTERS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN ON THIS SURVEY.

O.R.B. = official record book	TRAN. = transformer pad	P.B. = plat book	P = plat	P.G. = page
C.B.S. = concrete block structure	F.P.&L. = Florida power and light	TYP. = typical	Ø = power pole	I.R. = iron rod
P.C.C. = point of compound curve	CM = concrete monument	R/W = right-of-way	M = MEASURED	R = radius
P.C.P. = permanent control point	P.R.C. = point of reverse	Δ = central angle	I.P. = IRON PIPE	D = deed
P.O.C. = point of commencement	P.I. = point of intersection	⊕ = bearing basis line	RP = radius point	O/S = offset
P.O.B. = point of beginning	P.T. = point of tangency	ASPH = asphalt	L = ARC LENGTH	CONC. = concrete
D/E = drainage easement	# = not field measured	MH. = manhole	CL = centerline	ESMT. = easement
C.M.P. = corrugated metal pipe	WPF = wood privacy fence	U/E = utility easement	ALUM. = aluminum	CALC. = calculated
R.L.S. = registered land surveyor	CHATT = chattahoochee	CLF = chain link fence	P.C. = point of curvature	
L.B. = licensed business	ELEV = elevation	P.R.M. = permanent reference monument		



NORTH
NOT TO SCALE
VICINITY MAP

Renner Burgess LAND SURVEYING
801 S.E. 6th Ave., Suite 203 Phone 561-243-4624
Delray Beach, Fl 33483

AUTHORIZATION NUMBER LB6504

I HEREBY CERTIFY THAT THE SKETCH OF BOUNDARY SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

HARRY A BURGESS Digitally signed by HARRY A BURGESS Date: 2025.12.30 12:18:02 -05'00'

HARRY A. BURGESS, PSM 5081

CERTIFIED TO:

FLOOD ZONE: X
MAP NO.: 12111C0179K
MAP DATE: 2-19-2020

DATE: 10-20-2025
JOB NO. 4-25-001
REVISED

NOT VALID UNLESS SEALED WITH EMBOSSED SURVEYOR'S SEAL

Technical Review Committee - 10:00 AM **1. f.**

Meeting Date: 02/19/2026

REQUESTED ACTION

PZANN2026-00001
Annexation
3605 Gordy Road

SUMMARY

The Applicant is requesting a voluntary annexation of +/-126.29 acres west of Gordy Road. The subject parcels, totaling approximately 126.29 acres, are currently within the jurisdiction of unincorporated St. Lucie County. The property currently has a split Future Land Use designation of Residential Suburban (RS) and Residential Conservation (R/C). The property also includes split zoning designations of Agricultural-1 (AG-1) and Residential Conservation (R/C).

LOCATION

3605 Gordy Road

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Provide review comments online or email to kfreeman@cityoffortpierce.com mention reference PZANN2026-00001 in subject.

Attachments

Narrative
Site Location Map
Deed and Legal
Survey

Form Review

Form Started By: Kev Freeman Started On: 02/04/2026 03:45 PM
Final Approval Date: 02/04/2026

HALEY WARD

LETTER OF JUSTIFICATION

Gordy Road Hickory Branch Properties

Voluntary Annexation

December 19, 2025

SUBMITTAL REQUEST:

On behalf of the Petitioner, Haley Ward is requesting approval for a voluntary annexation for three (3) parcels totaling 126.29 acres. Additionally, the applicant is concurrently requesting City Commission approval for a Rezoning to the Planned Development zoning designation.

The subject properties are located at 3601, 3605, and 3725 Gordy Road in unincorporated St. Lucie County. The subject parcels are identified below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2326-413-0000-000-5	3601 Gordy Rd.	1.83	RS / RC	AG-1 / RC
2326-413-0001-000-2	3605 Gordy Rd.	93.66	RS / RC	AG-1 / RC
2326-434-0000-000-0	3725 Gordy Rd.	30.80	RS	AG-1
	TOTAL ACRES:	**126.29***		

The subject parcels, totaling approximately 126.29 acres, are currently within the unincorporated jurisdiction of St. Lucie County and include a split Future Land Use designation of Residential Suburban (RS) and Residential Conservation (R/C). The parcels also include split zoning designations of Agricultural-1 (AG-1) and Residential Conservation (R/C).

The applicant is requesting annexation of the property into the City of Fort Pierce and the development approval for a planned residential community consisting of 492 dwelling units, including 370 single-family residential lots and 122 duplex villa units. This mix of housing types is intended to meet the needs of a diverse range of residents, addressing the growing demand for both single-family homes and more compact multi-family units in the area.

The surrounding parcels are within the jurisdiction of the City of Fort Pierce and unincorporated St. Lucie County. The subject parcels are designated by St. Lucie County's Agriculture-1 (AG-1) and Residential/Conservation (RC) Zoning Districts and the Residential Suburban (RS) and Residential/Conservation (RC) Future Land Use.

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

ADJACENT DEVELOPMENTS / ZONING & FUTURE LAND USE			
Location	**Use**	**Zoning**	**Future Land Use**
Subject Parcels	Agricultural	Agriculture-1 & Residential/Conservation	Residential Suburban & Residential/Conservation
	Agricultural	Agriculture-1 & Residential/Conservation	Residential Suburban & Residential/Conservation
	Agricultural	Agriculture-1	Residential Suburban
North	Preserved Land	Residential/Conservation & Conservation Public	Residential/Conservation & Conservation Public
South	SFWMD Land Management	Agriculture-1	Special District
East	Preserved Land	Agriculture/Residential-1	Special District & Conservation Public
West	SFWMD Land Management	Agriculture-1	Special District

Comprehensive Plan:
The requested rezoning also complies with the City of Fort Pierce Comprehensive Plan's Goals, Objectives, and Policies.

> ***1.11 Objective – Annexations:*** *Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City.*

The subject parcels are situated to the west of the current Fort Pierce Utilities Authority service boundary and are within the St. Lucie County Urban Service Boundary (USB). According to the submitted letter from the St. Lucie County Utility Department, dated December 10, 2025, sufficient capacity exists to service the development with water and wastewater. Additional off-site improvements may be required to adequately service the site, depending on the projected utility demands.

1.11.1 Policy: The City shall evaluate proposed annexations within the urban service boundaries based upon the following criteria:

- **A.** The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
- **B.** The ability of the City to provide public services at the City's adopted levels of service;
- **C.** Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and

D. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery.

The subject properties are located within the St. Lucie County Urban Service Boundary (USB). The applicant will enhance existing roadway standards through future right-of-way improvements on Gordy Road and turn-lane improvements at the intersection of Gordy Road and Okeechobee Road.

The subject parcels are within the jurisdiction of St. Lucie County and are contiguous to the municipal boundary for the City of Fort Pierce. The requested annexation will not create an enclave and is adjacent to the City's municipal boundary to the north of the site.

1.11.3 Policy: *Annexation Plan shall include fiscal impact analyses and plans for maintaining LOS standards consistent with the Comprehensive Plan.*

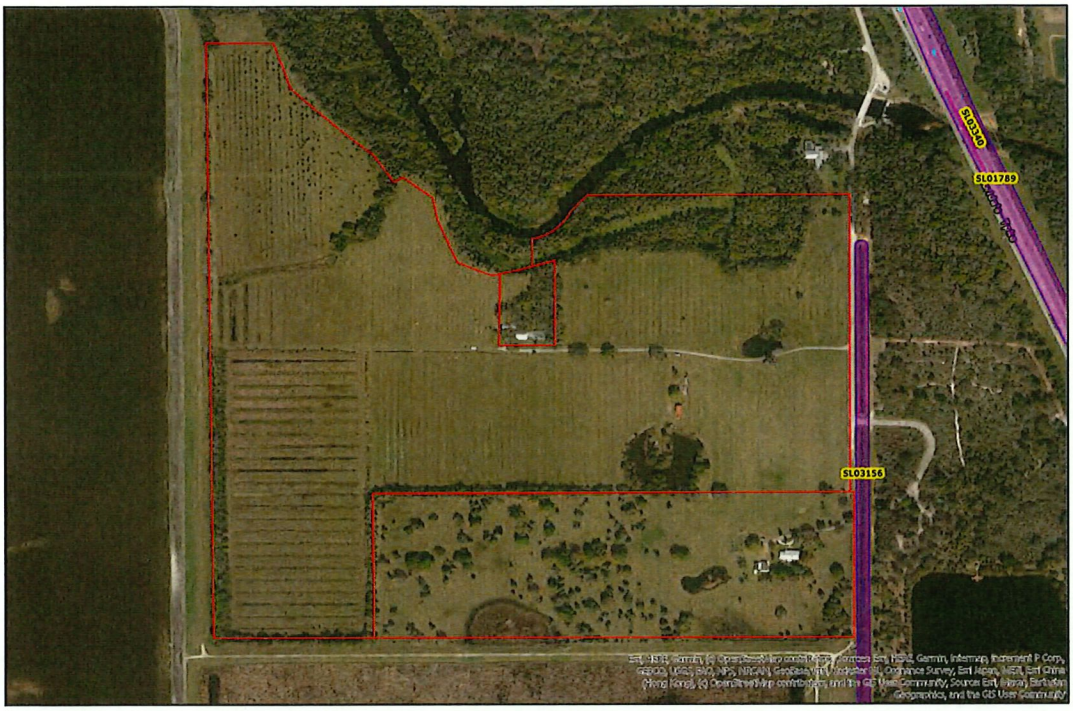
According to data obtained from the St. Lucie County Tax Collector website, the combined Ad Valorem assessment for the three (3) parcels was $11,804.29. By utilizing the 2025 Millage Rates obtained from the St. Lucie County Tax Collector, the properties would be required to pay an Ad Valorem assessment of $14,035.17. This is an increase in revenue of $2,230.88. This is an 18.9% increase in the Ad Valorem assessment.

1.11.5 Policy: *Properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.*

A Future Land Use Amendment is not being requested in conjunction with the concurrently submitted Annexation petition. According to previous conversations with the City of Fort Pierce Planning Department, the Low-Density Residential Future Land Use is compatible with the existing Residential Suburban (RS) Future Land Use category currently assigned to the properties in St. Lucie County.

1.11.7 Policy: *Existing structures on newly annexed properties shall be assessed for historic value according to the City historic preservation ordinance and, if found to have such value, be incorporated into the City list of designated structures.*

According to the Florida Department of State, Division of Historical Resources, the subject properties do not contain any historical resources. See the map below provided by the Florida Division of Historical Resources.



Annexation Request:
The applicant is requesting City Commission approval for a voluntary annexation of approximately 126.29 acres from unincorporated St. Lucie County to apply the City of Fort Pierce regulations and facilitate the development of a residential planned development.

SUBMITTAL CHECKLIST:
The following documents are included in this submittal:

1. Project Narrative
2. Site Location Map
3. Property Deed(s)
4. Boundary / Topo Survey
5. Agent Authorization Forms

Based on the above information and the attached documents, the applicant respectfully requests approval of the Voluntary Annexation petition.

Sincerely,
Haley Ward, Inc

Kris McCrain
Principal Planner
kmccrain@haleyward.com



Gordy Road

Site Location Map

HALEY WARD®
WE **DO** WHAT'S NEXT

LEGAL DESCRIPTION
Gordy Road

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID NW 1/4 OF SE 1/4, A DISTANCE OF 284 FEET; THENCE SOUTH 18 DEG. EAST, A DISTANCE OF 205 FEET; THENCE SOUTH 46 DEG. EAST A DISTANCE OF 240 FEET; THENCE SOUTH 49 DEG. 15 MIN. EAST, A DISTANCE OF 175 FEET; THENCE SOUTH 49 DEG. 30 MIN. EAST, A DISTANCE OF 45 FEET; THENCE SOUTH 34 DEG. 15 MIN. EAST, A DISTANCE OF 150 FEET; THENCE NORTH 75 DEG. 45 MIN. EAST, A DISTANCE OF 55 FEET; THENCE SOUTH 53 DEG. EAST, A DISTANCE OF 133 FEET; THENCE SOUTH 9 DEG. EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 21 DEG. EAST, A DISTANCE OF 215 FEET; THENCE SOUTH 68 DEG. EAST, A DISTANCE OF 160 FEET; THENCE NORTH 77 DEG. 15 MIN. EAST, A DISTANCE OF 143 FEET TO THE EAST SIDE OF SAID NORTHWEST QUARTER OF SE 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 350 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE WEST ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 OF SE 1/4 TO THE POINT OF BEGINNING,

PARCEL 2:

THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

PARCEL 3:

THE NE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 26, RUN THENCE SOUTH 110.5 FEET; RUN THENCE, TURNING EASTERLY AT ANGLE OF 122 DEG. 57 MIN. TO THE FOREGOING LINE, 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEG. 13 MIN. AND RUN 300 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 82 DEG. 42 MIN. AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE RUN WESTERLY ON SAID QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE FOLLOWING: THAT PIECE OR PARCEL OF LAND CONVEYED BY K. F. GORDY AND MERYL M. GORDY, HIS WIFE TO AL C. GORDY AND HAZEL

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2538092 OR BOOK 2138 PAGE 947, Recorded 01/14/2005 at 01:16 PM
Doc Tax: $0.70

PREPARED BY AND RETURN TO:
Michael D. Fowler, Esquire
Michael D. Fowler, Chartered
505 Beachland Blvd., Suite 7
Vero Beach, Florida 32963
Parcel I.D. Nos.: 232532300010003
232641100010006

WARRANTY DEED

This Warranty Deed Made the 29 day of SEPT, 2004 by **VARN GROVES, INC.,** a Florida corporation, whose principal place of business is at 3302 Avenue C, Fort Pierce, Florida 34947, hereinafter called the grantor, to **HICKORY BRANCH PROPERTIES, INC.,** a Florida corporation, whose permanent post office address is 3433 Gordy Road, Fort Pierce, Florida 34945, hereinafter called the grantee.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

Witnesseth: That the said grantor, for and in consideration 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, State of Florida, viz:

SEE EXHIBIT 'A' ATTACHED HERETO.

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

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

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

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

And the 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has cause these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature
Printed Name Joy J. Shepherd

Signature
Printed Name M.D. FOWLER

VARN GROVES, INC.

by: Robert S. Varn
Robert S. Varn, as President

ATTEST:

by: Suzanne B. Varn
Suzanne B. Varn, Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert S. Varn and Suzanne B. Varn, known to me to be the President and Secretary respectively of VARN GROVES, INC., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. Said persons are [✓] personally known to me, or [___] they produced a driver's license as identification.

WITNESS my hand and seal in the County and State aforesaid this 29 day of SEPT, 2004.

Notary Signature

NOTARY SEAL

Printed Notary Signature
My commission expires:

Michael D. Fowler
Commission #DD223028
Expires: Jul 30, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

EXHIBIT A
LEGAL DESCRIPTION

Gordy Grove

Parcel 1: That part of the Northwest ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East, more particularly described as follows: Beginning at the Northwest corner of the NW ¼ of the SE ¼ of said Section 26; thence running East along the North line of said NW ¼ of SE ¼, a distance of 284 feet; thence South 18 deg. East, a distance of 205 feet; thence South 46 deg. East a distance of 240 feet; thence South 49 deb. 15 min. East, a distance of 175 feet; thence South 49 deg. 30 min. East, a distance of 45 feet; thence South 34 deg. 15 min. East, a distance of 150 feet; thence North 75 deg. 45 min. East, a distance of 55 feet; thence South 53 deg. East, a distance of 133 feet; thence South 9 deg. East, a distance of 100 feet; thence South 21 deg. East, a distance of 215 feet; thence South 68 deg. East, a distance of 160 feet; thence North 77 deg. 15 min. East, a distance of 143 feet to the East side of said Northwest quarter of SE ¼; thence South along the East lien of said NW ¼ of SE ¼ a distance of 3 50 feet to the Southeast corner of said NW ¼ of SE ¼; thence West along the South line of said NW ¼ of SE ¼ of the Southwest corner of said NW ¼ of SE ¼; thence North along the West line of said NW ¼ of SE ¼ to the point of beginning, containing 25.06 acres.

Parcel 2: The W ½ of the SW ¼ of the SE ¼ and the NE ¼ of the SW ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East.

Parcel 3: The NE ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East, less and excepting the following: Beginning at the Northwest corner of the NE ¼ of the SE ¼ of said Section 26, run thence South 110.5 feet; run thence, turning Easterly at angle of 122 deg. 57 min. to the foregoing line, 199.8 feet; thence turn Northerly at an angle of 140 deg. 13 min. and run 300 feet; thence turn Northerly at an angle of 82 deg. 42 min. and run 186 feet to the quarter section line; thence run Westerly on said quarter section line 422.8 feet to the point of beginning. Also excepting therefrom the following: That piece or parcel of land conveyed by K.F. Gordy and Meryl M. Gordy, his wife, to Al C. Gordy and Hazel C. Gordy, his wife, by deed dated August 31, 1964, recorded in Official Record Book 98, Page 285, public records of St. Lucie County, Florida.

Parcel 4: The N ½ of the SE ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East.

EXCEPTING FURTHERMORE from all of the above parcels, the following described parcel which lies within the SE ¼ of Section 26, Township 35 South, Range 39 East: From the Northeast corner of the SE ¼ of Section 26, Township 35 South, Range 39 East, run South along the section line 1691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet; North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73 deg. 46 min. 10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel ;thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning. The South boundary of the above described parcel being the same as North line of a certain 20 foot wide access easement described below. SUBJECT TO restrictions, easements, rights of way, and encumbrances of record.

Access

Begin at the SW corner of Section 25, Township 35 South, Range 39 East, St. Lucie County, Florida, thence run North along the West boundary of said Section to point of intersection with the South ¼ ¼ section line, Section 25, Township 35 South, Range 39 East, for point of beginning; thence run East 695 feet ± along said South ¼ ¼ section line to intersection with the West right-of-way line of Sunshine State Parkway; thence run Northwesterly along the West right-of-way of the Sunshine State Parkway 746 feet ± to intersection of South boundary of lands owned by the Florida State Turnpike Authority; then run West parallel to the South ¼ ¼ section line a distance of 394 feet ± to point of intersection with the West line of Section 25 aforesaid; then run South along the West boundary line of Section 25 685 feet ± to point of beginning.

LESS AND EXCEPTING right-of-way of Gordy Road and
LESS AND EXCEPTING rights-of-way of record for drainage canal number 96.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5487882 OR BOOK 5321 PAGE 47, Recorded 06/03/2025 12:13:13 PM Doc Tax: $0.70

Prepared by and Return to: Ryan C. Abernethy
Abernethy Law Group
130 S. Indian River Dr., Suite 201
Fort Pierce, FL 34950

Parcel I.D. No: 2326-413-0000-000-5

THIS WARRANTY DEED, Made the 28th day of May, 2025, by **Donald M. Varn, a married adult, joined by his wife, Brooke Sparks Varn** (hereinafter collectively referred to as the "Grantor"), to **Donald M. Varn, Trustee, or his successors in trust, under the Donald M. Varn Living Trust dated March 22, 2011, as amended and restated from time to time,** whose post office address is **3601 Gordy Road, Fort Pierce, FL 34945,** (hereinafter referred to as the "Grantee"). The Grantee shall have full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein conveyed as trustee under the provisions of section 689.073 Florida Statutes.

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00, and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, releases, conveys, and confirms unto the Grantee all that certain land situate in the **County of St. Lucie, State of Florida**, described as follows:

See "EXHIBIT A" attached.

Subject to Easements, Restrictions, Covenants, Conditions and Limitations of record, if any.

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

TITLE HAS NOT BEEN EXAMINED BY SCRIVENER.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in any manner 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **DECEMBER 31, 2025.**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness Signature
Printed Name: Bruce R. Abernethy, Jr.
Address: 130 S. Indian River Dr., Suite 201
Fort Pierce, FL 34950

Witness Signature
Printed Name: Jane L. Brock
Address: 130 S. Indian River Dr., Suite 201
Fort Pierce, FL 34950

Grantor Signature
Printed Name: Donald M. Varn

Address: 3601 Gordy Road,
Fort Pierce, FL 34945

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Donald M. Varn,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person is personally known to me or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 28th day of May, 2025.

Notary Public, State of Florida – at Large
Printed Name of Notary: Jane L. Brock

Notary Stamp/Seal:

JANE L. BROCK
Commission # HH 321717
Expires February 12, 2027

Witness Signature
Printed Name: Bruce R. Abernethy, Jr.
Address: 130 S. Indian River Dr., Suite 201
Fort Pierce, FL 34950

Witness Signature
Printed Name: Jane L. Brock
Address: 130 S. Indian River Dr., Suite 201
Fort Pierce, FL 34950

Brooke Sparks Varn
Grantor Signature
Printed Name: Brooke Sparks Varn

Address: 3601 Gordy Road
Fort Pierce, FL 34945

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Brooke Sparks Varn,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person is personally known to me or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 28th day of May, 2025.

Notary Public, State of Florida – at Large
Printed Name of Notary: Jane L. Brock

Notary Stamp/Seal:

JANE L. BROCK
Commission # HH 321717
Expires February 12, 2027

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in Section 26, Township 35 South, Range 39 East more particularly described as follows:

From the NE corner of the SE1/4 of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet: North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73deg. 46 min.10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel; thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning. Together with an access easement for egress and ingress 20 feet in width, the center line of which is more particularly described as follows: From the NE corner of the SE1/4 of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 61.08 feet to an iron pipe on the West line of a road right-of-way for the point of beginning of said access easement; thence continue North 79 deg. 7 min. West 446.82 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 846.83 feet to the end of said access easement; said center line of easement being at or near the center line of an existing graded dirt road.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5509892 OR BOOK 5346 PAGE 807, Recorded 07/29/2025 12:06:59 PM

This document prepared without the benefit
of title by Kayla Chidgey, under the direction of
Daniel S. McIntyre, County Attorney
2300 Virginia Avenue
Fort Pierce, FL 34982

COUNTY QUIT-CLAIM DEED

THIS COUNTY QUIT-CLAIM DEED, is executed this 22nd day of July, 2025 by **ST. LUCIE COUNTY,** a political subdivision of the State of Florida, whose address is 2300 Virginia Avenue, Fort Pierce, Florida 34982 (the "Grantor"), and **HICKORY BRANCH PROPERTIES, INC.,** a Florida Corporation, whose address is 1124 Coral St, Fort Pierce, FL 34982 (the "Grantee").

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

WITNESSETH, That the Grantor, for and in consideration of the sum of $1.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim to the Grantee, its successors or assigns forever, all right, title, interest, claim and demand which the Grantor has in and to the following described parcel of land lying and being in St. Lucie County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said Board, the day and year first above written.

Signed, sealed and delivered in presence of:

JoAnn Riley
Witness Signature
JOAnn Riley
Printed Witness Name
Address: 2300 Virginia Avenue, Fort Pierce, FL 34982

Witness Signature
Zoe Fisher
Printed Witness Name
Address: 2300 Virginia Avenue, Fort Pierce, FL 34982

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

Jamie Lee Fowler
CHAIR

APPROVED AS TO FORM
AND CORRECTNESS

COUNTY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence, this 22nd day of July, 2025 by Jamie Lee Fowler, as Chair of the St. Lucie County Board of County Commissioners. She is personally known to me.

[NOTARY SEAL]

KAYLA CHIDGEY
Notary Public
State of Florida
Comm# HH431359
Expires 10/13/2027

Kayla Chidgey
Notary Signature

Exhibit "A" - Legal Description & Sketch for Right of Way to be Abandoned

St. Lucie County, Florida

Sheet 1 of 2 - Not Valid Without All Sheets

LEGAL DESCRIPTION

THE NORTH 40.00 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

CONTAINING 53,868 SQUARE FEET OR 1.2366 ACRES, MORE OR LESS.

SURVEYORS NOTES

1) BY SIGNING AND SEALING THIS DESCRIPTION I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND THAT SAID DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THE THE DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE REQUIREMENTS FOR A DESCRIPTION AND SKETCH AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS FIRM.
2) THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.

LEGEND

CH	CHORD
CHB	CHORD BEARING
D	DELTA
L	LENGTH
NTP	NON-TANGENT POINT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PCC	POINT OF COMPOUND CURVATURE
P.I.D.	PARCEL IDENTIFICATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
00-T01S-R02E	SECTION-TOWNSHIP-RANGE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION

LEGAL DESCRIPTION & SKETCH "This is NOT a Boundary Survey"	Drawn by: DMT	Checked by DMT	File name 8820	Date 6/9/2025	Scale N/A	Drawing Name 8820-RW-legal.dwg

Masteller, Moler & Taylor, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
LAND SURVEYING BUSINESS #4644
1655 27th Street, Suite 2 Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647

Digitally signed by David M. Taylor
DN: c=US, st=FLORIDA, l=VERO BEACH, serialNumber=AATL20240712357819, o=MASTELLER, MOLER & TAYLOR, INC., cn=David M. Taylor, email=dt5243@bellsouth.net
Date: 2025.06.09 13:15:30 -04'00'
Adobe Acrobat version: 2025.001.20474

DAVID TAYLOR P.S.M. 5243

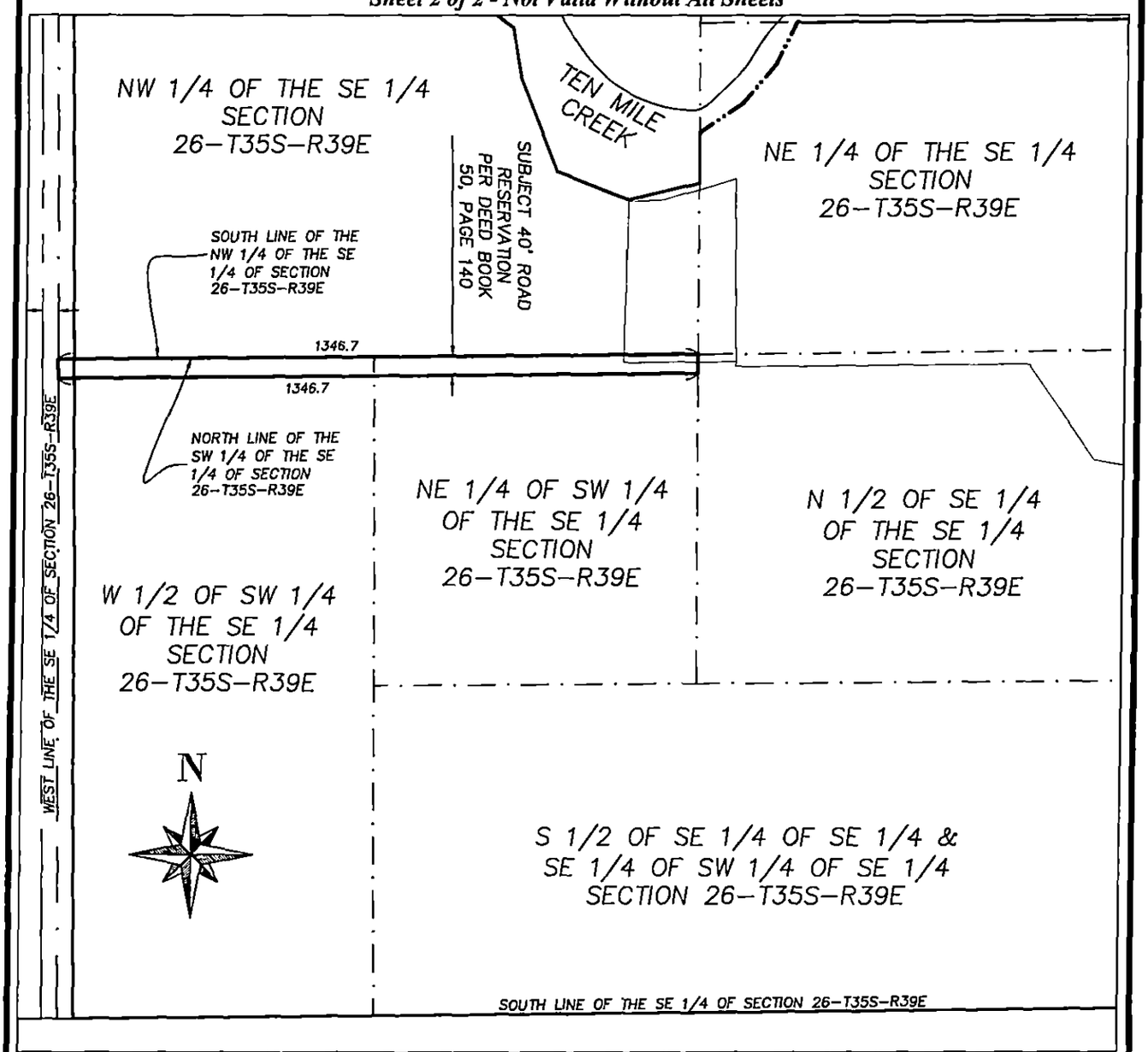
DAVID M. TAYLOR CERTIFICATE No. LS5243 STATE OF FLORIDA REGISTERED LAND SURVEYOR

(SEAL)

Exhibit "A" - Legal Description & Sketch for Right of Way to be Abandoned

St. Lucie County, Florida

Sheet 2 of 2 - Not Valid Without All Sheets



LEGAL DESCRIPTION & SKETCH "This is NOT a Boundary Survey"	Drawn by: DMT	Checked by DMT	File name 8820	Date 6/9/2025	Scale N/A	Drawing Name 8820-RW-legal.dwg

Masteller, Moler & Taylor, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
LAND SURVEYING BUSINESS #4644
1655 27th Street, Suite 2 Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647

Digitally signed by David M. Taylor
DN: c=US, st=FLORIDA, l=VERO BEACH, serialNumber=AATL20240712357819, o=MASTELLER, MOLER & TAYLOR, INC., cn=David M. Taylor, email=dt5243@bellsouth.net
Date: 2025.06.09 13:15:51 -04'00'
Adobe Acrobat version: 2025.001.20474

DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR CERTIFICATE No. LS5243 STATE OF FLORIDA REGISTERED LAND SURVEYOR

(SEAL)

C. GORDY, HIS WIFE BY DEED DATED AUGUST 31, 1964, RECORDED IN OFFICIAL RECORD BOOK 98, PAGE 285, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THE LAND CONTAINED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 266, PAGE 2361 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2456, PAGE 239, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:

THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35, SOUTH, RANGE 39 EAST.

EXCEPTING FURTHERMORE FROM ALL OF THE ABOVE PARCELS 1 THROUGH 4, THE FOLLOWING DESCRIBED PARCEL WHICH LIES WITHIN THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST: FROM THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 0 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET; NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1,691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 0 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET: NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT

ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, AND THE S 1/2 OF THE SE 1/4 OF THE SE 1/4, SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1 THROUGH 6 ABOVE: RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING 5,518,216 SQUARE FEET OR 126.681 ACRES, MORE OR LESS.

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHWEST 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID NW 1/4 OF SE 1/4, A DISTANCE OF 284 FEET; THENCE SOUTH 18 DEG. EAST, A DISTANCE OF 205 FEET; THENCE SOUTH 46 DEG. EAST A DISTANCE OF 240 FEET; THENCE SOUTH 49 DEG. 15 MIN. EAST, A DISTANCE OF 175 FEET; THENCE SOUTH 49 DEG. 30 MIN. EAST, A DISTANCE OF 45 FEET; THENCE SOUTH 34 DEG. 15 MIN. EAST, A DISTANCE OF 150 FEET; THENCE NORTH 75 DEG. 45 MIN. EAST, A DISTANCE OF 55 FEET; THENCE SOUTH 53 DEG. EAST, A DISTANCE OF 133 FEET; THENCE SOUTH 9 DEG. EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 21 DEG. EAST, A DISTANCE OF 215 FEET; THENCE SOUTH 68 DEG. EAST, A DISTANCE OF 160 FEET; THENCE NORTH 77 DEG. 15 MIN. EAST, A DISTANCE OF 143 FEET TO THE EAST SIDE OF SAID NORTHWEST QUARTER OF SE 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 350 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE WEST ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 OF SE 1/4 TO THE POINT OF BEGINNING,

PARCEL 2:
THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

PARCEL 3:
THE NE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 26, RUN THENCE SOUTH 110.5 FEET; RUN THENCE, TURNING EASTERLY AT ANGLE OF 122 DEG. 57 MIN. TO THE FOREGOING LINE, 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEG. 13 MIN. AND RUN 300 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 82 DEG. 42 MIN. AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE RUN WESTERLY ON SAID QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE FOLLOWING: THAT PIECE OR PARCEL OF LAND CONVEYED BY K. F. GORDY AND MERYL M. GORDY, HIS WIFE TO AL C. GORDY AND HAZEL C. GORDY, HIS WIFE BY DEED DATED AUGUST 31, 1964, RECORDED IN OFFICIAL RECORD BOOK 98, PAGE 285, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THE LAND CONTAINED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 266, PAGE 2361 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2456, PAGE 239, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35, SOUTH, RANGE 39 EAST.

EXCEPTING FURTHERMORE FROM ALL OF THE ABOVE PARCELS 1 THROUGH 4, THE FOLLOWING DESCRIBED PARCEL WHICH LIES WITHIN THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST: FROM THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 1 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET; NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
A PARCEL OF LAND IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1,691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 1 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET; NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, AND THE S 1/2 OF THE SE 1/4 OF THE SE 1/4, SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1 THROUGH 6 ABOVE: RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

REPORT OF SURVEY

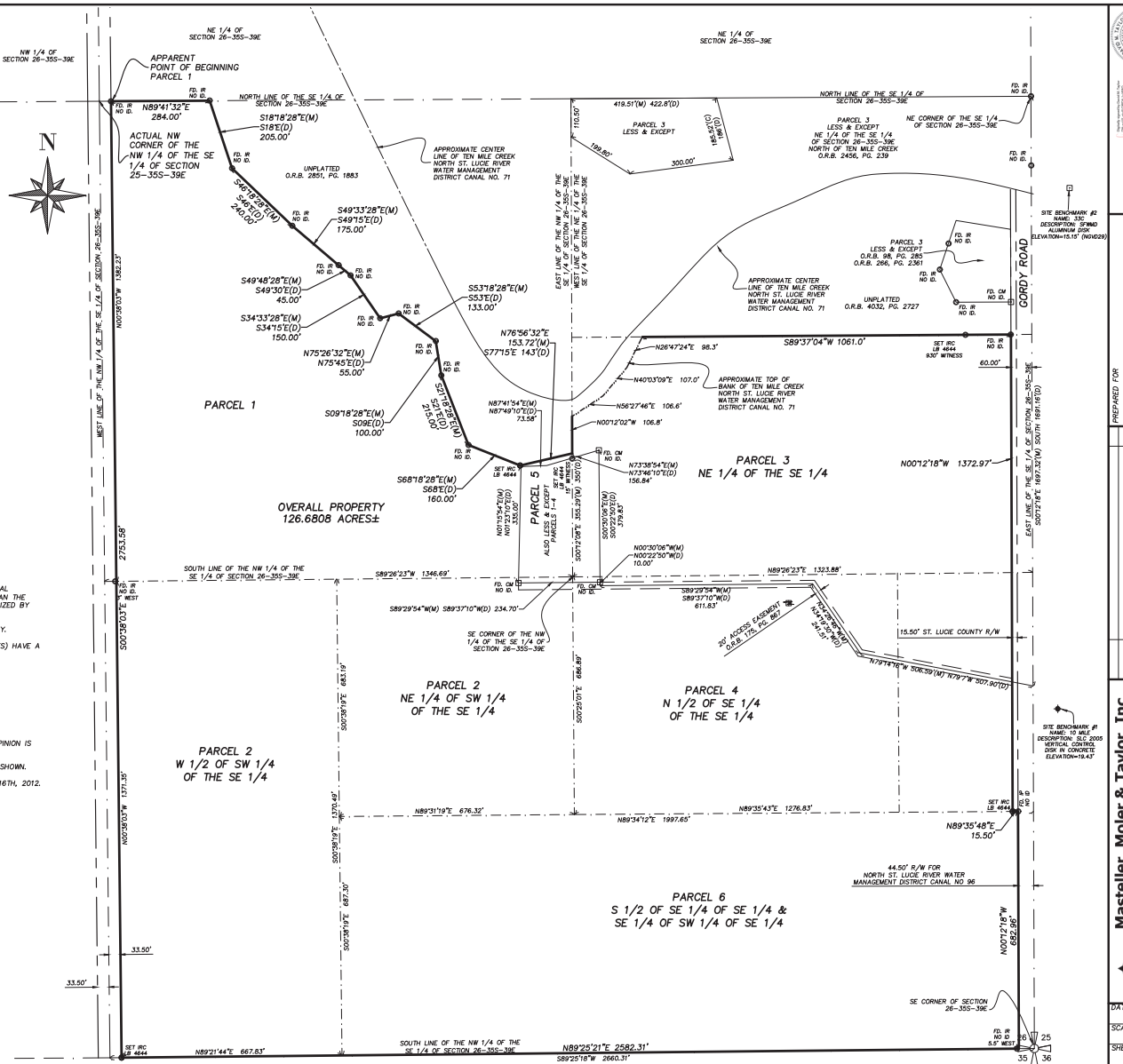
- TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS.
- SURVEY USE: REAL ESTATE TRANSACTION
- MASTELLER, MOLER & TAYLOR INC. CERTIFICATE OF AUTHORIZATION L.B. 4644
  1655 27TH STREET, SUITE 2, VERO BEACH, FLORIDA 32960
  PHONE (772) 564-8050 FAX (772) 794-0647
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID TAYLOR, P.S.M. 5243, UNLESS ACCOMPANIED BY AN ELECTRONIC SIGNATURE.
- THE HORIZONTAL ACCURACY OF THE MEASUREMENTS OBTAINED MEETS OR EXCEEDS THE CLIENT'S REQUIREMENTS FOR THE TYPE AND EXPECTED USE OF THIS SURVEY.
- HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
- THE SIGNING SURVEYOR IS RESPONSIBLE FOR ALL MAPPED FEATURES SHOWN ON THIS SURVEY.
- DATA ACQUISITION WAS COMPLETED ON THE FOLLOWING DATE: 02-25-2025
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
  A) GRID NORTH;
  B) EAST LINE OF SECTION 26-35S-39E;
  C) THE BEARING BEING S00°12'18"E.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE X AND AE, ELEVATION 16.0', PER FLOOD INSURANCE RATE MAP 12111C0169J, DATED FEBRUARY 16TH, 2012.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES.
- THE TRUE MEAN HIGH WATER LINE WAS NOT LOCATED IN CONFORMANCE TO CHAPTER 177 PART II, THE COASTAL MAPPING ACT.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=150' OR SMALLER.

ABBREVIATIONS AND SYMBOLS

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

OAK	SANITARY MANHOLE
PINE	DRAINAGE MANHOLE
PALM	WELL
MAPLE	HYDRANT
CITRUS	WATER VALVE
ELM	WATER METER
MISC. TREE	CLEANOUT
BLOW-OFF	CATCH BASIN
PULL BOX	CURB INLET
GAS VALVE	REUSE WATER VALVE
SEPTIC TANK	IRRIGATION VALVE
TILE SURFACE	YARD DRAIN
SOIL BORING	PROPOSED DRAINAGE
BENCHMARK	FIRE DEPARTMENT CONNECTION
GAS TANK	STOP LIGHT
	REUSE WATER METER
	PROPOSED ELEVATION
	EXISTING ELEVATION

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



BENCHMARK NOTE:

THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED. THE PRIMARY BENCHMARK UTILIZED FOR THIS SURVEY IS "10 MILE", VERTICAL CONTROL DISK IN ST. LUCIE COUNTY, FLORIDA, ELEVATION=19.43'.

DAVID TAYLOR P.S.M. 5243 (SEAL)

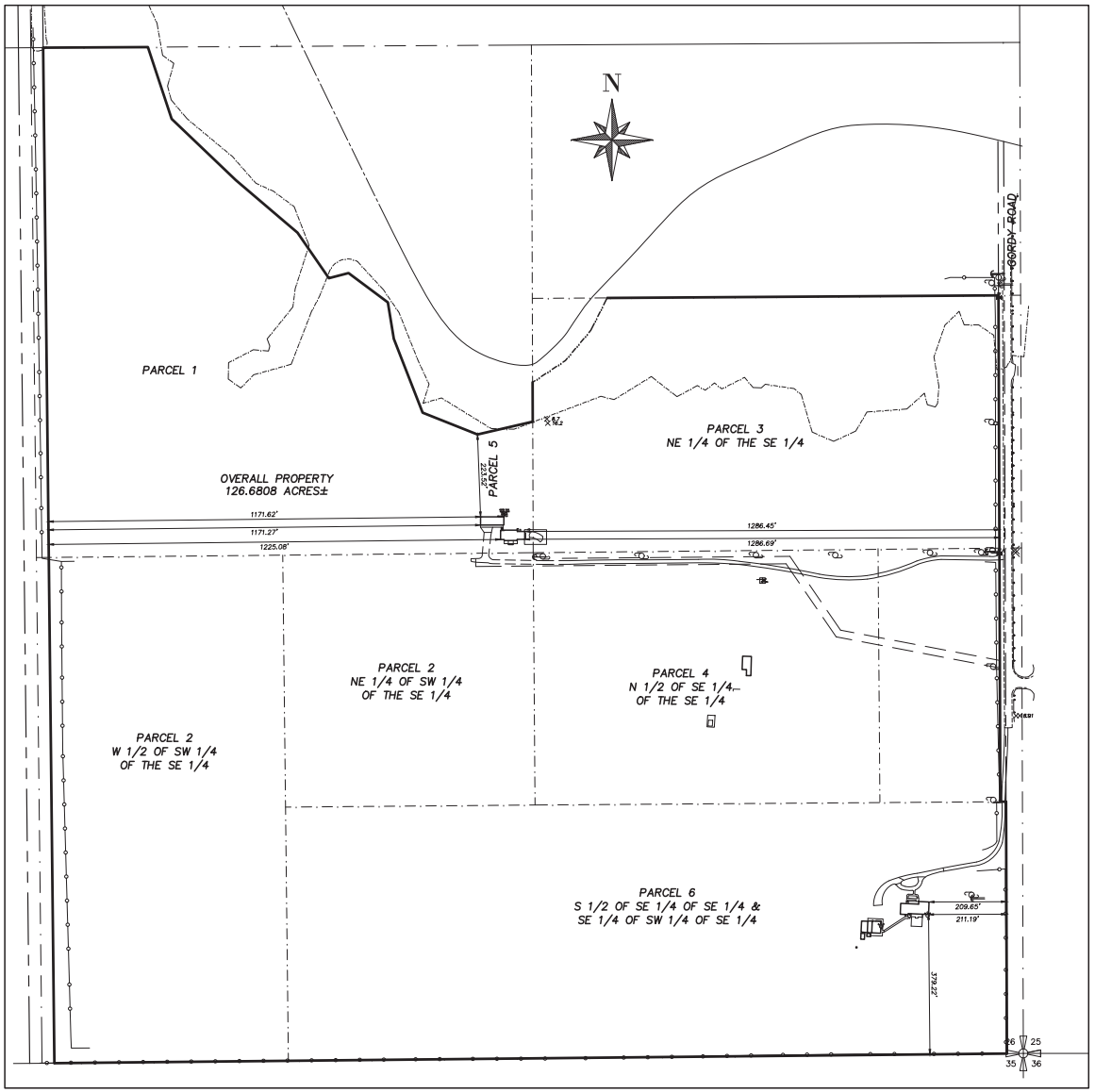
PREPARED FOR
NVR, Inc.

BY	REVISION	DATE

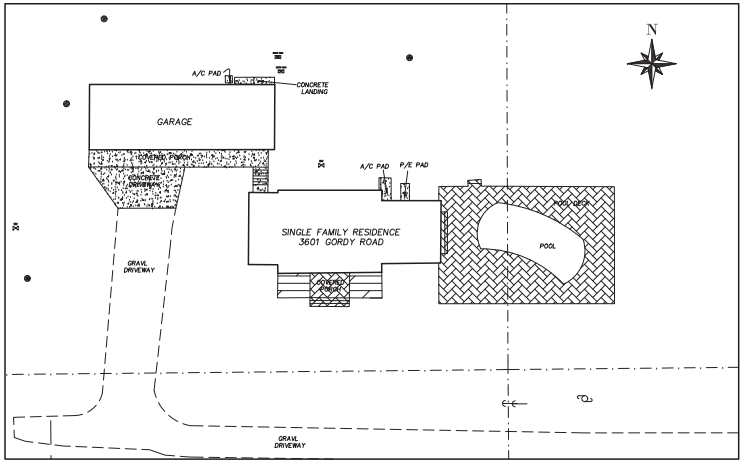
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
www.mmtsurveying.com

DATE	4/8/2025
SCALE	1"=150'
SHEET NO.	1 OF 15
FILE NO.	8820
DRAWN BY	DMT
APPROVED BY	DMT
DRAWING NAME	8820.dwg

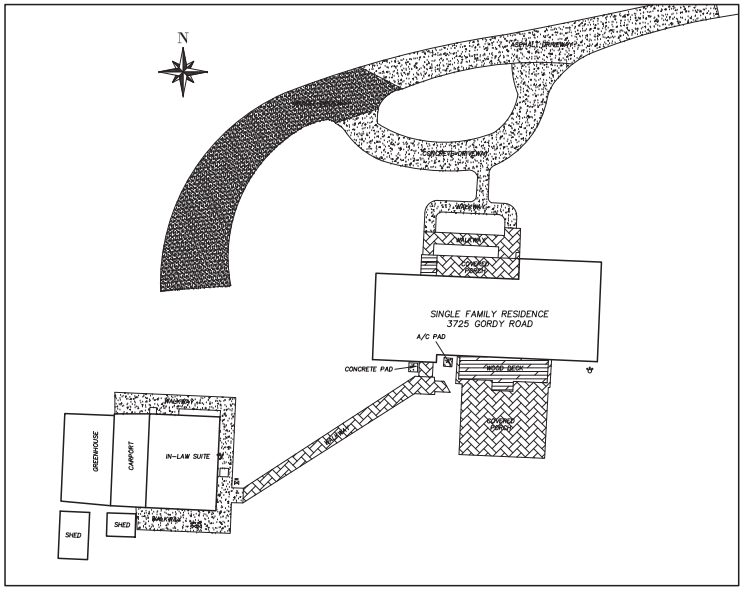
DETAIL 1"=150'



DETAIL 1"=20'



DETAIL 1"=20'



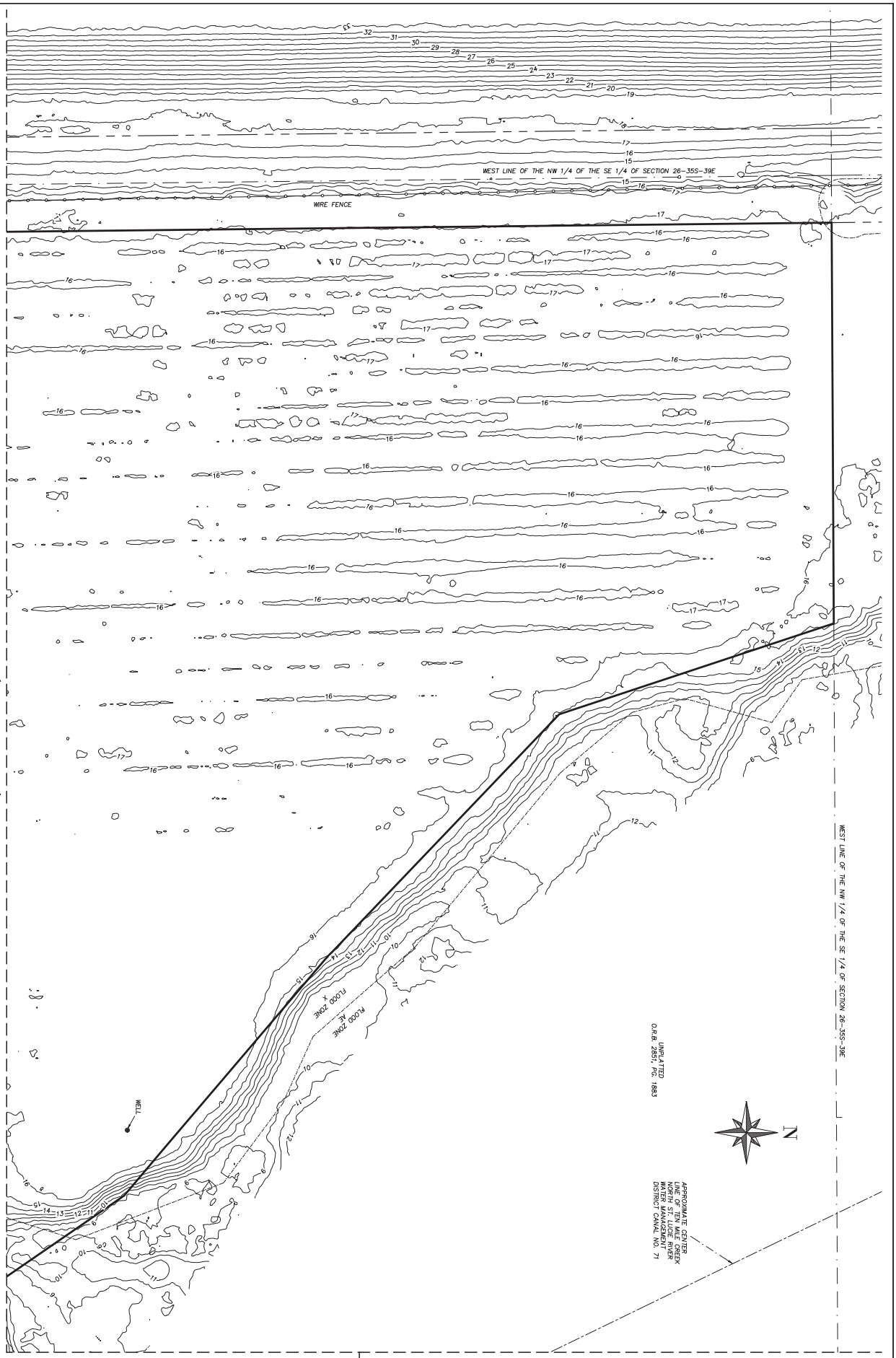
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-6050 Fax: (772) 794-0847
www.mmtsurveyors.com

DAVID TAYLOR P.S.M. 5243 (SEAL)

PREPARED FOR
NVR, Inc.

BY	REVISION	DATE

DATE 4/8/2025
SCALE AS SHOWN
SHEET NO. 2 OF 15
FILE NO. 8820
DRAWN BY HMT
APPROVED BY DMT
DRAWING NAME 8820.dwg



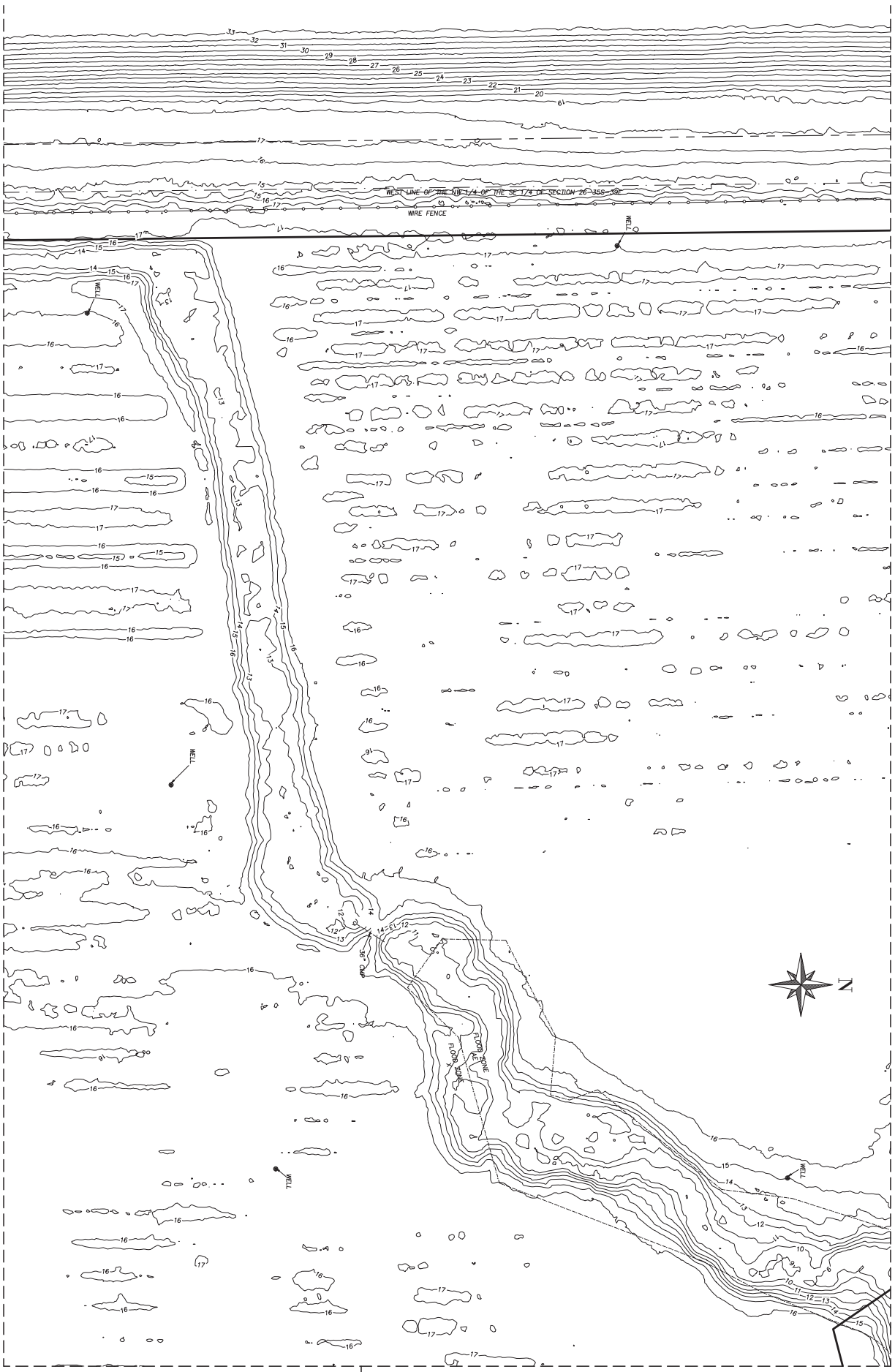
DRAWING NAME: 6820.dwg
DRAWN BY: MI
APPROVED BY: DMT
FILE NO.: 6820
SHEET NO.: 3 OF 15
SCALE: 1"=50'
DATE: 6/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243
(SEAL)



MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 9)

MATCHLINE (SEE SHEET 8)

DRAWING NAME	8820.dwg
APPROVED BY	DMT
DRAWN BY	ML
FILE NO.	8820
SHEET NO.	4 OF 15
SCALE	1"=30'
DATE	4/8/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR

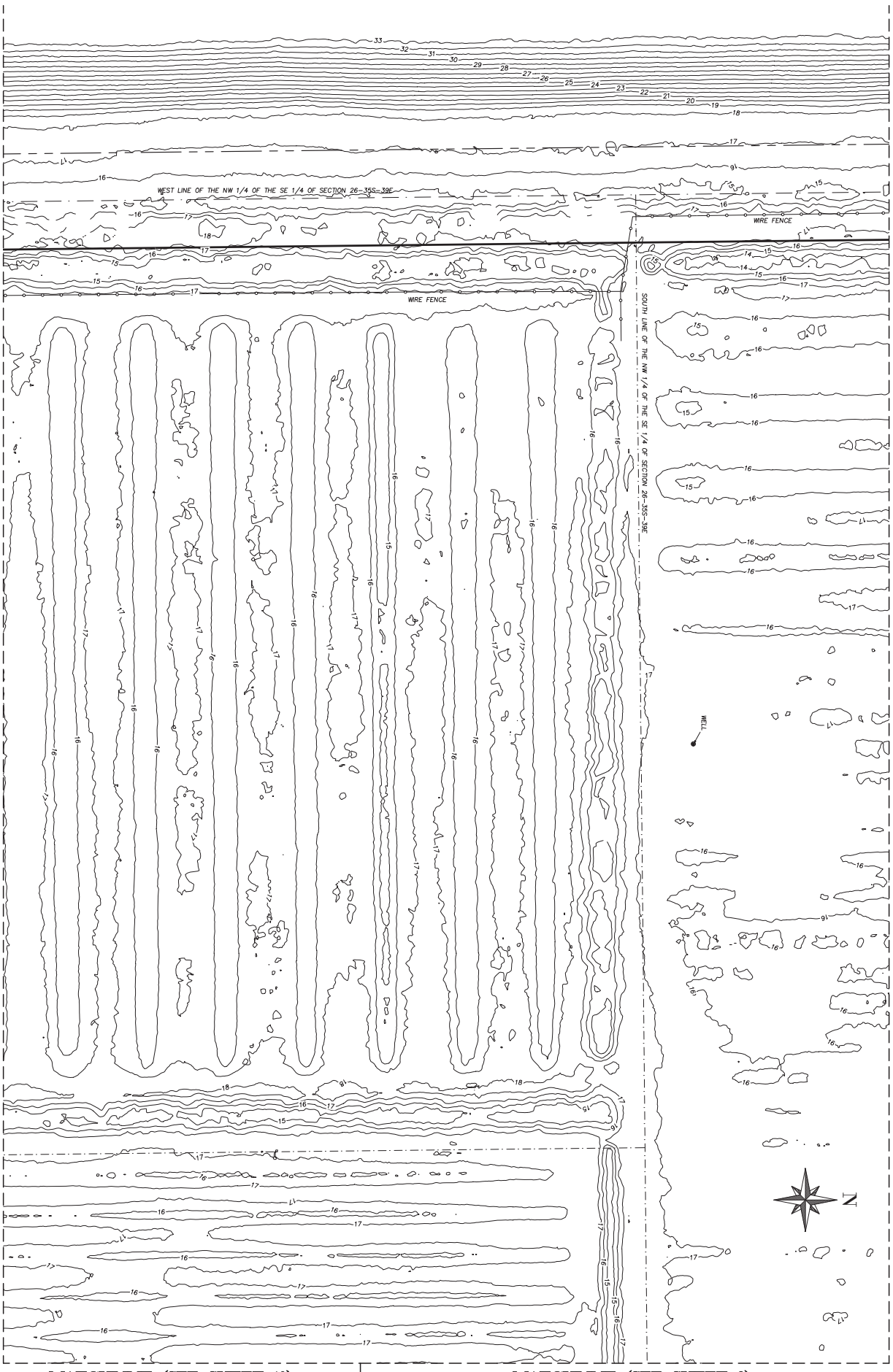
NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, o=FLORIDA, l=VERO BEACH, ou=Masteller, Moler & Taylor, Inc., cn=David M. Taylor, email=dmt@mmtsurveying.com
Date: 2025.06.24 09:42:49 -05'00'
Adobe Acrobat version: 2020.10.0

DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
DENTISTRY
No. 13524
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

(SEAL)



MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 4)

MATCHLINE (SEE SHEET 10)

MATCHLINE (SEE SHEET 9)

DRAWING NAME:	6820.dwg
DRAWN BY:	DMT
APPROVED BY:	MI
JOB NO.:	6820
FILE NO.:	
SHEET NO.:	5 OF 15
SCALE:	1"=50'
DATE:	6/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveyinc.com

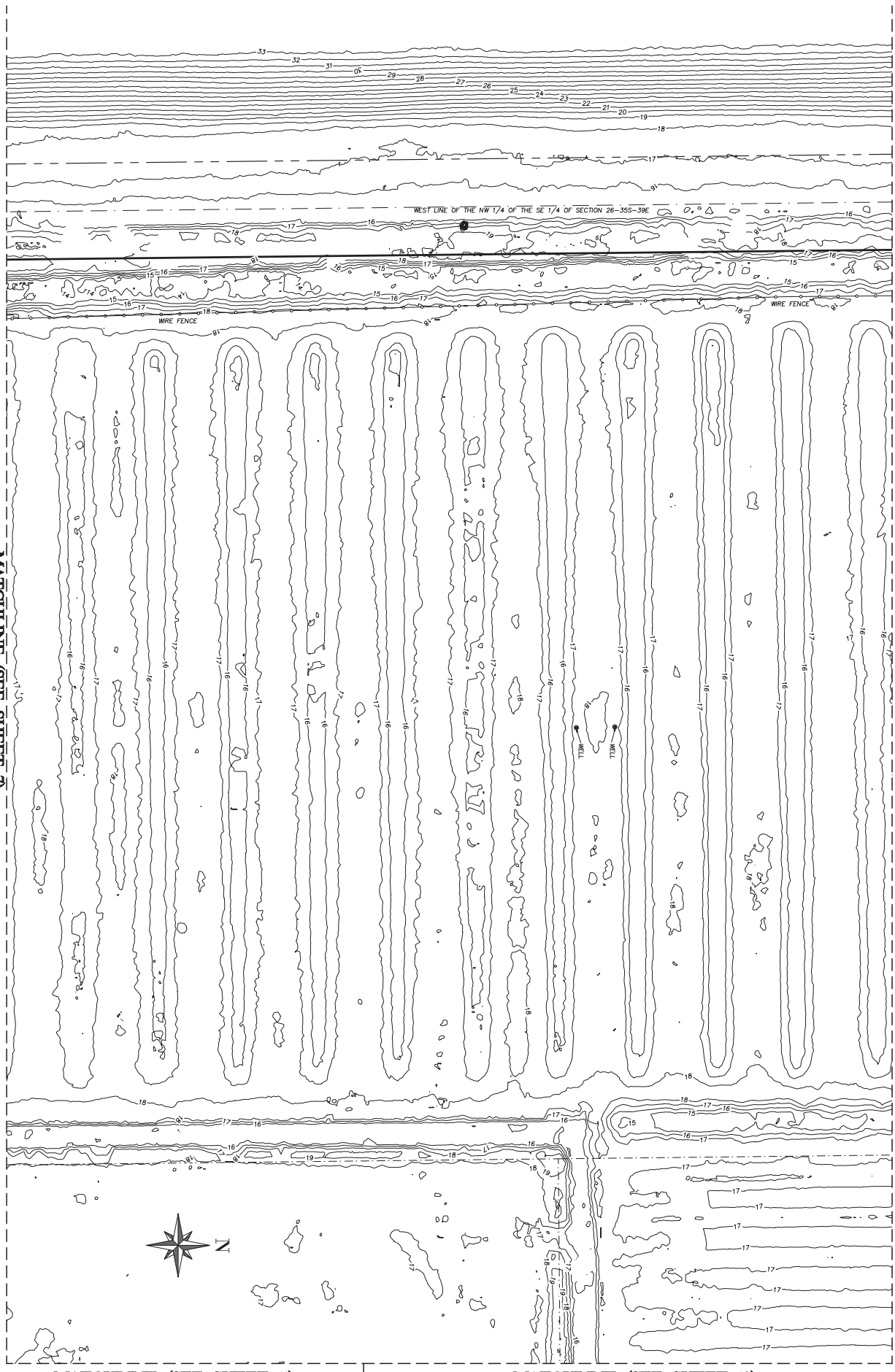
DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243

STATE OF FLORIDA REGISTERED LAND SURVEYOR

(SEAL)



MATCHLINE (SEE SHEET 7)

MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 10)

DRAWING NAME	8820.dwg
APPROVED BY	DMT
DRAWN BY	ML
FILE NO.	8820
SHEET NO.	6 OF 15
SCALE	1"=30'
DATE	4/8/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR

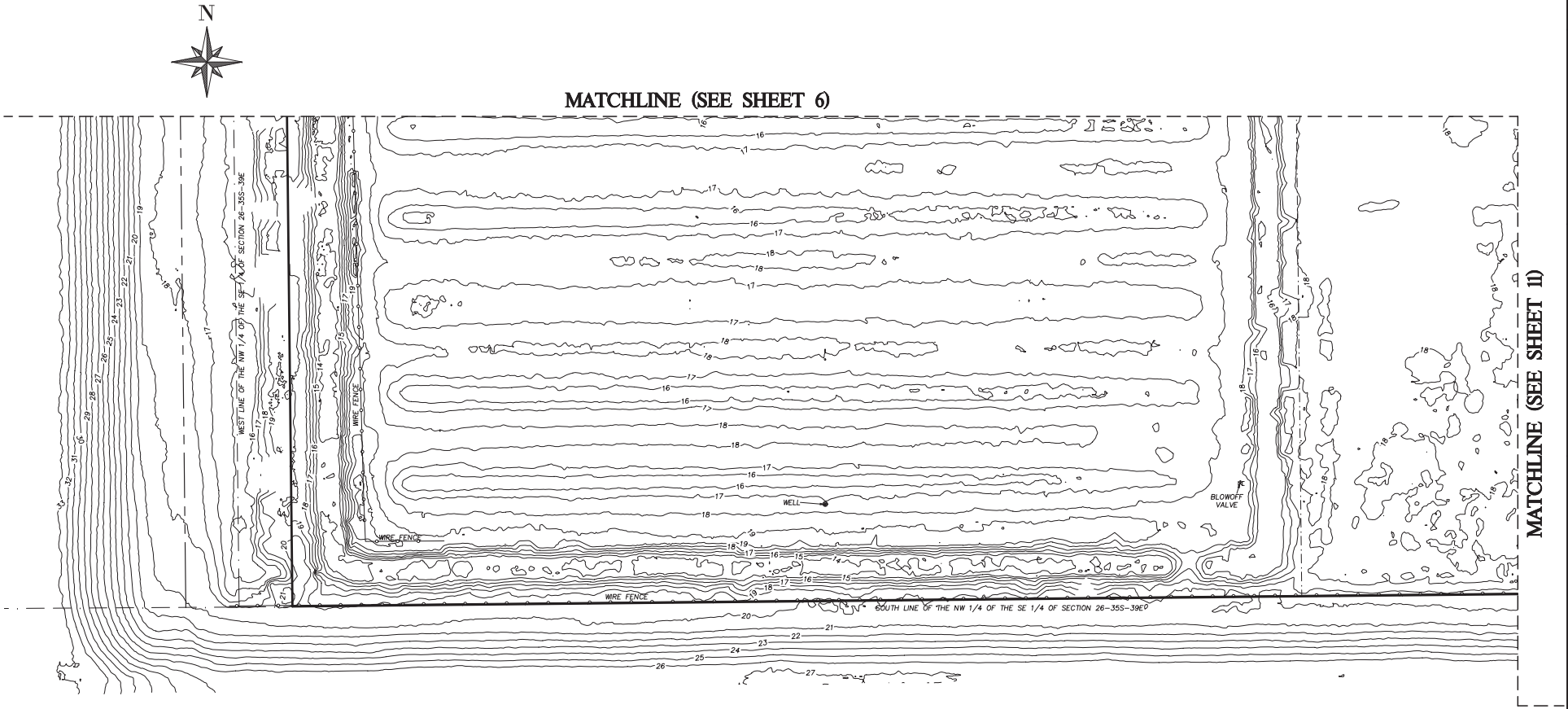
NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, o=FLORIDA SUBSIDIARY, ou=Mastellar, MOLER & TAYLOR, INC., ou=David M. Taylor, email=dmt@mmtsurveying.com
Date: 2025.04.09 08:53:51 -04'00'
Adobe Acrobat version: 2025.0.0.0.20035

DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
PROFESSIONAL
No. 5243
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR

(SEAL)



DAVID TAYLOR P.S.M. 5243

(SEAL)

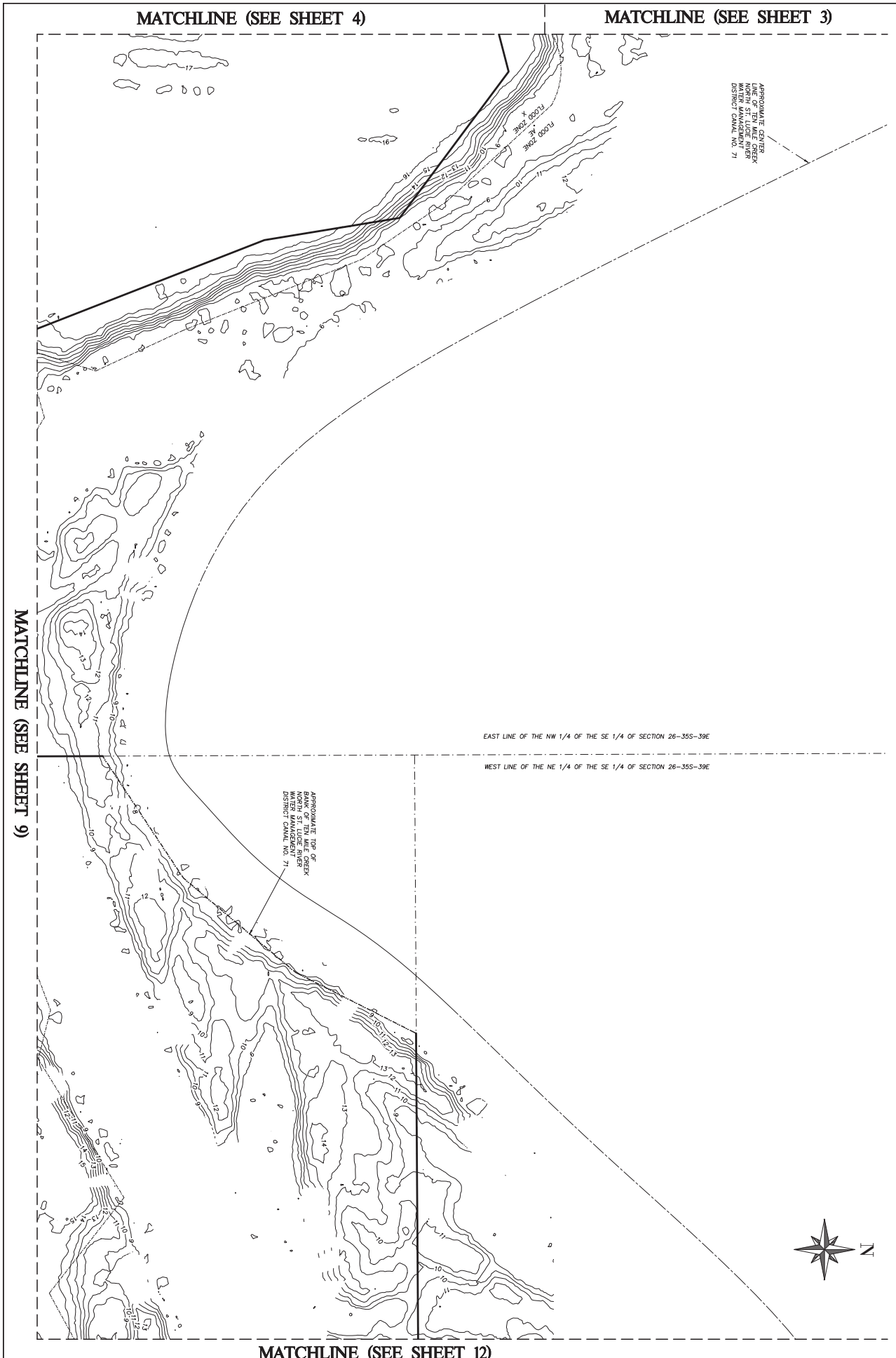
PREPARED FOR

NVR, Inc.

DATE	REVISION	BY

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8650 Fax: (772) 794-0647
cambdmmtsurveying.com

DATE	4/8/2025
SCALE	1"=30'
SHEET NO.	7 OF 15
FILE NO.	8820
DRAWN BY	ML
APPROVED BY	DMT
DRAWING NAME	8820.dwg



DRAWING NAME 8820.dwg	APPROVED BY DMT	DRAWN BY ML	FILE NO. 8820	SHEET NO. 8 OF 15	SCALE 1"=30'
DATE 4/8/2025					

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

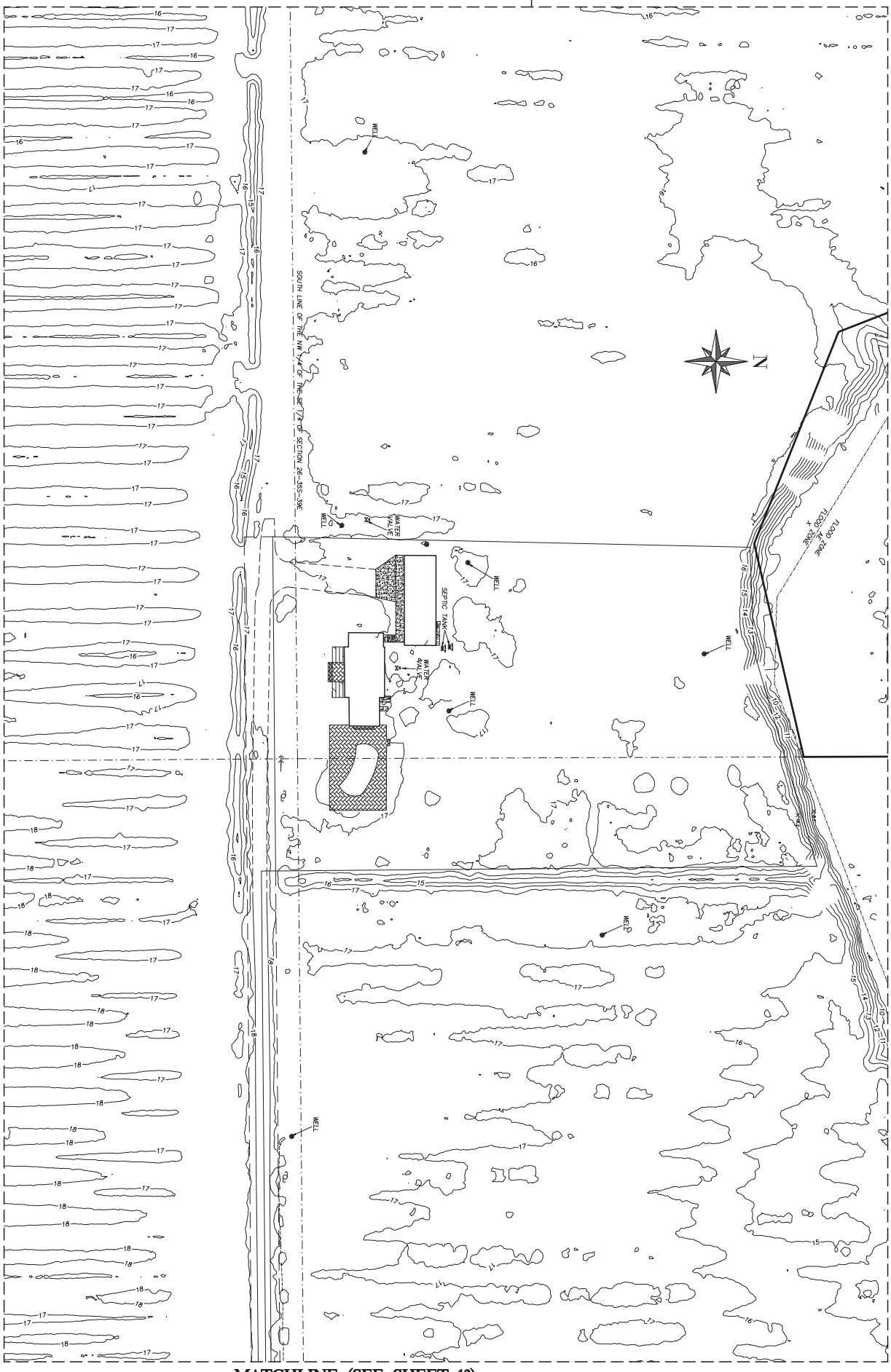
PREPARED FOR

NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, st=FLORIDA, l=VERO BEACH, o=MASTELLER, MOLER & TAYLOR, INC., cn=David M. Taylor, email=dtaylor@mmtsurveying.com
Date: 2025.03.09 09:04:11 -04'00'
Adobe Acrobat version: 2025.001.20435

DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
PROFESSIONAL
No. LS5243
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
(SEAL)



DATE 4/8/2025	**Masteller, Moler & Taylor, Inc.** *Professional Surveyors and Mappers* *Land Surveying Business LB 4644* 1655 27th Street, Suite 2, Vero Beach, Florida 32960 Phone: (772) 564-8050 Fax: (772) 794-0647 admin@mmtsurveying.com	DATE	REVISION	BY
SCALE 1"=30'				
SHEET NO. 9 OF 15				
FILE NO. 8820				
DRAWN BY ML				
APPROVED BY DMT				
DRAWING NAME 8820.dwg				

PREPARED FOR

NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, st=FLORIDA, l=VERO BEACH, ou=Masteller, Moler & Taylor, Inc., cn=David M. Taylor, email=dmt@mmtsurveying.com
Date: 2025.08.08 08:04:03 -04'00'
Adobe Acrobat version: 2025.001.20543

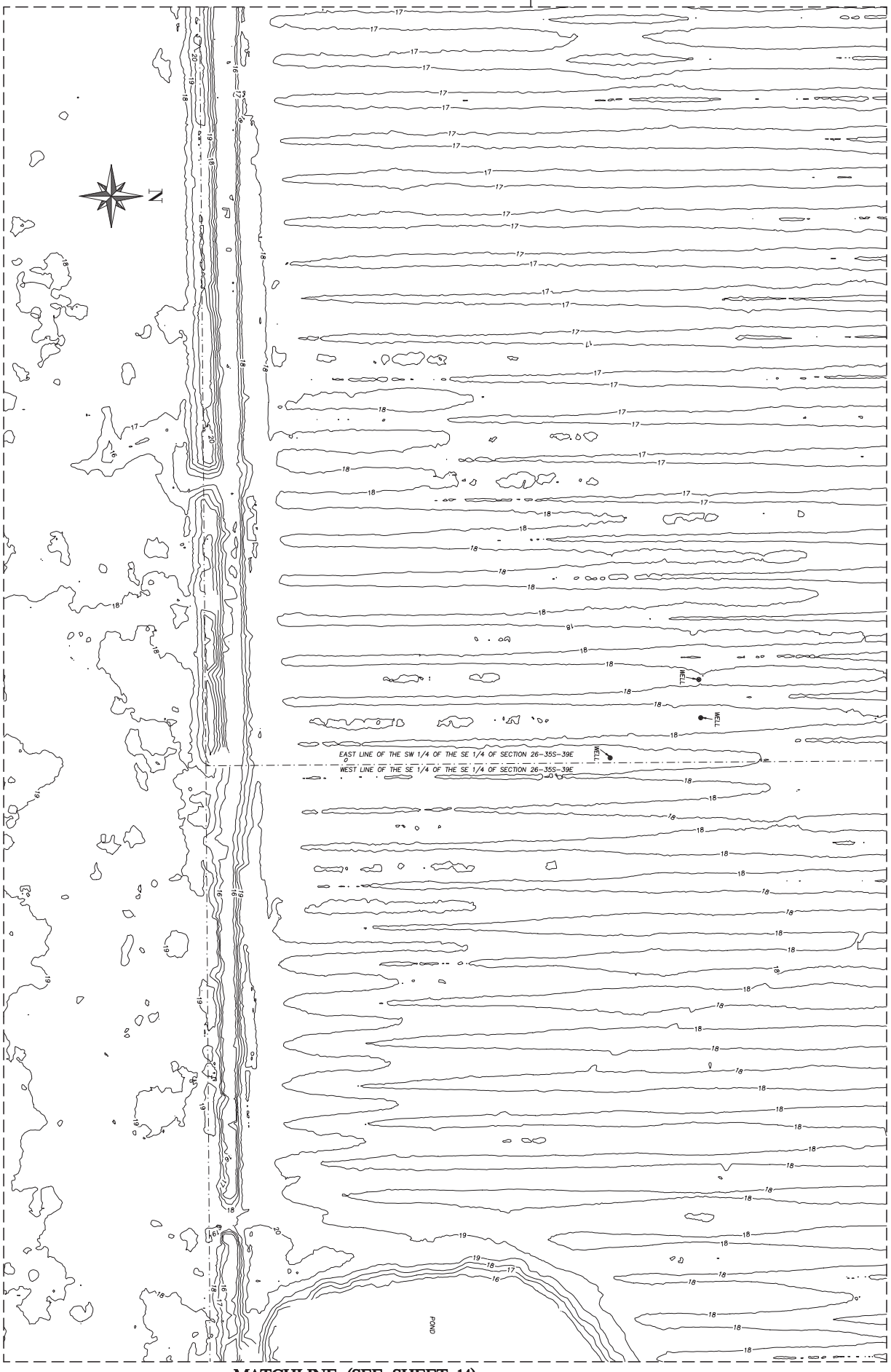
DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
PROFESSIONAL
No. LS5243
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

(SEAL)

MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 5)



MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 9)

MATCHLINE (SEE SHEET 14)

DRAWING NAME: 6820.dwg
APPROVED BY: DMT
DRAWN BY: MI
FILE NO.: 6820
SHEET NO.: 10 OF 15
SCALE: 1"=50'
DATE: 6/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveyinc.com

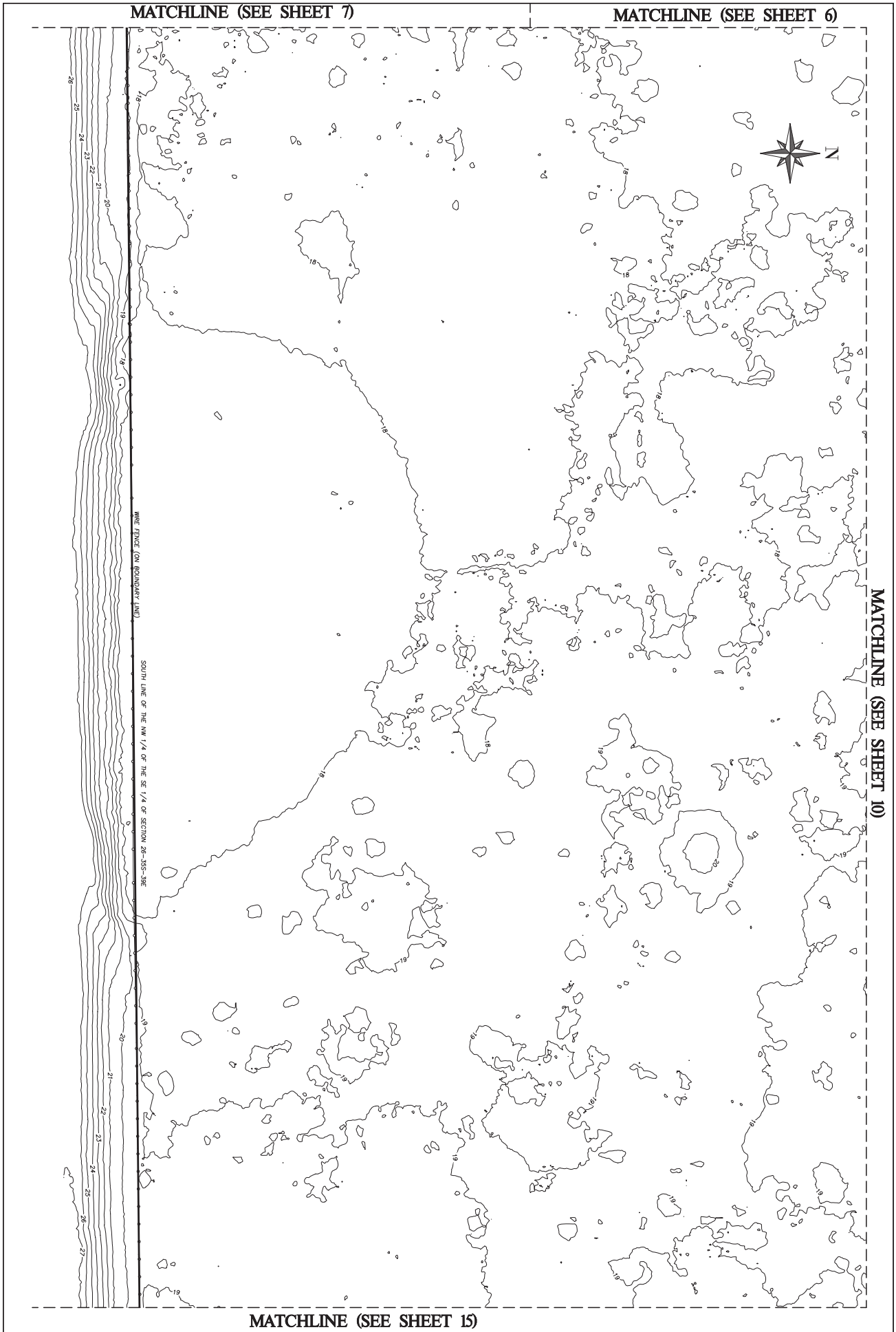
DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243

STATE OF FLORIDA REGISTERED LAND SURVEYOR

(SEAL)



DRAWING NAME: 6820.dwg
DRAWN BY: MI
APPROVED BY: DMT
FILE NO.: 6820
SHEET NO.: 11 OF 15
SCALE: 1"=50'
DATE: 4/9/2025

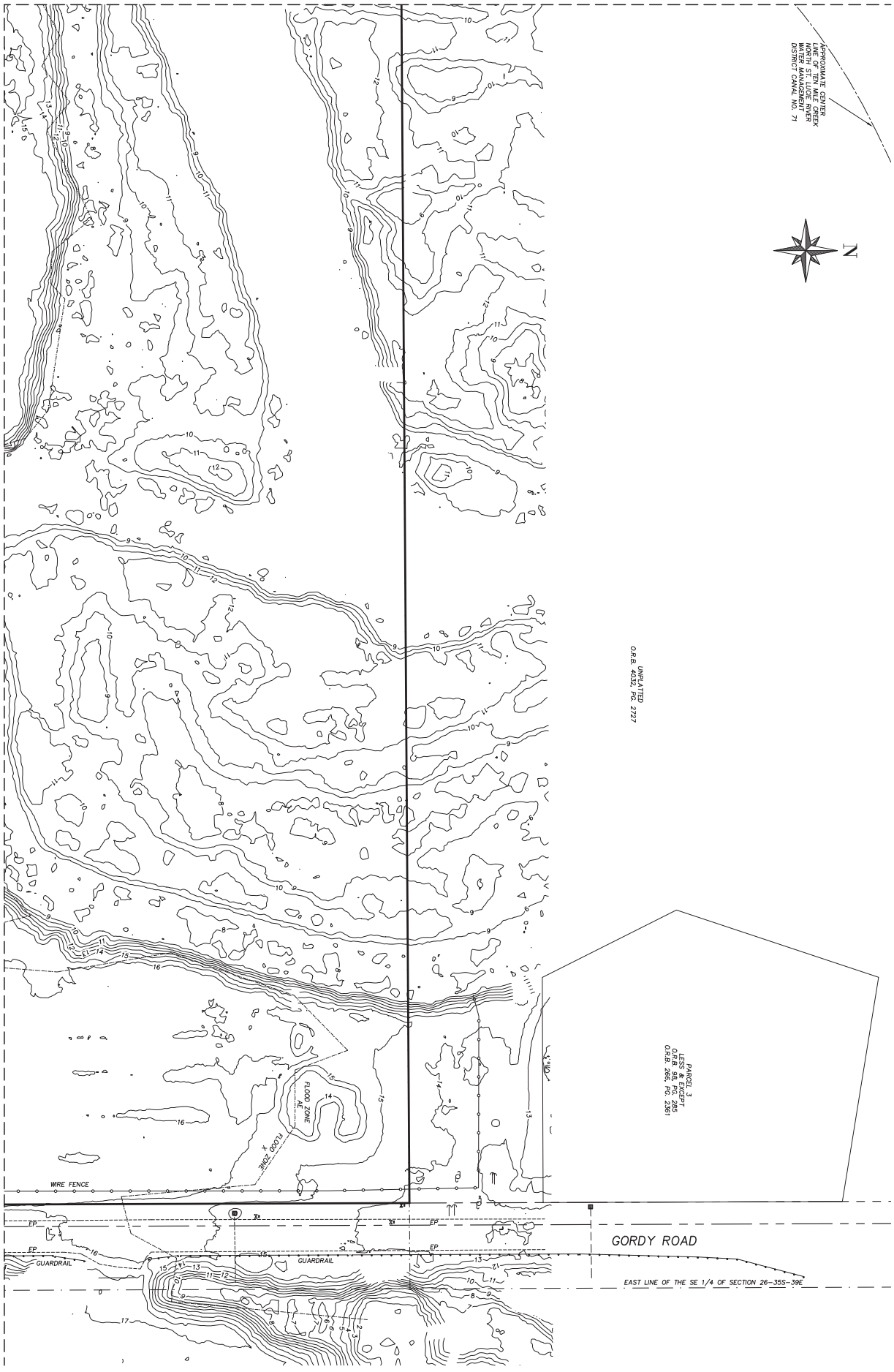
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8550 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

Digitally signed by David W. Taylor
DN: c=US, o=FLORIDA, l=VERO BEACH, serialNumber=A3712E1007120578 E4A3A1A1A1

MATCHLINE (SEE SHEET 8)



MATCHLINE (SEE SHEET 13)

DRAWING NAME: 6820.dwg
DRAWN BY: DMT
APPROVED BY: MI
FILE NO.: 6820
SHEET NO.: 12 OF 15
SCALE: 1"=50'
DATE: 6/9/2025

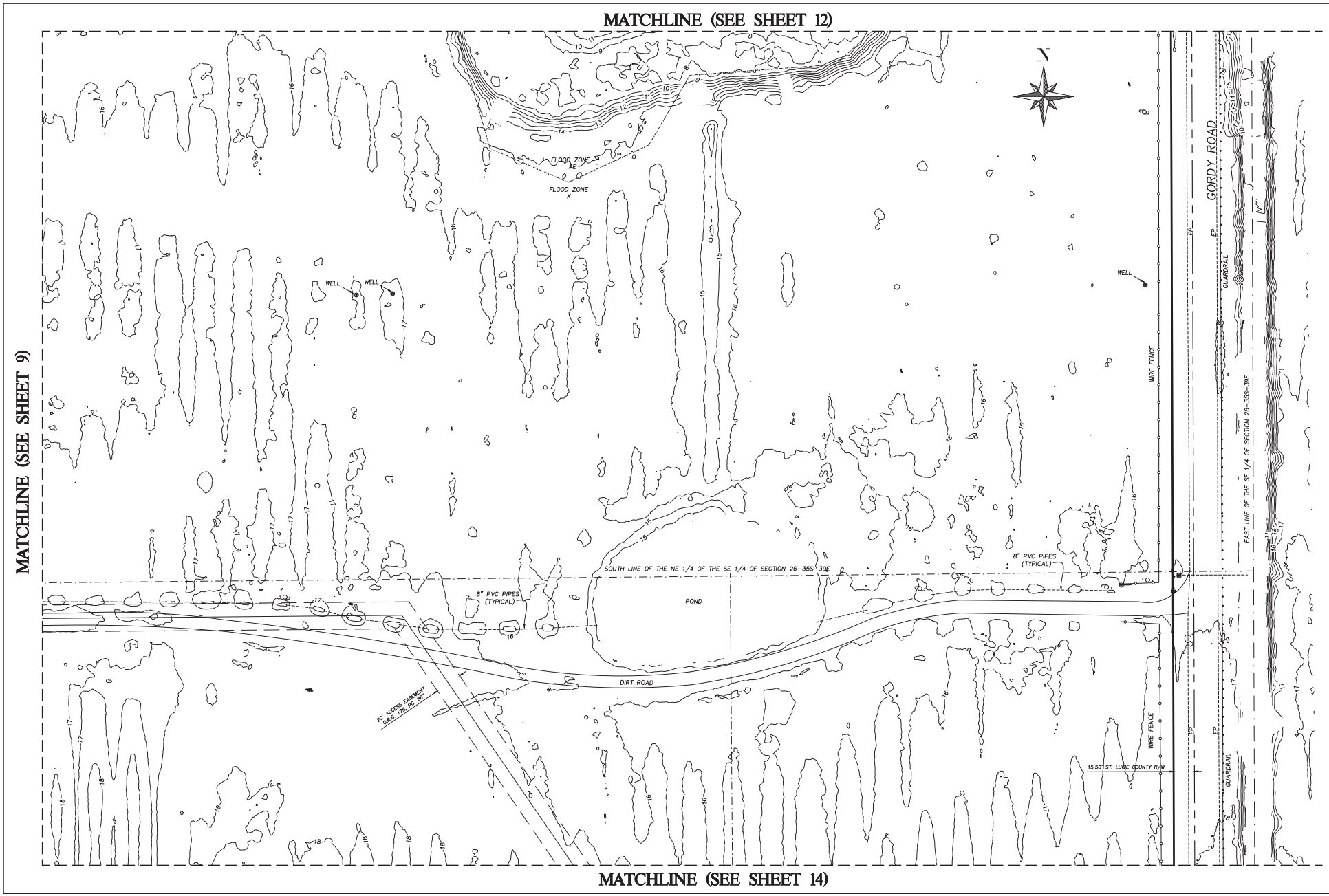
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveyinc.com

DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243

(SEAL)



DAVID TAYLOR P.S.M. 5243

(SEAL)

PREPARED FOR

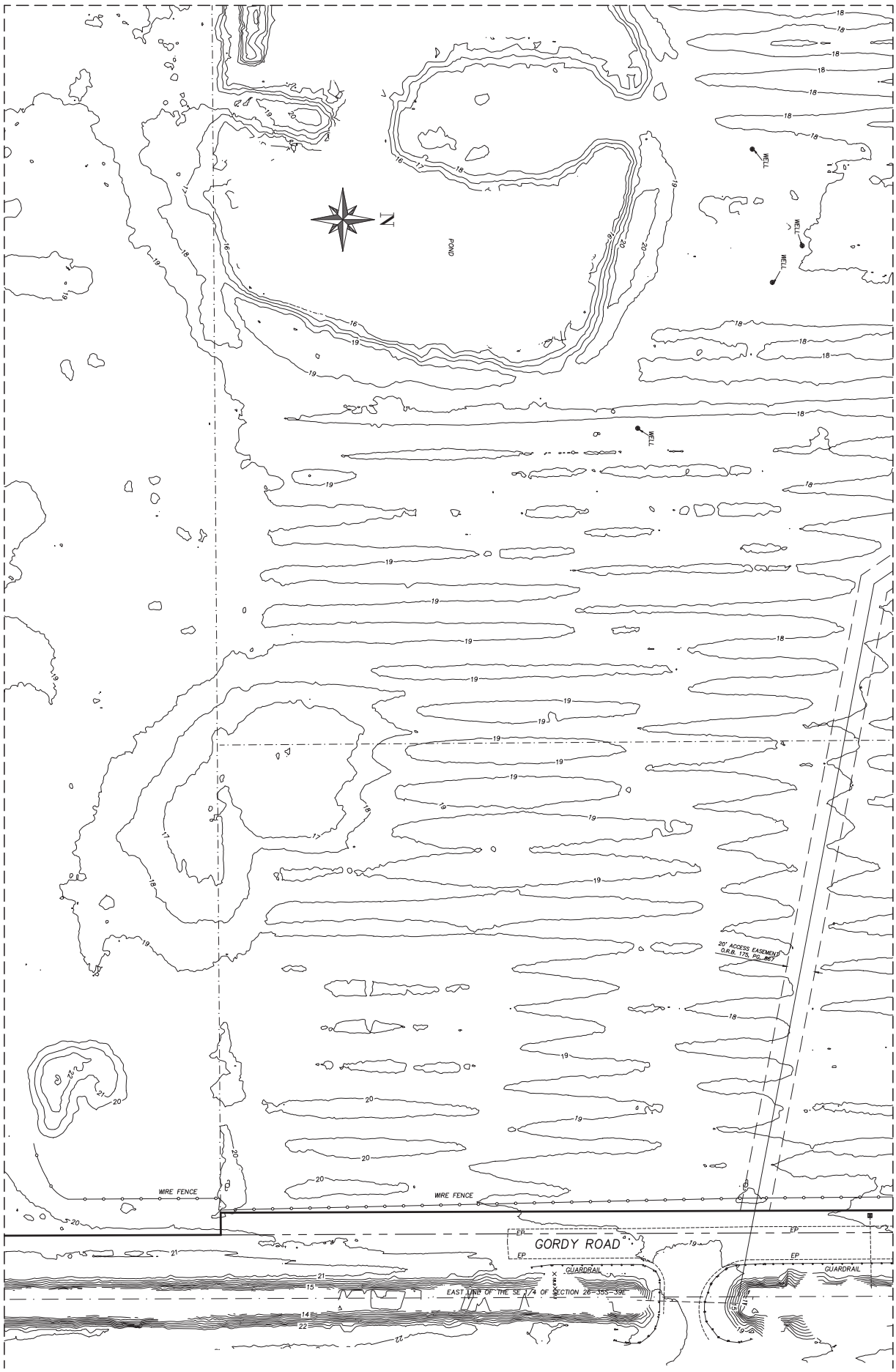
NVR, Inc.

DATE	REVISION	BY

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8650 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	4/8/2025
SCALE	1"=30'
SHEET NO.	13 OF 15
FILE NO.	8820
DRAWN BY	ML
APPROVED BY	DMT
DRAWING NAME	8820.dwg

MATCHLINE (SEE SHEET 10)



MATCHLINE (SEE SHEET 15)

MATCHLINE (SEE SHEET 13)

DRAWING NAME: 6820.dwg
DRAWN BY: DMT
APPROVED BY: MI
JOB NO.: 6820
FILE NO.: 14 OF 15
SHEET NO.: 1"=50'
SCALE:
DATE: 4/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8550 Fax: (772) 794-0647
admin@mmtsurveyinc.com

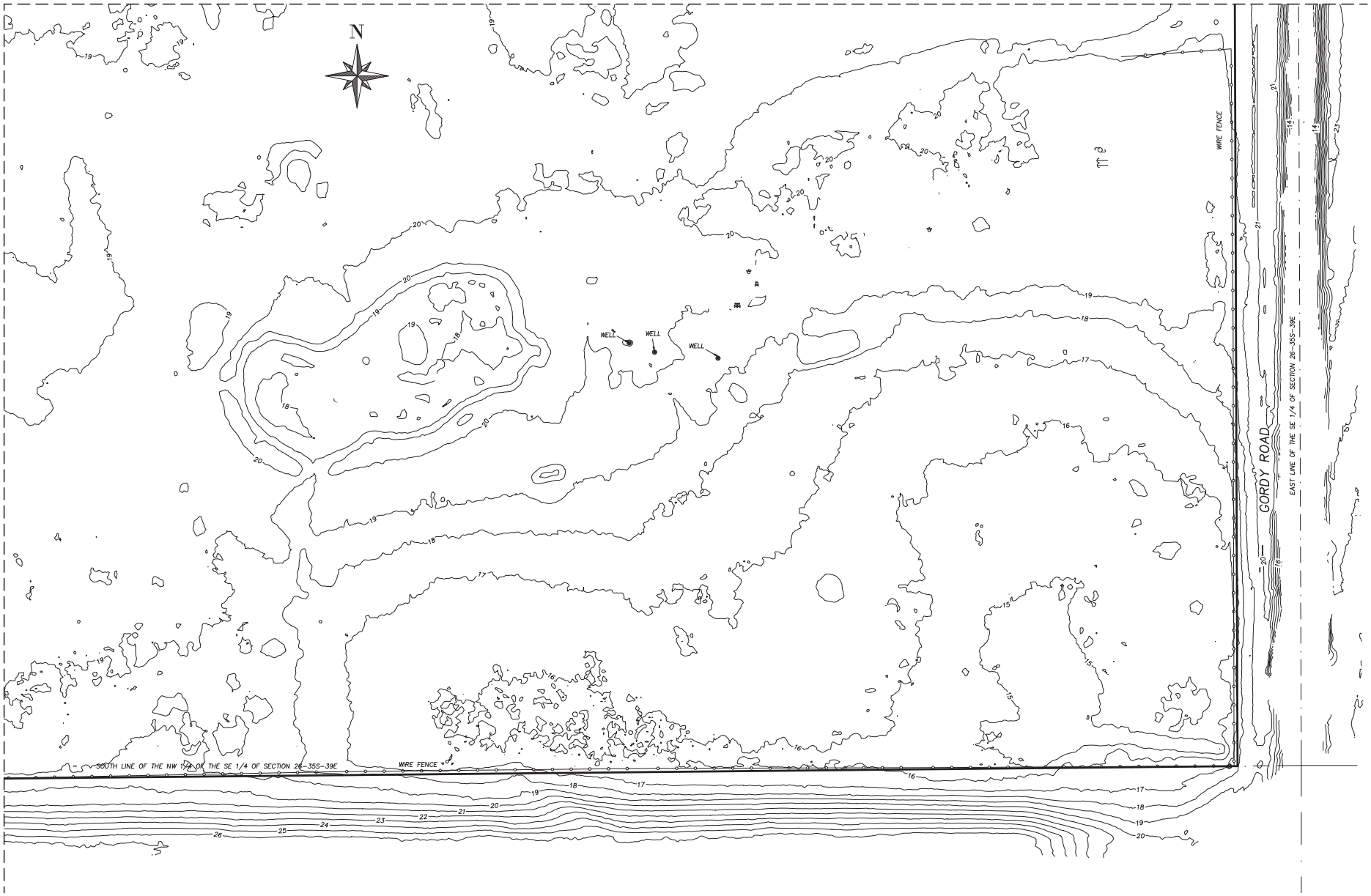
DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243
(SEAL)

MATCHLINE (SEE SHEET 15)

MATCHLINE (SEE SHEET 10)



DAVID TAYLOR P.S.M. #5243

(SEAL)

PREPARED FOR

NVR, Inc.

DATE	REVISION	BY

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8650 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	4/8/2025
SCALE	1"=30'
SHEET NO.	15 OF 15
FILE NO.	8820
DRAWN BY	ML
APPROVED BY	DMT
DRAWING NAME	8820.dwg

Technical Review Committee - 10:00 AM **1. g.**

Meeting Date: 02/19/2026

REQUESTED ACTION

PD2026-00001
Final Planned Development
3605 Gordy Road

SUMMARY

The applicant is requesting a Rezoning to Planned Development.

The subject parcels, totaling approximately 126.29 acres, are currently within the jurisdiction of unincorporated St. Lucie County. The property currently has a split Future Land Use designation of Residential Suburban (RS) and Residential Conservation (R/C). The property also includes split zoning designations of Agricultural-1 (AG-1) and Residential Conservation (R/C).
The proposal seeks to develop the vacant properties into a planned residential community consisting of 512 dwelling units, including 142 duplex-villa units and 370 single-family residential lots. The single-family lots consist of 154 forty-foot-wide lots and 216 fifty-foot-wide lots. This mix of housing types is intended to meet the needs of a diverse range of residents, addressing the growing demand for both single-family homes and more compact multi-family units in the area.

LOCATION

3605 GORDY RD

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Provide review comments online or email to kfreeman@cityoffortpierce.com mention reference PD2026-00001 in subject.

Attachments

PD Narrative
FLUMA Narrative
Site Location Map
Legal Description
Concurrency Analysis
School Capacity Form
Final PD Site Plan
Statement of PD Benefits

Phasing Plan
Engineering Plans
SLCU - Availability
Photometric
Stormwater Report
Stormwater Maintenance
Tree Survey
Tree Mitigation Plan
PAMP
Landscape Plan
Traffic Impact
FDOT Pre-app
Environmental Assessment
Historical
Design Review Narrative
Conceptual Design Letter
Conceptual Rendering Letter
Color Board
Conceptual Rendering
Floor Plans
Architectural Drawings
Elevation Detail
Draft Development Agreement
NO Previously Approved Site Plan
Boundary Survey
Topographic Survey
Deed ORB 2138 PG 947
Deed ORB 5321 PG 47
Deed ORB 5346 PG 807

Form Review

Form Started By: Kev Freeman
Started On: 02/04/2026 02:27 PM
Final Approval Date: 02/04/2026

HALEY WARD

LETTER OF JUSTIFICATION

Gordy Road Hickory Branch Properties
Final Planned Development Rezone

January 5, 2026

SUBMITTAL REQUEST:

On behalf of the Petitioner, Haley Ward is requesting approval of a Rezoning for three (3) parcels totaling approximately 126.29 acres to the Planned Development zoning designation. The proposal also seeks concurrent approval of a voluntary annexation for three (3) parcels from the jurisdiction of unincorporated St. Lucie County into the City of Fort Pierce.

The proposed residential development is located at 3601, 3605, and 3725 Gordy Road in St. Lucie County, Florida. The subject parcels are identified below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2326-413-0000-000-5	3601 Gordy Rd.	1.83	RS / RC	AG-1 / RC
2326-413-0001-000-2	3605 Gordy Rd.	93.66	RS / RC	AG-1 / RC
2326-434-0000-000-0	3725 Gordy Rd.	30.80	RS	AG-1
	TOTAL ACRES:	**126.29***		

The subject parcels, totaling approximately 126.29 acres, are currently within the jurisdiction of unincorporated St. Lucie County. The property currently has a split Future Land Use designation of Residential Suburban (RS) and Residential Conservation (R/C). The property also includes split zoning designations of Agricultural-1 (AG-1) and Residential Conservation (R/C).

The proposal seeks to develop the vacant properties into a planned residential community consisting of 512 dwelling units, including 142 duplex-villa units and 370 single-family residential lots. The single-family lots consist of 154 forty-foot-wide lots and 216 fifty-foot-wide lots. This mix of housing types is intended to meet the needs of a diverse range of residents, addressing the growing demand for both single-family homes and more compact multi-family units in the area.

The surrounding parcels are within the jurisdiction of the City of Fort Pierce and unincorporated St. Lucie County. The subject parcels are designated by St. Lucie County's Agriculture-1 (AG-1) and Residential/Conservation (RC) Zoning Districts and

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

the Residential Suburban (RS) and Residential/Conservation (RC) Future Land Use.

ADJACENT DEVELOPMENTS / ZONING & FUTURE LAND USE			
Location	**Use**	**Zoning**	**Future Land Use**
Subject Parcels	Agricultural	Agriculture-1 & Residential/Conservation	Residential Suburban & Residential/Conservation
	Agricultural	Agriculture-1 & Residential/Conservation	Residential Suburban & Residential/Conservation
	Agricultural	Agriculture-1	Residential Suburban
North	Preserved Land	Residential/Conservation & Conservation Public	Residential/Conservation & Conservation Public
South	SFWMD Land Management	Agriculture-1	Special District
East	Preserved Land	Agriculture/Residential-1	Special District & Conservation Public
West	SFWMD Land Management	Agriculture-1	Special District

Comprehensive Plan:

The proposed rezoning request aligns with the City of Fort Pierce's Comprehensive Plan and Code of Ordinances. The planned residential development is not expected to negatively impact traffic, water/wastewater, police, or fire safety services. The rezoning amendment supports and safeguards the public health, safety, and overall welfare of the City of Fort Pierce.

The requested rezoning also complies with the City of Fort Pierce Comprehensive Plan's Goals, Objectives, and Policies.

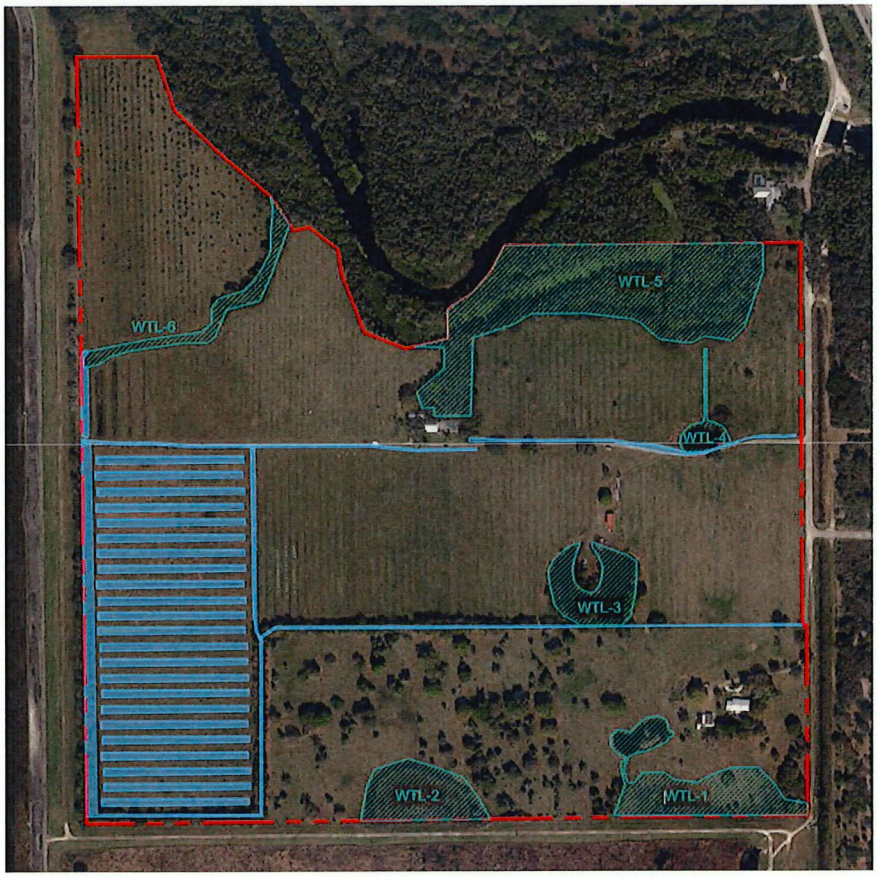
> ***1.4 Objective – Land Use and Transportation:*** *Coordinate transportation and land use planning activities of Fort Pierce to ensure that the roadway level of service (LOS) standards established within the Comprehensive Plan are maintained.*
>
> ***1.4.2 Policy:*** *The City will require traffic impact studies for all future land use changes, rezonings, and development applications. Applicants will be required to demonstrate the traffic impacts according to professional accepted traffic engineering practices.*

The applicant has prepared a traffic impact analysis for review by the City of Fort Pierce. According to the pre-application letter dated August 4, 2025, from the Florida

Department of Transportation, the existing westbound left-turn lane at State Road 70 (Okeechobee Road) & Gordy Road intersection will need to be extended to accommodate project traffic.

Environmental Impact:

The onsite uplands consist primarily of vegetated improved pasture, with a few scattered residential areas and associated yard vegetation. These upland areas are heavily managed and lack the structure and species diversity characteristic of native upland communities. As a result, the site does not contain any high-quality upland habitat, and the existing uplands provide minimal ecological value beyond their current agricultural and residential use.



The upland habitat on the subject properties is predominantly improved pasture, used for cattle grazing. Patches of native vegetation intersperse the pasture, including sabal palms, slash pines, laurel oaks, and live oaks. The upland areas also include invasive species, notably Brazilian pepper.

There are approximately 14.8 acres of herbaceous and forested wetlands and 8.83 acres of surface waters on the subject property. Wetlands 3 and 4 are historic wetlands that were dredged and are now being used as irrigation/drainage ponds.

Preserving the 11.78 acres of on-site wetland habitat, including the mixed-forest wetlands along Ten Mile Creek and the herbaceous non-forested wetland in the southern portion of the property, supports the continued function of these wetland communities and maintains the ecological value they provide. Removing and

controlling exotic and nuisance plant species will improve these preserves and support healthier native vegetation and water flow. Ongoing maintenance will keep the preserve areas intact and help preserve the natural character of the site and the limited wildlife use associated with these wetland systems.

Transportation Impact:

The potential traffic generated by the proposed project was calculated using the Institute of Transportation Engineers (ITE) publication Trip Generation Manual, 11th Edition.

The table below depicts the rates used to determine the trip generation for Daily, AM, and PM peak-hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	210	LN(T)=0.92 LN(X)+2.68	26%	74%	LN(T)=0.91 LN(X)+0.12	63%	37%	LN(T)=0.94 LN(X)+0.27
Townhomes	220	T = 6.41(X) + 75.31	24%	76%	T = 0.31(X) + 22.85	63%	37%	T = 0.43(X) + 20.55

According to Table 2 below, the net Daily, AM, and PM peak-hour trips potentially generated by the planned development are 4,365, 312 (79 In/233 Out), and 422 (266 In/156 Out), respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family	369 DUs	3,354	63	181	244	214	125	339
Townhomes	146 DUs	1,011	16	52	68	52	31	83
Net Proposed Traffic		***4,365***	***79***	***233***	***312***	***266***	***156***	***422***

The proposed project will likely generate 4,365 daily trips, with 312 (79 In/233 Out) during the AM peak hour and 422 (266 In/156 Out) during the PM peak hour. The project's first connection to the Major Road Network is on Okeechobee Road between McCarty Road and Florida's Turnpike. The existing westbound left turn at the proposed connection (Gordy Road) to Okeechobee Road will remain and be improved as required by FDOT. An additional westbound right-turn lane will be warranted at project buildout.

The proposed Gordy Road Estates PD Property project has been evaluated in accordance with the St. Lucie TPO Standardized Traffic Impact Study (TIS) Methodology and Procedures for St. Lucie County, the City of Fort Pierce, and the City of Port St. Lucie. The analysis demonstrates that the proposed development will operate within the adopted Level of Service (LOS) standards on the roadway links significantly impacted by the project.

Stormwater Management:

The project will be developed with a stormwater management system consisting of dry retention and wet detention (ponds) areas to provide water-quality treatment and attenuation. Stormwater effluent discharges will be directed to the Ten Mile Creek, which is operated by the North St Lucie River Water Control District (NSLRWCD).

The existing conditions of the site indicate that the historical use was for agricultural purposes, as noted in the existing furrows. Stormwater is currently captured in the existing furrows, where it is infiltrated into the native soil. Excess stormwater run-off is directed to the Ten Mile Creek. The current conditions do not provide water quality treatment or attenuation. The proposed stormwater management system consists of a combination of dry retention and wet detention systems (lakes) that will provide water quality treatment and attenuation before discharging off-site to the Ten Mile Creek.

Table 2-Pre-Development Land Use

Land Use	Area (ac)	Percentage
Building	0.16	0.001%
Wetlands	14.5	11.5%
Pervious	112.02	88.4%
Pre-Development Basin Area	**126.68**	**100**

Table 3-Post Development Land Use

Land Use	Area (ac)	Percentage of Site (%)
Buildings	22.38	17.7%
Impervious (Concrete and Sidewalk)	22.64	17.8%
Lakes	14.32	11.3%
Wetlands	9.35	7.40%
Pervious Area	57.99	45.8%
Post Development Area	**126.68**	**100**

The proposed project will meet all stormwater management system regulations of the City of Ft Pierce, South Florida Water Management District, Florida Department of Environmental Protection, and the North St. Lucie River Water Control District. Further

drainage calculations and flood routing will be completed once the construction plans have been developed.

Water & Wastewater Utilities:
According to the letter from the St. Lucie County Utility Department, dated December 10, 2025, existing utilities in the vicinity of the subject site have sufficient capacity to provide service. Additional off-site improvements may be required to adequately serve a parcel of this size, depending on the projected utility demand.

St. Lucie County Fire District:
The residential development will be provided with fire and life-safety services by the St. Lucie County Fire District. The Fire Stations servicing the site and their estimated response times are provided below:

Station No. 1 is located 5.02 miles from the subject site, with an approximate travel time of 8 minutes. Station No. 15 is located 6.97 miles from the subject site, with an approximate travel time of 12 minutes. Station No. 18 is located 7.43 miles from the subject site, with an approximate travel time of 10 minutes. Station No. 11 is located 7.72 miles from the subject site, with an approximate travel time of 12 minutes.

Planned Development Benefits:
The proposed residential development provides for the conservation of the natural existing wetlands and upland areas adjacent to the Ten Mile Creek waterway. Upland buffers will be provided for all state-verified wetlands, and enhanced landscape plantings will be provided throughout the site.

The development proposal includes a Preserve Area Management Plan (PAMP) to provide long-term protection and maintenance of the preserve areas. The PAMP will preserve three (3) existing wetland ecosystems, including canopy, understory, and groundcover; enhance the viability of the preserves through the removal and control of invasive exotic plant species; prevent the activities of construction equipment, vehicular traffic, recreational, or other potentially destructive uses within the preserve area; and sustain areas of viable habitat for regional flora and fauna through the implementation of regular maintenance programs. The preserve areas consist of two wetland forested mixed communities and one vegetated non-forested wetland community.

The project will be developed with a stormwater management system comprising dry retention and wet detention areas to provide water-quality treatment and attenuation. Stormwater effluent discharges will be directed to the Ten Mile Creek, which is operated by the North St Lucie River Water Control District (NSLRWCD). The site's existing conditions

indicate that the historical use was agricultural, with stormwater captured in the existing furrows and infiltrated into the native soil. Excess stormwater run-off is directed to the Ten Mile Creek. The current conditions do not provide water quality treatment or attenuation. The stormwater management system will provide enhanced water-quality treatment to achieve a net reduction in nitrogen and phosphorus discharge loads.

Additional benefits include right-of-way improvements on Gordy Road, which will enhance the existing public infrastructure. The development proposes a pedestrian connection to the public right-of-way and internal sidewalk connections throughout the site. An internal school bus stop will be provided at the site entrance to provide a safe location for student pickup and drop-off.

Based on the above information and the attached documents, the applicant respectfully requests approval of the Planned Development Rezone petition.

Sincerely,
Haley Ward, Inc

Kris McCrain
Principal Planner
772-462-2455
kmccrain@haleyward.com

HALEY WARD

LETTER OF JUSTIFICATION

Gordy Road Hickory Branch Properties

Future Land Use Assignment

December 19, 2025

SUBMITTAL REQUEST:

On behalf of the Petitioner, Haley Ward is requesting an assignment of the Low-Density Residential (RL) Future Land Use designation for three (3) parcels totaling 126.29 acres in conjunction with the associated Annexation and Planned Development Rezone petition submittals.

The proposed residential development is located at 3601, 3605, and 3725 Gordy Road in St. Lucie County. The subject parcels are identified below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2326-413-0000-000-5	3601 Gordy Rd.	1.83	RS / RC	AG-1 / RC
2326-413-0001-000-2	3605 Gordy Rd.	93.66	RS / RC	AG-1 / RC
2326-434-0000-000-0	3725 Gordy Rd.	30.80	RS	AG-1
	TOTAL ACRES:	**126.29***		

The subject parcels, totaling approximately 126.29 acres, are currently within the jurisdiction of unincorporated St. Lucie County. The property currently has a split Future Land Use designation of Residential Suburban (RS) and Residential Conservation (R/C). The property also includes split zoning designations of Agricultural-1 (AG-1) and Residential Conservation (R/C).

The proposal seeks to develop the vacant properties into a planned residential community consisting of 512 dwelling units, including 142 duplex-villa units and 370 single-family residential lots. The single-family lots consist of 154 forty-foot-wide lots and 216 fifty-foot-wide lots. This mix of housing types is intended to meet the needs of a diverse range of residents, addressing the growing demand for both single-family homes and more compact multi-family units in the area.

The surrounding parcels are within the jurisdiction of the City of Fort Pierce and unincorporated St. Lucie County. The subject parcels are designated by St. Lucie County's Agriculture-1 (AG-1) and Residential/Conservation (RC) Zoning Districts and the Residential Suburban (RS) and Residential/Conservation (RC) Future Land Use.

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

ADJACENT DEVELOPMENTS / ZONING & FUTURE LAND USE			
Location	**Use**	**Zoning**	**Future Land Use**
Subject Parcels	Agricultural	Agriculture-1 & Residential/Conservation	Residential Suburban & Residential/Conservation
	Agricultural	Agriculture-1 & Residential/Conservation	Residential Suburban & Residential/Conservation
	Agricultural	Agriculture-1	Residential Suburban
North	Preserved Land	Residential/Conservation & Conservation Public	Residential/Conservation & Conservation Public
South	SFWMD Land Management	Agriculture-1	Special District
East	Preserved Land	Agriculture/Residential-1	Special District & Conservation Public
West	SFWMD Land Management	Agriculture-1	Special District

According to the St. Lucie County Comprehensive Plan, Future Land Use Element, the existing Residential Suburban (RS) land use designation allows for a maximum residential density of 2 du/1 acre. The RS land use does not provide intensity for non-residential development.

According to the St. Lucie County Comprehensive Plan, Future Land Use Element, the Residential Suburban (RS) land use category is intended to serve as a transitional area between agricultural areas and more intense residential areas in the eastern portion of the County. This category is found predominantly along the western edge of the urban form, but is also appropriate for areas of special environmental concern, such as along the North Fork of the St. Lucie River and the Indian River Lagoon. The RS designation is intended for large-lot, single-family detached residential dwellings at a density of one (1) to two (2) units per gross acre. These areas are not required to be served by central utilities; however, when practical, service connections should be required. Limited non-residential uses may be appropriate, in accordance with applicable standards and restrictions as set forth in the Land Development Code.

According to the City of Fort Pierce Comprehensive Plan, Future Land Use Element, the Low-Density Residential (RL) land use designation allows for a maximum residential density of between 1 and 6.5 du/ac. The RL land use does not provide intensity for non-residential development.

According to the City of Fort Pierce Comprehensive Plan, Future Land Use Element, the Low-Density Residential (RL) land use is intended for parcels that are best suited for lower-density residential uses. The predominant development typology will consist of single-family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses, including parks, churches, non-profit clubs, schools, and daycare facilities, shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU), and Low Density Residential (RI) categories.

Future Land Use Assignment Request:
The applicant is requesting an assignment of the Low-Density Residential Future Land Use designation for approximately 126.29 acres, in conjunction with the parent petitions for a voluntary annexation and PD Rezone.

SUBMITTAL CHECKLIST:
The following items are included in this submittal:

1. Project Narrative
2. Site Location Map
3. Agent Authorization Forms
4. Preliminary Site Plan
5. Boundary / Topo Survey
6. Property Deeds
7. School Board Capacity Form
8. Traffic Impact Analysis

Based on the above information and the attached documents, the applicant respectfully requests an assignment of the Low-Density Residential Future Land Use designation.

Sincerely,
Haley Ward, Inc

Kris McCrain
Principal Planner
772-462-2455
kmccrain@haleyward.com



Gordy Road

Site Location Map

HALEY WARD®
WE **DO** WHAT'S NEXT

LEGAL DESCRIPTION
Gordy Road

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID NW 1/4 OF SE 1/4, A DISTANCE OF 284 FEET; THENCE SOUTH 18 DEG. EAST, A DISTANCE OF 205 FEET; THENCE SOUTH 46 DEG. EAST A DISTANCE OF 240 FEET; THENCE SOUTH 49 DEG. 15 MIN. EAST, A DISTANCE OF 175 FEET; THENCE SOUTH 49 DEG. 30 MIN. EAST, A DISTANCE OF 45 FEET; THENCE SOUTH 34 DEG. 15 MIN. EAST, A DISTANCE OF 150 FEET; THENCE NORTH 75 DEG. 45 MIN. EAST, A DISTANCE OF 55 FEET; THENCE SOUTH 53 DEG. EAST, A DISTANCE OF 133 FEET; THENCE SOUTH 9 DEG. EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 21 DEG. EAST, A DISTANCE OF 215 FEET; THENCE SOUTH 68 DEG. EAST, A DISTANCE OF 160 FEET; THENCE NORTH 77 DEG. 15 MIN. EAST, A DISTANCE OF 143 FEET TO THE EAST SIDE OF SAID NORTHWEST QUARTER OF SE 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 350 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE WEST ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 OF SE 1/4 TO THE POINT OF BEGINNING,

PARCEL 2:

THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

PARCEL 3:

THE NE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 26, RUN THENCE SOUTH 110.5 FEET; RUN THENCE, TURNING EASTERLY AT ANGLE OF 122 DEG. 57 MIN. TO THE FOREGOING LINE, 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEG. 13 MIN. AND RUN 300 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 82 DEG. 42 MIN. AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE RUN WESTERLY ON SAID QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE FOLLOWING: THAT PIECE OR PARCEL OF LAND CONVEYED BY K. F. GORDY AND MERYL M. GORDY, HIS WIFE TO AL C. GORDY AND HAZEL

C. GORDY, HIS WIFE BY DEED DATED AUGUST 31, 1964, RECORDED IN OFFICIAL RECORD BOOK 98, PAGE 285, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THE LAND CONTAINED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 266, PAGE 2361 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2456, PAGE 239, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:

THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35, SOUTH, RANGE 39 EAST.

EXCEPTING FURTHERMORE FROM ALL OF THE ABOVE PARCELS 1 THROUGH 4, THE FOLLOWING DESCRIBED PARCEL WHICH LIES WITHIN THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST: FROM THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 0 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET; NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PARCEL OF LAND IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1,691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 0 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET: NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT

ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, AND THE S 1/2 OF THE SE 1/4 OF THE SE 1/4, SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1 THROUGH 6 ABOVE: RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING 5,518,216 SQUARE FEET OR 126.681 ACRES, MORE OR LESS.

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Ten Mile Creek (NSLRWCD) & Vacant Agricultural Land	Conservation-Public (CPUB) - St. Lucie County Residential/Conservation (R/C) - St. Lucie County Mixed Use Development (MXD) - Fort Pierce	Conservation-Public (CPUB) - St. Lucie County Resident/Conservation (R/C) - St. Lucie County Agriculture - 1 (AG1) - Fort Pierce
South	Vacant Agricultural Land	Special District (SD) - St. Lucie County	Agricultural - 1 (AG-1) - St. Lucie County
East	Gordy Rd. Right-of-Way & Vacant Agricultural Land	Special District (SD) - St. Lucie County	Agricultural - 1 (AG-1) - St. Lucie County
West	Vacant Agricultural Land	Special District (SD) - St. Lucie County	Agricultural - 1 (AG-1) - St. Lucie County

	Future Land Use	Zoning Classification	Maximum Intensity **Residential: Dwelling Units per Acre** **Other: Square Footage**	Total Acreage	Flood Zone
Current	Residential/Suburban & Residential/Conservation	Agricultural-1 & Residential/Conservation	R/S: 122ac = 244 DUs & R/C: 4.29ac = 0.85 DUs	126.29	AE & X
****Proposed**	Low Density Residential (RL)	Planned Development (PD)	512 DUs	126.29	AE & X

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum (512 du x 2.6) x 100 = 133,120 gpd
Current Zoning/FLU	Total gallons per day (245 du x 2.6) x 100 = 63,700 gpd
**Proposed Zoning/FLU	Total gallons per day (512 du x 2.6) x 100 = 133,120 gpd
**Change in Demand	Total gallons per day 133,120 gpd - 63,700 gpd = 69,420 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum (512 du x 2.6) x 100 = 133,120 gpd
Current Zoning/FLU	Total gallons per day (245 du x 2.6) x 100 = 63,700 gpd
**Proposed Zoning/FLU	Total gallons per day (512 du x 2.6) x 100 = 133,120 gpd
**Change in Demand	Total gallons per day 133,120 gpd - 63,700 gpd = 69,420 gpd

C. Parks and Recreation (Residential Classifications Only): (512 x 2.6) + 44,227 = 45,558.2
(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	44,227	45,558	-0.03471
Urban District	5 acres per 1,000 people	44,227	45,558	-0.13884
Community	2.5 acres per 1,000 people	44,227	45,558	-0.27768
Neighborhood	1.36 acres per 1,000 people	44,227	45,506	-0.51044118

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Rivers Edge Elementary School	Fort Pierce Central High School
City	City of Port St. Lucie	City of Fort Pierce
Distance	2.6 miles	3.3 miles
Current Zoning/FLU Enrollment Demand	69.4575	29.7675
****Proposed Zoning/FLU Enrollment Demand**	145.152	62.208
****Change in Demand**	-75.6945	-32.4405

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	1984.5
****Proposed Zoning/FLU**	4147.2
***Change in Demand**	-2,162.7

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	Project will decrease stormwater discharges based on the appropriate design storms meeting state and local water quantity standards. Water quality will be provided that meets state and local standards.

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	2,197	163 / 219
****Proposed Zoning/FLU**	4,365	312 AM / 422 PM
***Change in Demand**	Trips 2,168	Trips 149 / 203
Impact to Capacity	Increase in daily and peak hour trips (see attached traffic study)	

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: 512 Single Family: 370 Multifamily: 142
Non-residential (square footage): The amenity center area for the residential development is approximately 33,798 SF.
Mixed-use (describe use): N/A
(If this is a single phase project, name it Phase I – Total) Phase I: 162 SF / 58 MF, Phase II: 103 SF / 84 MF, Phase III: 105 SF

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	1-3	370	79.42 ac	2027	2033
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	1 & 2	142	22.79 ac	2027	2033
Other (specify)	1	Amenity Center	0.78 ac	2027	2027

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Amenity Center	1	33,798 SF	0.78 ac	2027	2027

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? 13,984 SF

2. What is the current use of the structure to be demolished or re-used? Residential/Agricultural

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: N/A

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

St. Lucie PUBLIC SCHOOLS
Each Child, Every Day

Growth Management Department
Direct (772) 429-7547 www.stlucieschools.org
9461 Brandywine Lane, Port St. Lucie, FL 34986

Developer School Planning and Capacity

Instructions: Please submit completed worksheet with development plan to the governmental entity where development plan approval is sought. For projects that are expected to generate more than 200 students a pre-application conference with the School District is recommended. This may be held in conjunction with the local government preapplication meeting.

Please check [✓] type of application

- ☐ **Rezoning with Residential Component** (Complete Section A only)
- X **Future Land Use Amendments** (Complete Section A only)
- X **Final Development Order// General Review and** Adequate Capacity Determination (Complete Section B only)

PROJECT INFORMATION	
Project Name	Ryan Homes - Gordy Road Hickory Branch Properties
Project Type: (Comp Plan / Rezoning / PUD / Site Plan / etc.)	Annexation / Comp Plan /Rezoning
Municipality	Current: St. Lucie County / Proposed: City of Fort Pierce
Parcel Identification Number (s) (PIN) (Attach separate sheet if necessary)	232641300010002, 232641300000005, 232643400000000
Location / Address of Subject Property	3601 Gordy Road, 3605 Gordy Road, 3725 Gordy Road
Acreage of Project	126.29 Acres
Anticipated Start Date and anticipated phasing	2026
OWNERSHIP / AGENT INFORMATION	
Owner's Name	Kris McCrain, Haley Ward (Agent)
Owner's Signature	
Agent's Name/Company (if applicable)	Kris McCrain, Haley Ward, Inc.
Mailing Address	10250 SW Village Parkway, Suite 201, Port St. Lucie FL 34987
Phone (772) 462-2455	Email kmccrain@haleyward.com

SECTION A: Rezoning with Residential Component and Future Land Use Amendments

Please check [✓] to indicated that you have included the following:

- X Please attach location sketch
- X Please attach property survey or preliminary site plan that shows the existing and proposed zoning and land use designations.

	Existing	***Proposed***
Land Use Designation (attach separate table for multiple uses)	RS & R/C	RL - Res/Low-Density
Zoning (attach separate table for multiple zoning designations)	AR-1 & R/C	PD - Planned Development
Maximum Number of dwelling units allowed	2 du/1ac & 1du/5 ac	4.04 du/ac
Estimated Number of binding age restricted dwelling units	N/A	0
Describe any other items related to the use	This is a residential Planned Development with a mixture of lots for detached single-family dwellings and multi-family villa units.	

SECTION B: Final Development Order// General Review and Adequate Capacity Determination

For projects that are expected to generate more than 200 students, we recommend that the applicant have a pre-application conference with the School District. This may be held in conjunction with the local government preapplication meeting.

Please check [✓] to indicate that you have included the following:

- X Please attach location sketch, property survey or preliminary site plan that shows the proposed uses.
- ☐ If applicable, please complete the *Application for Exemption: School Impact Fees for Age Restricted Housing for Housing Older Persons.* [2]
- ☐ If the project is anticipated to be phased, please describe and graphic showing phasing schedule.[3]

Please describe project and general schedule Annexation from St. Lucie County to the City of Fort Pierce, with concurrent Future Land Use assignment to Residential Low Density, and Final Planned Development for a 512 unit residential subdivision, including a mixture of detached single-family lots and multi-family villa units.			
Proposed Residential Uses	**Unit Type**	**Dwelling Units**	**Student Generation[1]**
	Single Family:	370	181
	Multi-Family:	142	87
	Age Restricted[2]:	N/A	N/A
If the access of the project is located on a collector or arterial roadway, please address a potential bus stop location to provide safe waiting for parents and students as well as loading and disembarkment of students from buses	The property is located on Gordy Road, a local roadway. A designated bus stop can be located on the entrance of the proposed development. A school bus turn-around is provided on-site.		

[1]For student generation rate use 0.405 students per single family unit and 0.207 students per multi-family unit (includes townhouses).
[2]A Restrictive Covenant is required for age-restricted communities that are exempt from concurrency and impact fees.
[3]If applicable, please attach a Phasing Plan showing the number and type of units to receive certificate of occupancy by phase

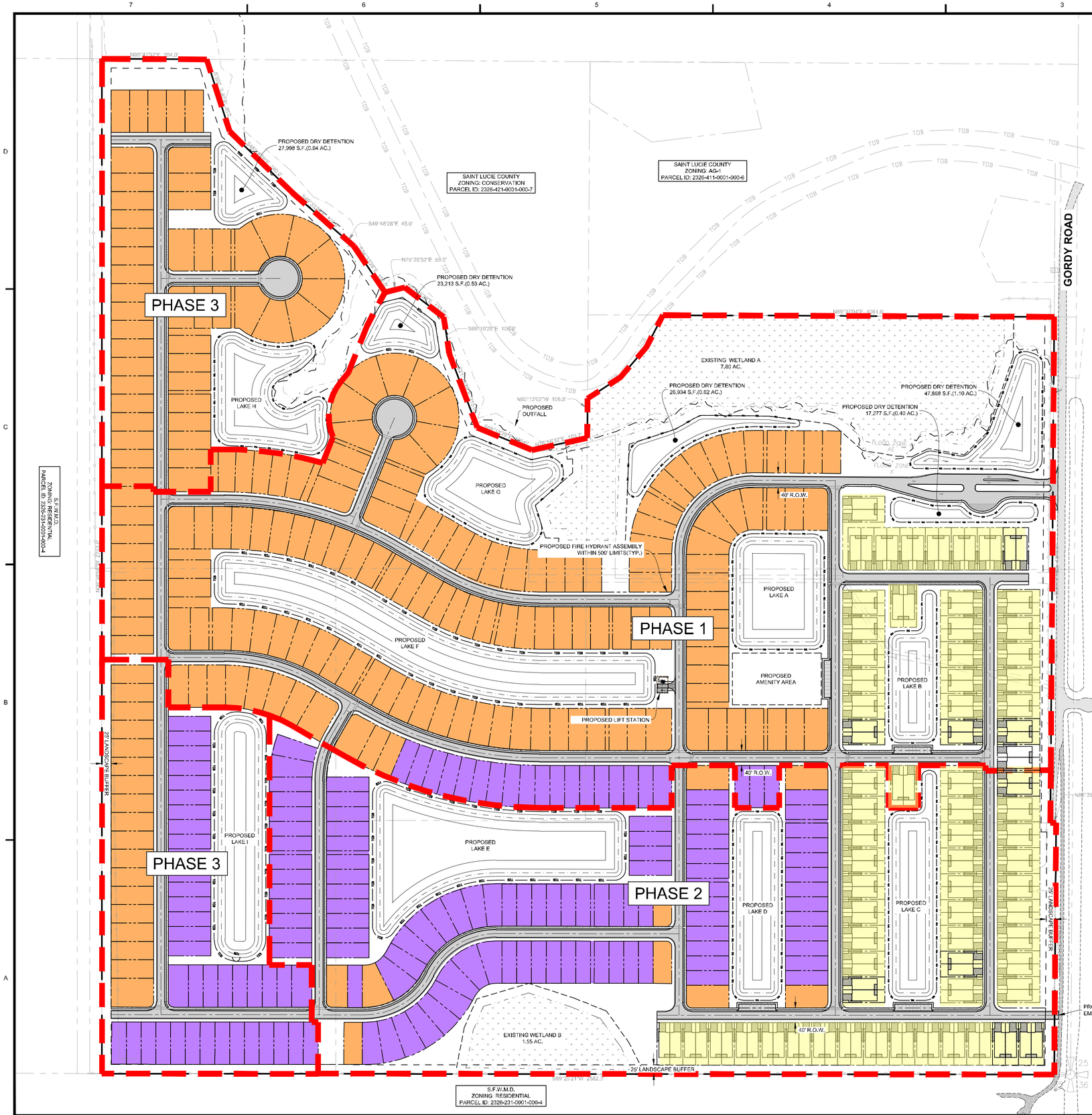
---

SCHOOL DISTRICT REVIEW (TO BE COMPLETED BY SCHOOL DISTRICT)

Local Gov. Reviewer:	School CSA
	Municipality Project Number:

School District Recommendations	
School District Representative Signature:	**Date:**

Rev 11/2021



SITE DATA

FUTURE LAND USE:	RS/RC
ZONING:	AG-1/RC
FUTURE LAND USE:	RS/RC
PARCEL ID #:	2326-413-0000-000-5 2326-413-0001-000-2 2326-434-0000-000-0
GROSS ACREAGE:	5,518,216 S.F. (126.681 AC) = 100.00%
PROJECT DENSITY:	
TOTAL DWELLING UNITS:	512 UNITS (4.04 D/U PER ACRES)
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%

LAND USE TABLE:

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

IMPERVIOUS/PERVIOUS:

TOTAL IMPERVIOUS:	1,961,071 S.F.	45.02 AC.	35.54%
BUILDING LOT COVERAGE(MAX):	974,998 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 @ TOB:	963,520 S.F.	22.12 AC.	17.46%
PROPOSED LAKES @ CE:	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%

PARKING AND LOADING:
EACH SINGLE FAMILY HOME WILL HAVE A MINIMUM OF TWO (2) CAR GARAGE AND SPACE FOR TWO (2) TANDEM SPACES

TOTAL PARKING: 2,008 SPACES

GARAGE PARKING:	984
DRIVEWAY PARKING:	984
ADDITIONAL GUEST PARKING:	40

LAKE & LITTORAL TABLE

		PROPOSED LITTORAL
PROPOSED LAKE A:		9,350 S.F.
AREA @ T.O.B.:	76,744 S.F.(1.76 AC.)	
AREA @ C.E.:	55,757 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.:	67,600 S.F.(1.55 AC.)	
AREA @ C.E.:	44,058 S.F.(1.01 AC.)	
PROPOSED LAKE E:		18,990 S.F.
AREA @ T.O.B.:	182,077 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.:	47,623 S.F.(1.09 AC.)	
PROPOSED LAKE I:		14,020 S.F.
AREA @ T.O.B.:	91,469 S.F.(2.10 AC.)	
AREA @ C.E.:	62,183 S.F.(1.43 AC.)	
TOTAL LITTORALS: (10 S.F. PER L.F. @ C.E.)		118,980 S.F.

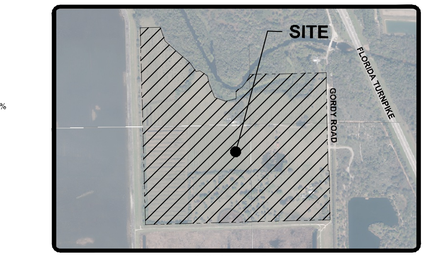
WETLAND IMPACT TABLE

RESIDENTIAL	
WETLAND IMPACTS:	2,007 S.F. (0.05 AC.)
WETLAND BUFFER IMPACTS:	7,779 S.F. (0.18 AC.)
COMMERICAL	
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	141 UNITS
VILLAS	58 UNITS
PHASE 2	
40' WIDE SINGLE FAMILY	94 UNITS
50' WIDE SINGLE FAMILY	9 UNITS
VILLAS	84 UNITS
PHASE 3	
40' WIDE SINGLE FAMILY	39 UNITS
50' WIDE SINGLE FAMILY	66 UNITS

50' WIDE	216 UNITS
40' WIDE	154 UNITS
VILLAS	142 UNITS



VICINITY MAP
SCALE: 1:1,000

PROJECT TEAM

OWNER:
HICKORY BRANCH PROPERTIES, INC.
1124 CORAL STREET
FORT PIERCE, FL 34982-1606

ENGINEER:
HALEY WARD
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987

LANDSCAPE ARCHITECT:
CONCEPTUAL DESIGN GROUP, INC.
900 EAST OCEAN BOULEVARD, SUITE 130D
STUART, FL 34994

SURVEY:
ENGINEERING, DESIGN & CONSTRUCTION, INC.

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. SOD 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.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

GRAPHIC SCALE

130 0 65 130 260 390
(IN FEET)
1 inch = 130 ft.

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
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

PROJECT
GORDY ROAD
HICKORY BRANCH PROPERTIES
3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA

TITLE
PHASING EXHIBIT

DATE: 1/12/2026	SCALE: AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL
CHECKED BY: MDL	
PROJECT No.: 25-131 ENG 1-9-26.DWG	
DRAWING No.: **SP-107**	REV.

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:\ENG\2025\25-131 RYAN HOMES - GORDY ROAD\HICKORY BRANCH\EXPORTS\SANDBOX\ENG\PLOTDEV\SP25-131 ENG 1-9-26.DWG, 2026.01.13, 2:16 PM

Varn Groves, Inc.
c/o David R. Varn
1124 Coral Street
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Ryan Homes - Gordy Road Hickory Branch Properties

Parcel ID: 2326-434-0000-000-0

BEFORE ME THIS DAY PERSONALLY APPEARED DAVID R. VARN, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

> I hereby give CONSENT to Haley Ward, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County, and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions that may arise as part of the approval of this application for the proposed use of a residential development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 2ND day of DECEMBER, 2025, by DALLIN ROCHA (Name of Person Acknowledging) who is personally known to me or who has produced DRIVERS LICENSE (type of identification) as identification and who did (did not) take an oath.

Notary Signature

DALLIN ROCHA
Printed Name of Notary

DALLIN ROCHA
(Notary Seal) COMMISSION #20252222
NOTARY PUBLIC
STATE OF IDAHO

6/2/31
My commission expires

Owner's Signature

David R. Varn
Owner's Name

2958 E. Fern Brook Drive
Street Address

Eagle, Idaho 83616
City, State, Zip

772-201-0995 / drvarn1@gmail.com
Telephone / Email

Donald M Varn (TR)
3601 Gordy Road
Fort Pierce, FL 34945

AGENT CONSENT FORM

Project Name: Ryan Homes - Gordy Road Hickory Branch Properties

Parcel ID: 2326-413-0000-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED Donald M. Varn, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Haley Ward, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County, and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions that may arise as part of the approval of this application for the proposed use of a residential development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 3rd day of December, 2025, by Donald M. Varn (Name of Person Acknowledging) who is personally known to me or who has produced FL. DL (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Kate Nethers
Printed Name of Notary

KATE NETHERS
MY COMMISSION # HH 500153
EXPIRES: May 31, 2028

(Notary Seal)

May 31, 2028
My commission expires

Donald M. Varn
Owner's Signature

Donald M. Varn (TR)
Owner's Name

3601 Gordy Road
Street Address

Fort Pierce, FL 34945
City, State, Zip

772-201-5320/ rusty.varn@proton.me
Telephone / Email

Hickory Branch Properties Inc.
c/o Suzanne B. Varn
1124 Coral Street
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Ryan Homes - Gordy Road Hickory Branch Properties

Parcel ID: 2326-413-0001-000-2

BEFORE ME THIS DAY PERSONALLY APPEARED _____, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Haley Ward, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all City, County, and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions that may arise as part of the approval of this application for the proposed use of a residential development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 4th day of Dec, 2025, by Suzanne Buarn (Name of Person Acknowledging) who is personally known to me or who has produced DL V650-782-44723-0 (type of identification) as identification and who did (did not) take an oath.

Sabrina Hunter
Notary Signature

Sabrina Hunter
Printed Name of Notary

(Notary Seal)

SABRINA M HUNTER
Notary Public - State of Florida
Commission # HH 600851
My Comm. Expires Nov 22, 2028
Bonded through National Notary Assn.

My commission expires

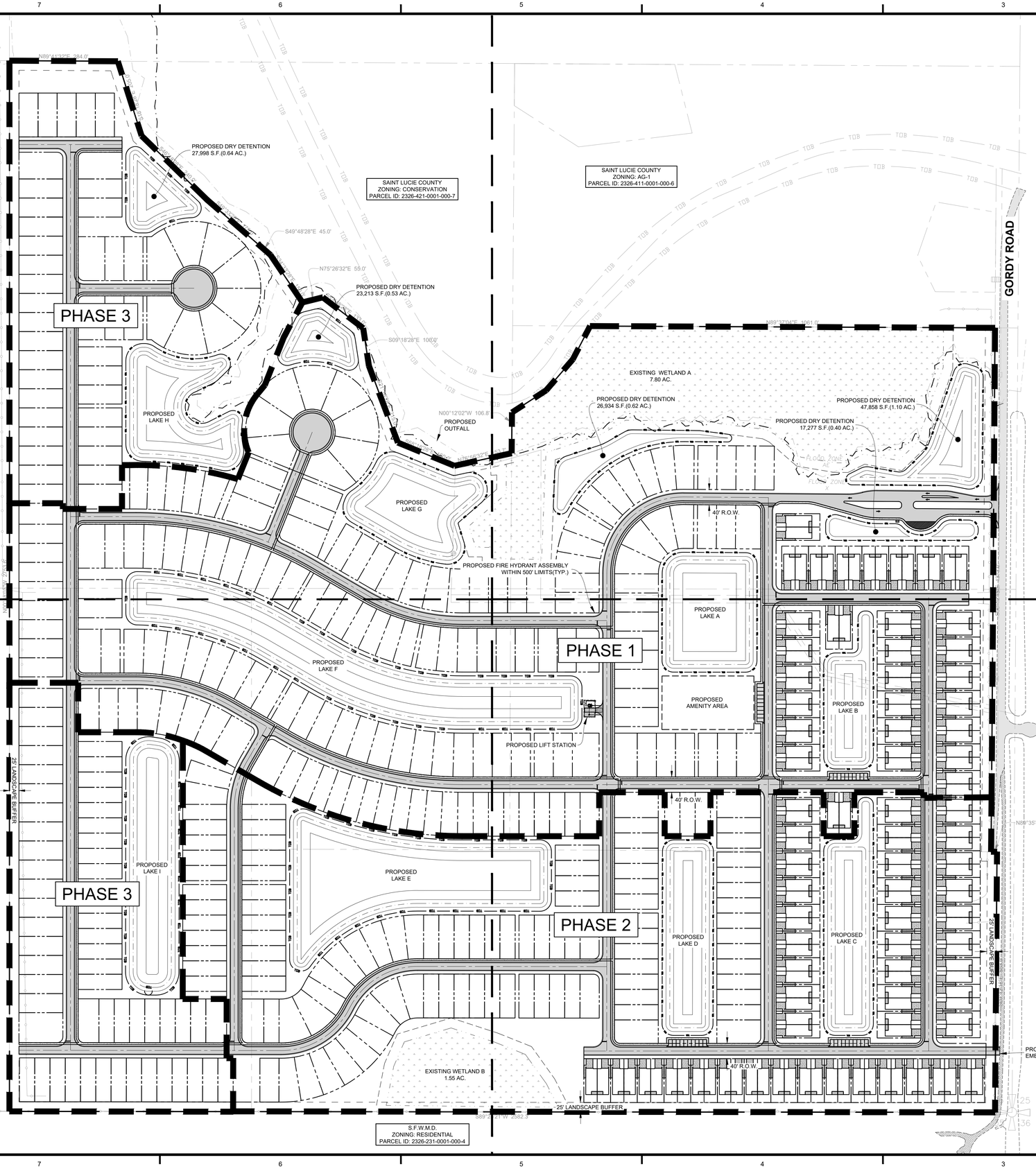
Suzanne B. Varn
Owner's Signature

Suzanne B. Varn
Owner's Name

1124 Coral Street
Street Address

Fort Pierce, FL 34982
City, State, Zip

772-579-3834/ suzannevarn@yahoo.com
772 579 3834
Telephone / Email



SITE DATA

FUTURE LAND USE:	RS/RC
ZONING:	AG-1/RC
FUTURE LAND USE:	RS/RC
PARCEL ID #:	2326-413-0000-000-5 2326-413-0001-000-2 2326-434-0000-000-0
GROSS ACREAGE:	5,518,216 S.F. (126.681 AC) = 100.00%
PROJECT DENSITY:	
TOTAL DWELLING UNITS:	512 UNITS (4.04 D/U PER ACRES)
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%

LAND USE TABLE:

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

IMPERVIOUS/PERVIOUS:

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 @ TOB:	963,520 S.F.	22.12 AC.	17.46%
PROPOSED LAKES @ CE:	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%

PARKING AND LOADING:
EACH SINGLE FAMILY HOME WILL HAVE A MINIMUM OF TWO (2) CAR GARAGE AND SPACE FOR TWO (2) TANDEM SPACES

TOTAL PARKING: 2,088 SPACES

GARAGE PARKING:	984
DRIVEWAY PARKING:	984
ADDITIONAL GUEST PARKING:	40

LAKE & LITTORAL TABLE

		PROPOSED LITTORAL
PROPOSED LAKE A:		9,360 S.F.
AREA @ T.O.B.:	76,744 S.F.(1.76 AC.)	
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.:	67,600 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.:	47,623 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 L.F. @ 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.)
COMMERICAL	
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	141 UNITS
VILLAS	48 UNITS
PHASE 2	
40' WIDE SINGLE FAMILY	94 UNITS
50' WIDE SINGLE FAMILY	9 UNITS
VILLAS	74 UNITS
PHASE 3	
40' WIDE SINGLE FAMILY	39 UNITS
50' WIDE SINGLE FAMILY	66 UNITS



VICINITY MAP
SCALE: 1:1,000

PROJECT TEAM

OWNER:
HICKORY BRANCH PROPERTIES, INC.
1124 CORAL STREET
FORT PIERCE, FL 34982-1606

ENGINEER:
HALEY WARD
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987

LANDSCAPE ARCHITECT:
CONCEPTUAL DESIGN GROUP. INC.
900 EAST OCEAN BOULEVARD, SUITE 130D
STUART, FL 34994

SURVEY:
ENGINEERING, DESIGN & CONSTRUCTION. INC.

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. SOD 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.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

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

GRAPHIC SCALE
130 0 65 130 260 390
(IN FEET)
1 inch = 130 ft.

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
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

PROJECT
GORDY ROAD
HICKORY BRANCH PROPERTIES
3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA

TITLE
FINAL PD SITE PLAN

DATE	SCALE
1/12/2026	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
VER	MDL	MDL

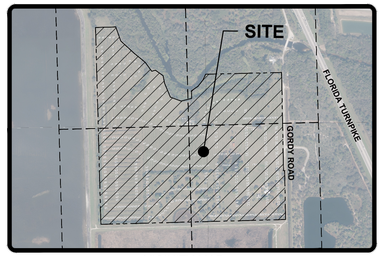
PROJECT No.
25-131 ENG 1-9-26.DWG

DRAWING No.
SP-101

REV.

FILE LOCATION: Z:\EDC-2020\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWG\SP-101 ENG 1-9-26.DWG, 2026.01.12, 2:29 PM

LAKE & LITTORAL TABLE		
		PROPOSED LITTORAL
PROPOSED LAKE A:		9,360 S.F.
AREA @ T.O.B.:	76,744 S.F.(1.76 AC.)	
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.:	67,600 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.:	47,623 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 L.F. @ C.E.)		



VICINITY MAP
SCALE: 1:1,000

SAINT LUCIE COUNTY
ZONING: AG-1
PARCEL ID: 2326-411-0001-000-6

SAINT LUCIE COUNTY
ZONING: CONSERVATION
PARCEL ID: 2325-323-0001-000-3

GORDY ROAD

EXISTING WETLAND A
7.80 AC.

N89°37'04"E 1061.0'

N78°55'02"E 106.8'

PROPOSED DRY DETENTION
26,934 S.F.(0.62 AC.)

PROPOSED DRY DETENTION
47,858 S.F.(1.10 AC.)

PROPOSED DRY DETENTION
17,277 S.F.(0.40 AC.)

PROPOSED
8" WATER MAIN(TYP.)

PROPOSED
SANITARY FORCEMAIN

PROPOSED
STOP SIGN & STOP BAR
PEDESTRIAN CROSSING

PROPOSED
SCHOOL BUS DROP OFF

PROPOSED
SANITARY MANHOLE(TYP.)

PROPOSED
VALLEY GUTTER(TYP.)

PROPOSED FIRE HYDRANT ASSEMBLY
WITHIN 500' LIMITS(TYP.)

PROPOSED
LAKE A

41' WETLAND
BUFFER

40' R.O.W.

44.5' R.O.W. NORTH ST. LUCIE
RIVER WATER MANAGEMENT
DISTRICT CANAL NO 96

15.5' SLC R.O.W.

FLOOD ZONE AE

FLOOD ZONE X

R190'

R35'

R50'

248'

115'

70'

14'

19'

1:2

1:4

1:10

1:25

1:100

1:500

1:1000

1:2000

1:4000

1:10000

1:20000

1:40000

1:80000

1:160000

1:320000

1:640000

1:1280000

1:2560000

1:5120000

1:10240000

1:20480000

1:40960000

1:81920000

1:163840000

1:327680000

1:655360000

1:1310720000

1:2621440000

1:5242880000

1:10485760000

1:20971520000

1:41943040000

1:83886080000

1:167772160000

1:335544320000

1:671088640000

1:1342177280000

1:2684354560000

1:5368709120000

1:10737418240000

1:21474836480000

1:42949672960000

1:85899345920000

1:171798691840000

1:343597383680000

1:687194767360000

1:1374389534720000

1:2748779069440000

1:5497558138880000

1:10995116277760000

1:21990232555520000

1:43980465111040000

1:87960930222080000

1:175921860444160000

1:351843720888320000

1:703687441776640000

1:1407374883553280000

1:2814749767106560000

1:5629499534213120000

1:11258999068426240000

1:22517998136852480000

1:45035996273704960000

1:90071992547409920000

1:180143985094819840000

1:360287970189639680000

1:720575940379279360000

1:1441151880758558720000

1:2882303761517117440000

1:5764607523034234880000

1:11529215046068469760000

1:23058430092136939520000

1:46116860184273879040000

1:92233720368547758080000

1:184467440737095516160000

1:368934881474191032320000

1:737869762948382064640000

1:1475739525896764129280000

1:2951479051793528258560000

1:5902958103587056517120000

1:11805916207174113034240000

1:23611832414348226068480000

1:47223664828696452136960000

1:94447329657392904273920000

1:188894659314785808547840000

1:377789318629571617095680000

1:755578637259143234191360000

1:1511157274518286468382720000

1:3022314549036572936765440000

1:6044629098073145873530880000

1:12089258196146291747061760000

1:24178516392292583494123520000

1:48357032784585166988247040000

1:96714065569170333976494080000

1:193428131138340667952988160000

1:386856262276681335905976320000

1:773712524553362671811952640000

1:1547425049106725343623905280000

1:3094850098213450687247810560000

1:6189700196426901374495621120000

1:12379400392853802748991242240000

1:24758800785707605497982484480000

1:49517601571415210995964968960000

1:99035203142830421991929937920000

1:198070406285660843983859875840000

1:396140812571321687967719751680000

1:792281625142643375935439503360000

1:1584563250285286751870879006720000

1:3169126500570573503741758013440000

1:6338253001141147007483516026880000

1:12676506002282294014967032053760000

1:25353012004564588029934064107520000

1:50706024009129176059868128215040000

1:101412048018258352119736256430080000

1:202824096036516704239472512860160000

1:405648192073033408478945025720320000

1:811296384146066816957890051440640000

1:1622592768292133633915780102881280000

1:3245185536584267267831560205762560000

1:6490371073168534535663120411525120000

1:12980742146337069071326240823050240000

1:25961484292674138142652481646100480000

1:51922968585348276285304963292200960000

1:103845937170696552570609926584401920000

1:207691874341393105141219853168803840000

1:415383748682786210282439706337607680000

1:830767497365572420564879412675215360000

1:1661534994731144841129758825350430720000

1:3323069989462289682259517650700861440000

1:6646139978924579364519035301401722880000

1:13292279957849158729038070602803445760000

1:26584559915698317458076141205606891520000

1:53169119831396634916152282411213783040000

1:106338239662793269832304564822427566080000

1:212676479325586539664609129644855132160000

1:425352958651173079329218259289710264320000

1:850705917302346158658436518579420528640000

1:1701411834604692317316873037158841057280000

1:3402823669209384634633746074317682114560000

1:6805647338418769269267492148635364229120000

1:13611294676837538538534984297270728458240000

1:27222589353675077077069968594541456916480000

1:54445178707350154154139937189082913832960000

1:108890357414700308308279874378165827665920000

1:217780714829400616616559748756331655331840000

1:435561429658801233233119497512663310663680000

1:871122859317602466466238995025326621327360000

1:1742245718635204932932477990050653242654720000

1:3484491437270409865864955980101306485309440000

1:6968982874540819731729911960202612970618880000

1:13937965749081639463459823920405225941237760000

1:27875931498163278926919647840810451882475520000

1:55751862996326557853839295681620903764951040000

1:111503725992653115707678591363241807529902080000

1:223007451985306231415357182726483615059804160000

1:446014903970612462830714365452967230119608320000

1:892029807941224925661428730905934460239216640000

1:1784059615882449851322857461811868920478433280000

1:3568119231764899702645714923623737840956866560000

1:7136238463529799405291429847247475681913733120000

1:14272476927059598810582859694494951363827466240000

1:28544953854119197621165719388989902727654932480000

1:57089907708238395242331438777979805455309864960000

1:114179815416476790484662877555959610910619729920000

1:228359630832953580969325755111919221821239459840000

1:456719261665907161938651510223838443642478919680000

1:913438523331814323877303020447676887284957839360000

1:1826877046663628647754606040895353774569915678720000

1:3653754093327257295509212081790707549139831357440000

1:7307508186654514591018424163581415098279662714880000

1:14615016373309029182036848327162830196559325429760000

1:29230032746618058364073696654325660393118650859520000

1:58460065493236116728147393308651320786237301719040000

1:116920130986472233456294786617302641572474603438080000

1:233840261972944466912589573234605283144949206876160000

1:467680523945888933825179146469210566289898413752320000

1:935361047891777867650358292938421132579796827504640000

1:1870722095783555735300716585876842265159593655009280000

1:3741444191567111470601433171753684530319187310018560000

1:7482888383134222941202866343507369060638374620037120000

1:14965776766268445882405732687014738121276749240074240000

1:29931553532536891764811465374029476242553498480148480000

1:59863107065073783529622930748058952485106996960296960000

1:119726214130147567059245861496117904970213993920593920000

1:239452428260295134118491722992235809940427987841187840000

1:478904856520590268236983445984471619880855975682375680000

1:957809713041180536473966891968943239761711951364751360000

1:1915619426082361072947933783937886479523423902729502720000

1:3831238852164722145895867567875772959046847805459005440000

1:7662477704329444291791735135751545918093695610918010880000

1:15324955408658888583583470271503091836187391221836021760000

1:30649910817317777167166940543006183672374782443672043520000

1:61299821634635554334333881086012367344749564887344087040000

1:122599643269271108668667762172024734689499129774688174080000

1:245199286538542217337335524344049469378998259549376348160000

1:490398573077084434674671048688098938757996519098752696320000

1:980797146154168869349342097376197877515993038197505392640000

1:1961594292308337738698684194752395755031986076395010785280000

1:3923188584616675477397368389504791510063972152790021570560000

1:7846377169233350954794736779009583020127944305580043141120000

1:15692754338466701909589473558019166040255888611160086282240000

1:31385508676933403819178947116038332080511777222320172564480000

1:62771017353866807638357894232076664161023554444640345128960000

1:125542034707733615276715788464153328322047108889280690257920000

1:251084069415467230553431576928306656644094217778561380515840000

1:502168138830934461106863153856613313288188435557122761031680000

1:1004336277661868922213726307713226626576376871114245522063360000

1:2008672555323737844427452615426453253152753742228491044126720000

1:4017345110647475688854905230852906506305507484456982088253440000

1:8034690221294951377709810461705813012611014968913964176506880000

1:16069380442589902755419620923411626025222029937827928353013760000

1:32138760885179805510839241846823252050444059875655856706027520000

1:64277521770359611021678483693646504100888119751311713412055040000

1:128555043540719222043356967387293008201776239502623426824110080000

1:257110087081438444086713934774586016403552479005246853648220160000

1:514220174162876888173427869549172032807104958010493707296440320000

1:1028440348325753776346855739098344065614209916020987414592880640000

1:2056880696651507552693711478196688131228419832041974829185761280000

1:4113761393303015105387422956393376262456839664083949658371522560000

1:8227522786606030210774845912786752524913679328167899316743045120000

1:16455045573212060421549691825573505049827358656335798633486090240000

1:32910091146424120843099383651147010099654717312671597266972180480000

1:65820182292848241686198767302294020199309434625343194533944360960000

1:131640364585696483372397534604588040398618869250686389067888721920000

1:263280729171392966744795069209176080797237738501372778135777443840000

1:526561458342785933489590138418352161594475477002745556271554887680000

1:1053122916685571866979180276836704323188950954005491112543109775360000

1:2106245833371143733958360553673408646377901908010982225086219550720000

1:4212491666742287467916721107346817292755803816021964450172439101440000

1:8424983333484574935833442214693634585511607632043928900344878202880000

1:16849966666969149871666884429387269171023215264087857800689756405760000

1:33699933333938299743333768858774538342046430528175715601379512811520000

1:67399866667876599486667537717549076684092861056351431202759025623040000

1:134799733335753198973335075435098153368185722112702862405518051246080000

1:269599466671506397946670150870196306736371444225405724811036102492160000

1:539198933343012795893340301740392613472742888450811449622072204984320000

1:1078397866686025591786680603480785226945485776901622899244144409968640000

1:2156795733372051183573361206961570453890971553803245798488288819937280000

1:4313591466744102367146722413923140907781943107606491596976577639874560000

1:8627182933488204734293444827846281815563886215212983193953155279749120000

1:17254365866976409468586889655692563631127772430425966387906310559498240000

1:34508731733952818937173779311385127262255544860851932775812621118996480000

1:69017463467905637874347558622770254524511089721703865551625242237992960000

1:138034926935811275748695117245540509049022179443407731103250484475985920000

1:276069853871622551497390234491081018098044358886815462206500968951971840000

1:552139707743245102994780468982162036196088717773630924413001937903943680000

1:1104279415486490205989560937964324072392177435547261848826003875807887360000

1:2208558830972980411979121875928648144784354871094523697652007751615774720000

1:4417117661945960823958243751857296289568709742189047395304015503231549440000

1:8834235323891921647916487503714592579137419484378094790608031006463098880000

1:17668470647783843295832975007429185158274838968756189581216062012926197760000

1:35336941295567686591665950014858370316549677937512379162432124025852395520000

1:70673882591135373183331900029716740633099355875024758324864248051704791040000

1:141347765182270746366663800059433481266198711750049516649728496103409582080000

1:282695530364541492733327600118866962532397423500099033299456992206819164160000

1:565391060729082985466655200237733925064794847000198066598913984413638328320000

1:1130782121458165970933310400475467850129589694000396133197827968827276656640000

1:2261564242916331941866620800950935700259179388000792266395655937654553313280000

1:4523128485832663883733241601901871400518358776001584532791311875309106626560000

1:9046256971665327767466483203803742801036717552003169065582623750618213253120000

1:18092513943330655534932966407607485602073435104006338131165247501236426506240000

1:36185027886661311069865932815214971204146870208012676262330495002472853012480000

1:72370055773322622139731865630429942408293740416025352524660990004945706024960000

1:144740111546645244279463731260859884816587480832050705049321980009891412049920000

1:289480223093290488558927462521719769633174961664101410098643960019782824099840000

1:578960446186580977117854925043439539266349923328202820197287920039565648199680000

1:1157920892373161954235709850086879078532699846656405640394575840079131296399360000

1:2315841784746323908471419700173758157065399693312811280789151680158262592798720000

1:4631683569492647816942839400347516314130799386625622561578303360316525185597440000

1:9263367138985295633885678800695032628261598773251245123156606720633050371194880000

1:18526734277970591267771357601390065256523197546502490246313213441266100742389760000

1:37053468555941182535542715202780130513046395093004980492626426882532201484779520000

1:74106937111882365071085430405560261026092790186009960985252853765064402969559040000

1:148213874223764730142170860811120522052185580372019921970505707530128805939118080000

1:296427748447529460284341721622241044104371160744039843941011415060257611878236160000

1:592855496895058920568683443244482088208742321488079687882022830120515223756472320000

1:1185710993790117841137366886488964176417484642976159375764045660241030447512944640000

1:2371421987580235682274733772977928352834969285952318751528091320482060895025889280000

1:4742843975160471364549467545955856705669938571904637503056182640964121790051778560000

1:9485687950320942729098935091911713411339877143809275006112365281928243580103557120000

1:18971375900641885458197870183823426822679754287618550012224730563856487160207114240000

1:37942751801283770916395740367646853645359508575237100024449461127712974320414228480000

1:75885503602567541832791480735293707290719017150474200048898922255425948640828456960000

1:151771007205135083665582961470587414581438034300948400097797844510851897281656913920000

1:303542014410270167331165922941174829162876068601896800195595689021703794563313827840000

1:607084028820540334662331845882349658325752137203793600391191378043407589126627655680000

1:1214168057641080669324663691764699316651504274407587200782382756086815178253255311360000

1:2428336115282161338649327383529398633303008548815174401564765512173630356506510622720000

1:4856672230564322677298654767058797266606017097630348803129531024347260713013021245440000

1:9713344461128645354597309534117594533212034195260697606259062048694521426026042490880000

1:19426688922257290709194619068235189066424068390521395212518124097389042852052084981760000

1:38853377844514581418389238136470378132848136781042790425036248194778085704104169963520000

1:77706755689029162836778476272940756265696273562085580850072496389556171408208339927040000

1:155413511378058325673556952545881512531392547124171161700144992779112342816416679854080000

1:310827022756116651347113905091763025062785094248342323400289985558224685632833359708160000

1:621654045512233302694227810183526050125570188496684646800579971116449371265666719416320000

1:1243308091024466605388455620367052100251140376993369293601159942232898742531333438832640000

1:2486616182048933210776911240734104200502280753986738587202319884465797485062666877665280000

1:4973232364097866421553822481468208401004561507973477174404639768931594970125333755330560000

1:9946464728195732843107644962936416802009123015946954348809279537863189940250667510661120000

1:19892929456391465686215289925872833604018246031893908697618559075726379880501335021322240000

1:39785858912782931372430579851745667208036492063787817395237118151452759761002670042644480000

1:79571717825565862744861159703491334416072984127575634790474236302905519522005340085288960000

1:159143435651131725489722319406982668832145968255151269580948472605811039044010680170577920000

1:318286871302263450979444638813965337664291936510302539161896945211622078088021360341155840000

1:636573742604526901958889277627930675328583873020605078323793890423244156176042720682311680000

1:1273147485209053803917778555255861350657167746041210156647587780846488312352085441364623360000

1:2546294970418107607835557110511722701314335492082420313295175561692976624704170882729246720000

1:5092589940836215215671114221023445402628670984164840626590351123385953249408341765458493440000

1:10185179881672430431342228442046890805257341968329681253180702246771906498816683530916986880000

1:20370359763344860862684456884093781610514683936659362506361404493543812997633367061833973760000

1:40740719526689721725368913768187563221029367873318725012722808987087625995266734123667947520000

1:81481439053379443450737827536375126442058735746637450025445617974175251990533468247335895040000

1:162962878106758886901475655072750252884117471493274900050891235948350503981066936494671790080000

1:325925756213517773802951310145500505768234942986549800101782471896701007962133872989343580160000

1:651851512427035547605902620291001011536469885973099600203564943793402015924267745978687160320000

1:1303703024854071095211805240582002023072939771946199200407129887586804031848535491957374320640000

1:2607406049708142190423610481164004046145879543892398400814259775173608063697070983914748641280000

1:5214812099416284380847220962328008092291759087784796801628519550347216127394141967829497282560000

1:10429624198832568761694441924656016184583518175569593603257039100694432254788283935658994565120000

1:20859248397665137523388883849312032369167036351139187206514078201388864509576567871317989130240000

1:41718496795330275046777767698624064738334072702278374413028156402777729019153135742635978260480000

1:83436993590660550093555535397248129476668145404556748826056312805555458038306271485271956520960000

1:166873987181321100187111070794496258953336290809113497652112625611110916076612542970543913041920000

1:333747974362642200374222141588992517906672581618226995304225251222221832153225085941087826083840000

1:667495948725284400748444283177985035813345163236453990608450502444443664306450171882175652167680000

1:1334991897450568801496888566355970071626690326472907981216901004888887328612900343764351304335360000

1:2669983794901137602993777132711940143253380652945815962433802009777774657225800687528702608670720000

1:5339967589802275205987554265423880286506761305891631924867604019555549314451601375057405217341440000

1:10679935179604550411975108530847760573013522611783263849735208039111098628903202750114810434682880000

1:21359870359209100823950217061695521146027045223566527699470416078222197257806405500229620869365760000

1:42719740718418201647900434123391042292054090447133055398940832156444394515612811000459241738731520000

1:85439481436836403295800868246782084584108180894266110797881664312888789031225622000918483477463040000

1:170878962873672806591601736493564169168216361788532221595763328625777578062451244001836966954926080000

1:341757925747345613183203472987128338336432723577064443191526657251555156124902488003673933909852160000

1:683515851494691226366406945974256676672865447154128886383053314503110312249804976007347867819704320000

1:1367031702989382452732813891948513353345730894308257772766106629006220624499609952014695735639408640000

1:2734063405978764905465627783897026706691461788616515545532213258012441248999219904029391471278817280000

1:5468126811957529810931255567794053413382923577233031091064426516024882497998439808058782942557634560000

1:10936253623915059621862511135588106826765847154466062182128853032049764995996879616117565885115269120000

1:21872507247830119243725022271176213653531694308932124364257706064099529991993759232235131770230538240000

1:43745014495660238487450044542352427307063388617864248728515412128199059983987518464470263540461076480000

1:87490028991320476974900089084704854614126777235728497457030824256398119967975036928940527080922152960000

1:174980057982640953949800178169409709228253554471456994914061648512796239935950073857881054161844305920000

1:349960115965281907899600356338819418456507108942913989828123297025592479871900147715762108323688611840000

1:699920231930563815799200712677638836913014217885827979656246594051184959743800295431524216647377223680000

1:1399840463861127631598401425355277673826028435771655959312493188102369919487600590863048433294754447360000

1:2799680927722255263196802850710555347652056871543311918624986376204739838975201181726096866589508894720000

1:5599361855444510526393605701421110695304113743086623837249972752409479677950402363452193733179017789440000

1:11198723710889021052787211402842221390608227486173247674499945504818959355900804726904387466358035578880000

1:22397447421778042105574422805684442781216454972346495348999891009637918711801609453808774932716071157760000

1:44794894843556084211148845611368885562432909944692990697999782019275837423603218907617549865432142315520000

1:89589789687112168422297691222737771124865819889385981395999564038551674847206437815235099730864284631040000

1:179179579374224336844595382445475542249731639778771962791999128077103349694412875630470199461728569262080000

1:358359158748448673689190764890951084499463279557543925583998256154206699388825751260940398923457138524160000

1:716718317496897347378381529781902168998926559115087851167996512308413398777651502521880797846914277048320000

1:1433436634993794694756763059563804337997853118230175702335993024616826797555303005043761595693828554096640000

1:2866873269987589389513526119127608675995706236460351404671986049233653595110606010087523191387657108193280000

1:5733746539975178779027052238255217351991412472920702809343972098467307190221212020175046382775314216386560000

1:11467493079950357558054104476510434703982824945841405618687944196934614380442424040350092765550628432773120000

1:22934986159900715116108208953020869407965649891682811237375888393869228760884848080700185531101256865546240000

1:45869972319801430232216417906041738815931299783365622474751776787738457521769696161400371062202513731092480000

1:91739944639602860464432835812083477631862599566731244949503553575476915043539392322800742124405027462184960000

1:183479889279205720928865671624166955263725199133462489899007107150953830087078784645601484248810054924369920000

1:366959778558411441857731343248333910527450398266924979798014214301907660174157569291202968497620109848739840000

1:733919557116822883715462686496667821054900796533849959596028428603815320348315138582405936995240219697479680000

1:1467839114233645767430925372993335642109801593067699919192056857207630640696630277164811873990480439394959360000

1:2935678228467291534861850745986671284219603186135399838384113714415261281393260554329623747980960878789918720000

1:5871356456934583069723701491973342568439206372270799676768227428830522562786521108659247495961921757579837440000

1:11742712913869166139447402983946685136878412744541599353536454857661045125573042217318494991923843515159674880000

1:23485425827738332278894805967893370273756825489083198707072909715322090251146084434636989983847687030319349760000

1:46970851655476664557789611935786740547513650978166397414145819430644180502292168869273979967695374060638699520000

1:93941703310953329115579223871573481095027301956332794828291638861288361004584337738547959935390748121277399040000

1:187883406621906658231158447743146962190054603912665589656583277722576722009168675477095919870781496242554798080000

1:375766813243813316462316895486293924380109207825331179313166555445153444018337350954191839741562992485109596160000

1:751533626487626632924633790972587848760218415650662358626333110890306888036674701908383679483125984970219192320000

1:1503067252975253265849267581945175697520436831301324717252666221780613776073349403816767358966251969940438384640000

1:3006134505950506531698535163890351395040873662602649434505332443561227552146698807633534717932503939880876769280000

1:6012269011901013063397070327780702790081747325205298869010664887122455104293397615267069435865007879761753538560000

1:12024538023802026126794140655561405580163494650410597738021329774244910208586795230534138871730015759523507077120000

1:24049076047604052253588281311122811160326989300821195476042659548489820417173590461068277743460031519047014154240000

1:48098152095208104507176562622245622320653978601642390952085319096979640834347180922136555486920063038094028308480000

1:96196304190416209014353125244491244641307957203284781904170638193959281668694361844273110973840126076188056616960000

1:192392608380832418028706250488982489282615914406569563808341276387918563337388723688546221947680252152376113233920000

1:384785216761664836057412500977964978565231828813139127616682552775837126674777447377092443895360504304752226467840000

1:769570433523329672114825001955929957130463657626278255233365105551674253349554894754184887790721008609504452935680000

1:1539140867046659344229650003911859914260927315252556510466730211103348506699109789508369775581442017219008905871360000

1:3078281734093318688459300007823719828521854630505113020933460422206697013398219579016739551162884034438017811742720000

1:6156563468186637376918600015647439657043709261010226041866920844413394026796439158033479102325768068876035623485440000

1:12313126936373274753837200031294879314087418522020452083733841688826788053592878316066958204651536137752071246970880000

1:24626253872746549507674400062589758628174837044040904167467683377653576107185756632133916409303072275504142493941760000

1:49252507745493099015348800125179517256349674088081808334935366755307152214371513264267832818606144551008284987883520000

1:98505015490986198030697600250359034512699348176163616669870733510614304428743026528535665637212289102016569975767040000

1:197010030981972396061395200500718069025398696352327233339741467021228608857486053057071331274424578204033139951534080000

1:394020061963944792122790401001436138050797392704654466679482934042457217714972106114142662548849156408066279903068160000

1:788040123927889584245580802002872276101594785409308933358965868084914435429944212228285325097698312816132559806136320000

1:1576080247855779168491161604005744552203189570818617866717931736169828870859888424456570650195396625632265119612272640000

1:3152160495711558336982323208011489104406379141637235733435863472339657741719776848913141300390793251264530239224545280000

1:6304320991423116673964646416022978208812758283274471466871726944679315483439553697826282600781586502529060478449090560000

1:12608641982846233347929292832045956417625516566548942933743453889358630966879107395652565201563173005058120956898181120000

1:25217283965692466695858585664091912835251033133097885867486907778717261933758214791305130403126346010116241913796362240000

1:50434567931384933391717171328183825670502066266195771734973815557434523867516429582610260806252692020232483827592724480000

1:100869135862769866783434342656367651341004132532391543469947631114869047735032859165220521612505384040464967655185448960000

1:201738271725539733566868685312735302682008265064783086939895262229738095470065718330441043225010768080929935310370897920000

1:403476543451079467133737370625470605364016530129566173879790524459476190940131436660882086450021536161859870620741795840000

1:806953086902158934267474741250941210728033060259132347759581048918952381880262873321764172900043072323719741241483591680000

1:1613906173804317868534949482501882421456066120518264695519162097837904763760525746643528345800086144647439482482967183360000

1:3227812347608635737069898965003764842912132241036529391038324195675809527521051493287056691600172289294878964965934366720000

1:6455624695217271474139797930007529685824264482073058782076648391351619055042102986574113383200344578589757929931868733440000

1:12911249390434542948279595860015059371648528964146117564153296782703238110084205973148226766400689157179515859863737466880000

1:25822498780869085896559191720030118743297057928292235128306593565406476220168411946296453532801378314359031719727474933760000

1:51644997561738171793118383440060237486594115856584470256613187130812952440336823892592907065602756628718063439454949867520000

1:103289995123476343586236766880120474973188231713168940513226374261625904880673647785185814131205513257436126878909899735040000

1:206579990246952687172473533760240949946376463426337881026452748523251809761347295570371628262411026514872253757819799470080000

1:413159980493905374344947067520481899892752926852675762052905497046503619522694591140743256524822053029744507515639598940160000

1:826319960987810748689894135040963799785505853705351524105810994093007239045389182281486513049644106059489015031279197880320000

1:1652639921975621497379788270081927599571011707410703048211621988186014478090778364562973026099288212118978030062558395760640000

1:3305279843951242994759576540163855199142023414821406096423243976372028956181556729125946052198576424237956060125116791521280000

1:6610559687902485989519153080327710398284046829642812192846487952744057912363113458251892104397152848475912120250233583042560000

1:13221119375804971979038306160655420796568093659285624385692975905488115824726226916503784208794305696951824240500467166085120000

1:26442238751609943958076612321310841593136187318571248771385951810976231649452453833007568417588611393903648481000934332170240000

1:52884477503219887916153224642621683186272374637142497542771903621952463298904907666015136835177222787807296962001868664340480000

1:105768955006439775832306449285243366372544749274284995085543807243904926597809815332030273670354445575614593924003737328680960000

1:211537910012879551664612898570486732745089498548569990171087614487809853195619630664060547340708891151229187848007474657361920000

1:423075820025759103329225797140973465490178997097139980342175228975619706391239261328121094681417782302458375696014949314723840000

1:846151640051518206658451594281946930980357994194279960684350457951239412782478522656242189362835564604916751392029898629447680000

1:1692303280103036413316903188563893861960715988388559921368700915902478825564957045312484378725671129209833502784059797258895360000

1:3384606560206072826633806377127787723921431976777119842737401831804957651129914090624968757451342258419667005568119594517790720000

1:6769213120412145653267612754255575447842863953554239685474803663609915302259828181249937514902684516839334011136239189035581440000

1:13538426240824291306535225508511150895685727907108479370949607327219830604519656362499875029805369033678668022272478378071162880000

1:27076852481648582613070451017022301791371455814216958741899214654439661209039312724999750059610738067357336044544956756142325760000

1:54153704963297165226140902034044603582742911628433917483798429308879322418078625449999500119221476134714672089089913512284651520000

1:108307409926594330452281804068089207165485823256867834967596858617758644836157250899999000238442952269429344178179827024569303040000

1:216614819853188660904563608136178414330971646513735669935193717235517289672314501799998000476885904538858688356359654049138606080000

1:433229639706377321809127216272356828661943293027471339870387434471034579344629003599996000953771809077717376712719308098277212160000

1:866459279412754643618254432544713657323886586054942679740774868942069158689258007199992001907543618155434753425438616196554424320000

1:1732918558825509287236508865089427314647773172109885359481549737884138317378516014399984003815087236310869506850877232393108848640000

1:3465837117651018574473017730178854629295546344219770718963099475768276634757032028799968007630174472621739013701754464786217697280000

1:6931674235302037148946035460357709258591092688439541437926198951536553269514064057599936015260348945243478027403508929572435394560000

1:13863348470604074297892070920715418517182185376879082875852397903073106539028128115199872030520697890486956054807017859144870789120000

1:27726696941208148595784141841430837034364370753758165751704795806146213078056256230399744061041395780973912109614035718289741578240000

1:55453393882416297191568283682861674068728741507516331503409591612292426156112512460799488122082791561947824219228071436579483156480000

1:110906787764832594383136567365723348137457483015032663006819183224584852312225024921598976244165583123895648438456142873158966312960000

1:221813575529665188766273134731446696274914966030065326013638366449169704624450049843197952488331166247791296876912285746317932625920000

1:443627151059330377532546269462893392549829932060130652027276732898339409248900099686395904976662332495582593753824571492635865251840000

1:887254302118660755065092538925786785099659864120261304054553465796678818497800199372791809953324664991165187507649142985271730503680000

1:1774508604237321510130185077851573570199319728240522608109106931593357636995600398745583619906649329982330375015298285970543461007360000

1:3549017208474643020260370155703147140398639456481045216218213863186715273991200797491167239813298659964660750030596571941086922014720000

1:7098034416949286040520740311406294280797278912962090432436427726373430547982401594982334479626597319929321500061193143882173844029440000

1:14196068833898572081041480622812588561594557825924180864872855452746861095964803189964668959253194639858643000122386287764347688058880000

1:28392137667797144162082961245625177123189115651848361729745710905493722191929606379929337918506389279717286000244772575528695376117760000

1:56784275335594288324165922491250354246378231303696723459491421810987444383859212759858675837012778559434572000489545151057390752235520000

1:113568550671188576648331844982500708492756462607393446918982843621974888767718425519717351674025557118869144000979090302114781504471040000

1:227137101342377153296663689965001416985512925214786893837965687243949777535436851039434703348051114237738288001958180604229563008942080000

1:454274202684754306593327379930002833971025850429573787675931374487899555070873702078869406696102228475476576003916361208459126017884160000

1:908548405369508613186654759860005667942051700859147575351862748975799110141747404157738813392204456950953152007832722416918252035768320000

1:1817096810739017226373309519720011335884103401718295150703725497951598220283494808315477626784408913901906304015665444833836504071536640000

1:3634193621478034452746619039440022671768206803436590301407450995903196440566989616630955253568817827803812608031330889667673008143073280000

1:7268387242956068905493238078880045343536413606873180602814901991806392881133979233261910507137635655607625216062661779335346016286146560000

1:14536774485912137810986476157760090687072827213746361205629803983612785762267958466523821014275271311215250432125323558670692032572293120000

1:29073548971824275621972952315520181374145654427492722411259607967225571524535916933047642028550542622430500864250647117341384065144586240000

1:58147097943648551243945904631040362748291308854985444822519215934451143049071833866095284057101085244861001728501294234682768130289172480000

1:116294195887297102487891809262080725496582617709970889645038431868902286098143667732190568114202170489722003457002588469365536260578344960000

1:232588391774594204975783618524161450993165235419941779290076863737804572196287335464381136228404340979444006914005176938731072521156689920000

1:465176783549188409951567237048322901986330470839883558580153727475609144392574670928762272456808681958888013828010353877462145042313379840000

1:930353567098376819903134474096645803972660941679767117160307454951218288785149341857524544913617363917776027656020707754924290084626759680000

1:1860707134196753639806268948193291607945321883359534234320614909902436577570298683715049089827234783555552055312041415509848580169253519360000

1:3721414268393507279612537896386583215890643766719068468641229819804873155140597367430098179654469567111104110624082831019697160338507038720000

1:7442828536787014559225075792773166431781287533438136937282459639609746310281194734860196359308939134222208221248165662039394320677014077440000

1:14885657073574029118450151585546332863562575066876273874564919279219492620562389469720392718617878268444416442496331324078788641354028154880000

1:29771314147148058236900303171092665727125150133752547749129838558438985241124778939440785437235756536888832884992662648157577282708056309760000

1:59542628294296116473800606342185331454250300267505095498259677116877970482249557878881570874471513073777665769985325296315154565416112619520000

1:119085256588592232947601212684370662908500600535010190996519354233755940964499115757763141748943026147555331539970650592630309130832225239040000

1:238170513177184465895202425368741325817001201070020381993038708467511881928998231515526283497886052295110663079941301185260618261664450478080000

1:476341026354368931790404850737482651634002402140040763986077416935023763857996463031052566995772104590221326159882602370521236523328900956160000

1:952682052708737863580809701474965303268004804280081527972154833870047527715992926062105133991544209180442652319765204741042473046657801912320000

1:1905364105417475727161619402949930606536009608560163055944309667740095055431985852124210267983088418360885304639530409482084946093315603824640000

1:3810728210834951454323238805899861213072019217120326111888619335480190110863971704248420535966176836721770609279060818964169892186631207649280000

1:7621456421669902908646477611799722426144038434240652223777238670960380221727943408496841071932353673443541218558121637928339784373262415298560000

1:15242912843339805817292955223599444852288076868481304447554477341920760443455886816993682143864707346887082437116243275856679568746524830597120000

1:30485825686679611634585910447198889704576153736962608895108954683841520886911773633987364287729414693774164874232486551713359137493049661194240000

1:60971651373359223269171820894397779409152307473925217790217909367683041773823547267974728575458829387548329748464973103426718274986099322388480000

1:121943302746718446538343641788795558818304614947850435580435818735366083547647094535949457150917658775096659496929946206853436549972198644776960000

1:243886605493436893076687283577591117636609229895700871160871637470732167095294189071898914301835317550193318993859892413706873099944397289553920000

1:487773210986873786153374567155182235273218459791401742321743274941464334190588378143797828603670635100386637987719784827413746199888794579107840000

1:975546421973747572306749134310364470546436919582803484643486549882928668381176756287595657207341270200773275975439569654827492399777589158215680000

1:1951092843947495144613498268620728941092873839165606969286973099765857336762353512575191314414682540401546551950879139309654984799555178316431360000

1:3902185687894990289226996537241457882185747678331213938573946199531714673524707025150382628829365080803093103901758278619309969599110356632862720000

1:7804371375789980578453993074482915764371495356662427877147892399063429347049414050300765257658730161606186207803516557238619939198220713265725440000

1:15608742751579961156907986148965831528742990713324855754295784798126858694098828100601530515317460323212372415607033114477239878396441426531450880000

1:31217485503159922313815972297931663057485981426649711508591569596253717388197656201203061030634920646424744831214066228954479756792882853062901760000

1:62434971006319844627631944595863326114971962853299423017183139192507434776395312402406122061269841292849489662428132457908959513585765706125803520000

1:124869942012639689255263889191726652229943925706598846034366278385014869552790624804812244122539682585698979324856264915817919027171531412251607040000

1:249739884025279378510527778383453304459887851413197692068732556770029739105581249609624488245079365171397958649712529831635838054343062824503214080000

1:499479768050558757021055556766906608919775702826395384137465113540059478211162499219248976490158730342795917299425059663271676108686125649006428160000

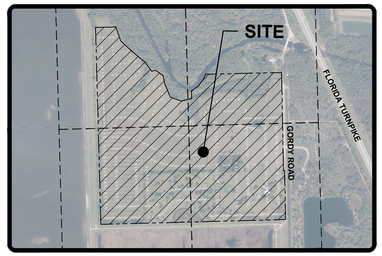
1:998959536101117514042111113533813217839551405652790768274930227080118956422324998438497952980317460685591834598850119326543352217372251298012856320000

1:1997919072202235028084222227067626435679102811305581536549860454160237912844649996876995905960634921371183669197700238653086704434744502596025712640000

1:3995838144404470056168444454135252871358205622611163073099720908320475825689299993753991811921269842742367338395400477306173408869489005192051425280000

1:7991676288808940112336888908270505742716411245222326146199441816640951651378599987507983623842539

LAKE & LITTORAL TABLE		
		PROPOSED LITTORAL
PROPOSED LAKE A:		9,360 S.F.
AREA @ T.O.B.:	76,744 S.F.(1.76 AC.)	
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.:	67,600 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.:	47,623 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 L.F. @ C.E.)		



VICINITY MAP
SCALE: 1:1,000

N89°41'32"E 284.0'

PROPOSED DRY DETENTION
27,998 S.F.(0.64 AC.)

S49°48'28"E 45.0'

SAINT LUCIE COUNTY
ZONING: CONSERVATION
PARCEL ID: 2326-421-0001-000-7

S.F.W.M.D.
ZONING: CONSERVATION
PARCEL ID: 2326-321-0001-000-4

PROPOSED FIRE HYDRANT ASSEMBLY
WITHIN 500' LIMITS(TYP.)

PROPOSED
SANITARY MANHOLE(TYP.)

40' R.O.W.

PROPOSED STOP SIGN & STOP BAR
PEDESTRIAN CROSSING

N75°26'32"E 55.0'

PROPOSED DRY DETENTION
23,213 S.F.(0.53 AC.)

S09°18'28"E 100.0'

PROPOSED
2" WATER MAIN LOOP

PROPOSED
LAKE H

N00°12'02"W 106.8'

PROPOSED OUTFALL

PROPOSED
8" GRAVITY SEWER(TYP.)

PROPOSED
CONTROL STRUCTURE

PROPOSED
LAKE G

PROPOSED STOP SIGN & STOP BAR
PEDESTRIAN CROSSING

PROPOSED
VALLEY GUTTER(TYP.)

PROPOSED
8" GRAVITY SEWER(TYP.)

40' R.O.W.

N00°38'01"W 2753.6'

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.

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
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

811 It's fast. It's free. It's the law.
Know what's below. Call before you dig.
www.callsunshine.com

PROJECT

GORDY ROAD
HICKORY BRANCH PROPERTIES
3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA

TITLE

FINAL PD SITE PLAN

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

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

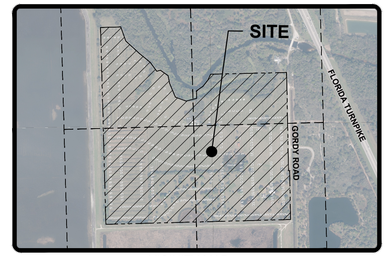
DRAWING No.
SP-103

REV.

FILE LOCATION: Z:\EDC-2025\25-131- RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWGS\25-131 ENG 1-9-26.DWG, 2026.01.12, 2:21 PM



LAKE & LITTORAL TABLE		PROPOSED LITTORAL
PROPOSED LAKE A:		9,360 S.F.
AREA @ T.O.B.:	76,744 S.F.(1.76 AC.)	
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.:	67,600 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.:	47,623 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: (10 S.F. PER L.F. @ C.E.)		118,980 S.F.



VICINITY MAP
SCALE: 1:1,000

GRAPHIC SCALE
80 0 40 80 160 240
(IN FEET)
1 inch = 80 ft.

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
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

PROJECT
GORDY ROAD
HICKORY BRANCH PROPERTIES
3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA

TITLE
FINAL PD SITE PLAN

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.
SP-104

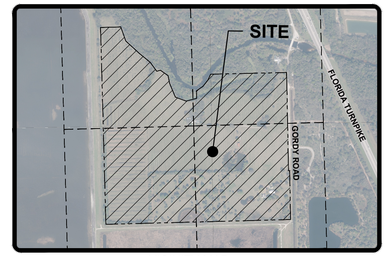
REV.

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:\EDC-2025\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWGS\25-131 ENG 1-9-26.DWG, 2026.01.12, 2:21 PM

LAKE & LITTORAL TABLE		
		PROPOSED LITTORAL
PROPOSED LAKE A:		9,360 S.F.
AREA @ T.O.B.:	76,744 S.F.(1.76 AC.)	
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.:	67,600 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.:	47,623 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 L.F. @ C.E.)		



VICINITY MAP
SCALE: 1:1,000

S.F.W.M.D.
ZONING: RESIDENTIAL
PARCEL ID: 2326-231-0001-000-4

N 87°38'03" W 2753.6'

25' LANDSCAPE BUFFER

PROPOSED STORM MANHOLE(TYP.)

PROPOSED LAKE F

R490'

PROPOSED 8" WATER MAIN(TYP.)

R920'

PROPOSED FIRE HYDRANT ASSEMBLY WITHIN 500' LIMITS(TYP.)

PROPOSED SANITARY MANHOLE(TYP.)

PROPOSED 8" WATER MAIN(TYP.)

140'

115'

PROPOSED LAKE I

PROPOSED VALLEY GUTTER(TYP.)

PROPOSED LAKE E

187'

PROPOSED FIRE HYDRANT ASSEMBLY WITHIN 500' LIMITS(TYP.)

PROPOSED 8" GRAVITY SEWER(TYP.)

40' R.O.W.

R190'

PROPOSED 8" WATER MAIN(TYP.)

25' WETLAND BUFFER

EXISTING WETLAND B
1.55 AC.

PROPOSED SANITARY MANHOLE(TYP.)

PROPOSED VALLEY GUTTER(TYP.)

S 88°26'21" W 2582.3'

S.F.W.M.D.
ZONING: RESIDENTIAL
PARCEL ID: 2326-231-0001-000-4

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.

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
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

PROJECT

GORDY ROAD
HICKORY BRANCH PROPERTIES
3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA

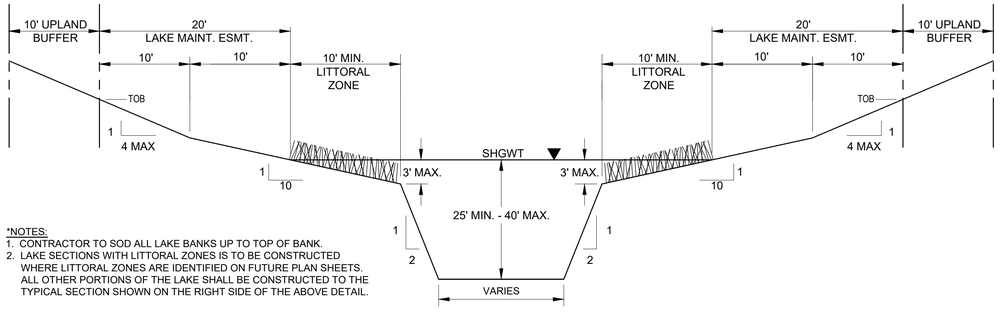
TITLE

FINAL PD SITE PLAN

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

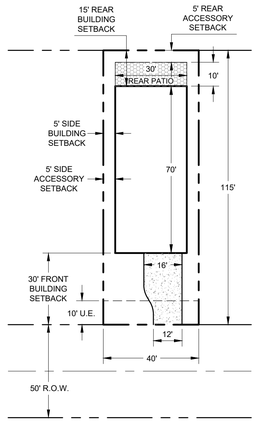
DATE: 1/12/2026	SCALE: AS SHOWN	
DRAWN BY: VER	DESIGNED BY: MDL	CHECKED BY: MDL
PROJECT No.: 25-131 ENG 1-9-26.DWG		
DRAWING No.: **SP-105**	REV.	

FILE LOCATION: Z:\EDC-2025\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWG\25-131 ENG 1-9-26.DWG, 2026 01 12, 2:21 PM



*NOTES:
1. CONTRACTOR TO SOD ALL LAKE BANKS UP TO TOP OF BANK.
2. LAKE SECTIONS WITH LITTORAL ZONES IS TO BE CONSTRUCTED WHERE LITTORAL ZONES ARE IDENTIFIED ON FUTURE PLAN SHEETS. ALL OTHER PORTIONS OF THE LAKE SHALL BE CONSTRUCTED TO THE TYPICAL SECTION SHOWN ON THE RIGHT SIDE OF THE ABOVE DETAIL.

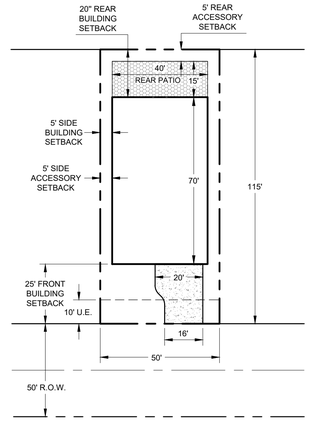
TYPICAL LAKE CROSS SECTION
NOT TO SCALE



TYPICAL 40' WIDE LOT LAYOUT
SCALE: 1" = 30'

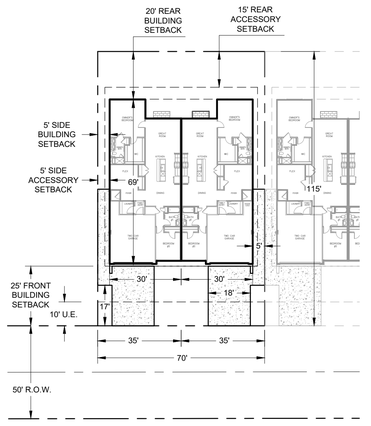
LOT AREA: 4,600 S.F.
BUILDABLE AREA: 2,100 S.F. (45.65%)

NOTE: MAX (5) 40' LOTS SIDE-BY-SIDE



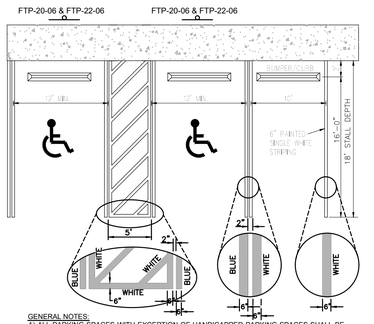
TYPICAL 50' WIDE LOT LAYOUT
SCALE: 1" = 30'

LOT AREA: 5,750 S.F.
BUILDABLE AREA: 2,800 S.F. (48.70%)



TYPICAL 80' WIDE DUPLEX/VILLA LAYOUT
SCALE: 1" = 30'

LOT AREA: 8,050 S.F.
BUILDABLE AREA: 4,200 S.F. (52.17%)



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

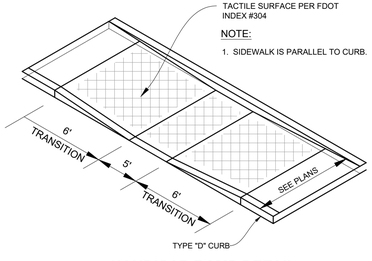
B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, FY 2017-18.

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



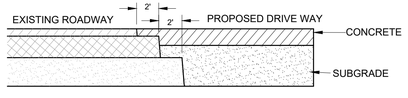
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND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

HANDICAP AND TYPICAL PARKING DETAIL
NTS

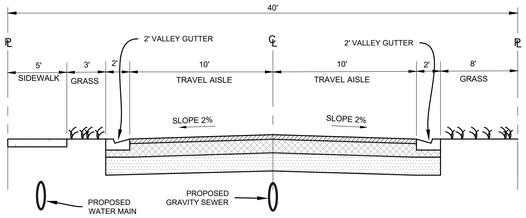


NOTE:
1. SIDEWALK IS PARALLEL TO CURB.

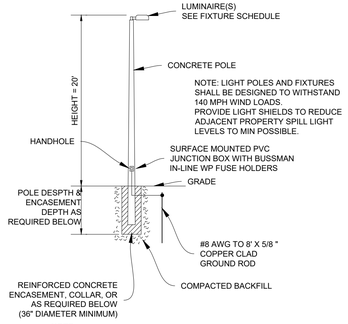
HANDICAP RAMP DETAIL
NTS



MATERIAL BENCHING DETAIL (TO EXISTING ROADWAY)
NTS

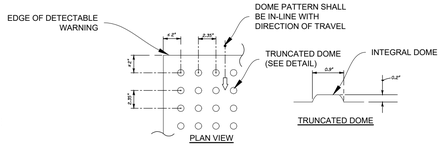


TYPICAL 40' R.O.W. SECTION
NOT TO SCALE



NOTE:
PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE,LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE , FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS OR MAY BE BASED ON ACTUAL SITE SOIL BORINGS AND ANALYSIS FOR EACH POLE LOCATION AS VERIFIED BY THE FLORIDA REGISTERED PROFESSIONAL ENGEER AND DOCUMENTED IN THE SHOP DRAWINGS. ALL ASSOCIATED COSTS FOR THE TOTAL INSTALLATION INCLUDING SHOP DRAWINGS, SOIL TESTING AND DESIGN FEES SHALL BE INCLUDED IN THE CONTRACT.

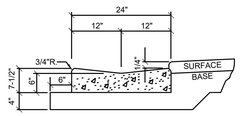
LIGHTING DETAIL
NTS



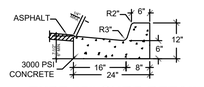
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

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

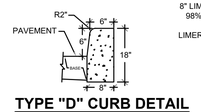
DETECTABLE WARNING SURFACE DETAIL
NTS



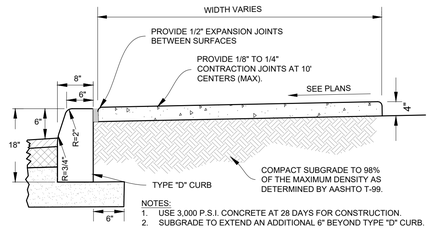
VALLEY GUTTER DETAIL
NTS



TYPE "F" CURB DETAIL
NTS

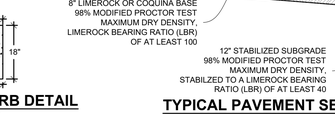


TYPE "D" CURB DETAIL
NTS

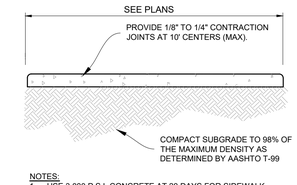


NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.

TYPE "D" CURB & SIDEWALK COMBINATION DETAIL
NTS

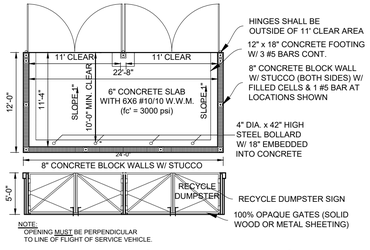


TYPICAL PAVEMENT SECTION
NTS



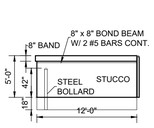
NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED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

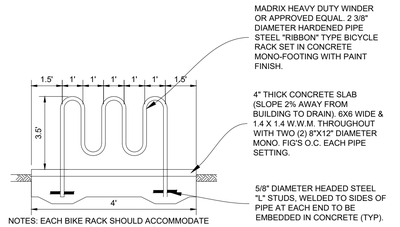
TYPICAL SIDEWALK DETAIL
NTS



NOTE:
OPENING MUST BE PERPENDICULAR TO LINE OF FLIGHT OF SERVICE VEHICLE.

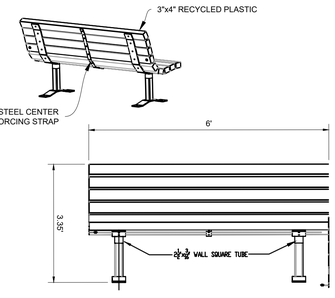
TYPICAL 24' X 12' DUMPSTER DETAIL
NTS





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

TYPICAL BIKE RACK DETAIL
NTS



6' CONTOUR BENCH DETAIL
NTS

GRAPHIC SCALE



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
Port 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
FINAL PD SITE PLAN DETAILS

DATE	SCALE
12/30/2025	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
VER	MDL	---

PROJECT No.
25-131 ENG 1-9-26.DWG

DRAWING No.
SP-106

REV.

811 Know what's below. Call before you dig. It's fast. It's free. It's the law.
www.callsunshine.com

FILE LOCATION: Z:\EDC-2020\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWGS\25-131 ENG 1-9-26.DWG, 2026-01-12, 2:21 PM

Planned Development Benefits:

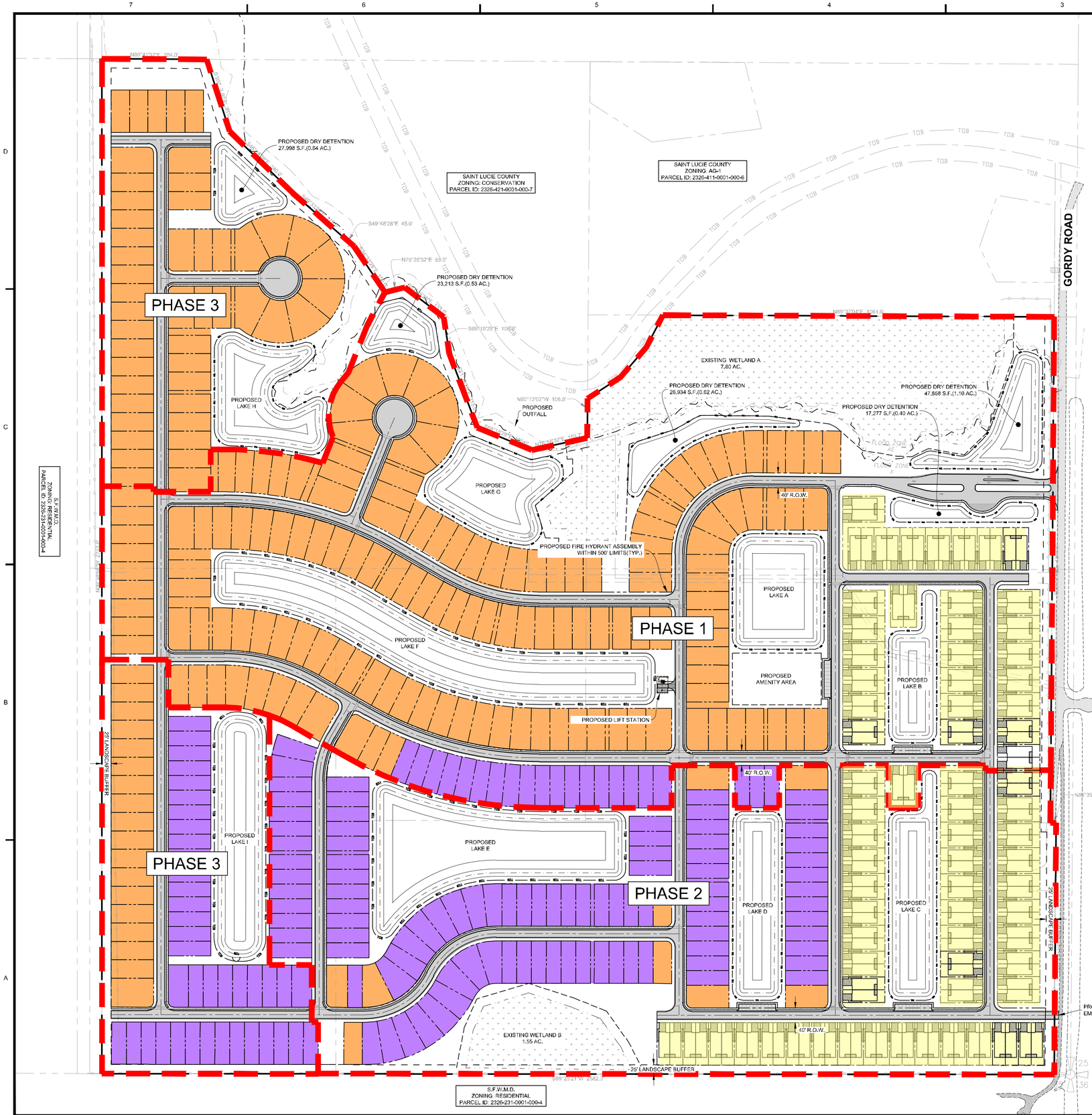
The proposed residential development provides for the conservation of the natural existing wetlands and upland areas adjacent to the Ten Mile Creek waterway. Upland buffers will be provided for all state-verified wetlands, and enhanced landscape plantings will be provided throughout the site.

The development proposal includes a Preserve Area Management Plan (PAMP) to provide long-term protection and maintenance of the preserve areas. The PAMP will preserve three (3) existing wetland ecosystems, including canopy, understory, and groundcover; enhance the viability of the preserves through the removal and control of invasive exotic plant species; prevent the activities of construction equipment, vehicular traffic, recreational, or other potentially destructive uses within the preserve area; and sustain areas of viable habitat for regional flora and fauna through the implementation of regular maintenance programs. The preserve areas consist of two wetland forested mixed communities and one vegetated non-forested wetland community.

The project will be developed with a stormwater management system comprising dry retention and wet detention areas to provide water-quality treatment and attenuation. Stormwater effluent discharges will be directed to the Ten Mile Creek, which is operated by the North St Lucie River Water Control District (NSLRWCD). The site's existing conditions indicate that the historical use was agricultural, with stormwater captured in the existing furrows and infiltrated into the native soil. Excess stormwater run-off is directed to the Ten Mile Creek. The current conditions do not provide water quality treatment or attenuation. The stormwater management system will provide enhanced water-quality treatment to achieve a net reduction in nitrogen and phosphorus discharge loads.

Additional benefits include right-of-way improvements on Gordy Road, which will enhance the existing public infrastructure. The development proposes a pedestrian connection to the public right-of-way and internal sidewalk connections throughout the site. An internal school bus stop will be provided at the site entrance to provide a safe location for student pickup and drop-off.

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM



SITE DATA

FUTURE LAND USE:	RS/RC
ZONING:	AG-1/RC
FUTURE LAND USE:	RS/RC
PARCEL ID #:	2326-413-0000-000-5 2326-413-0001-000-2 2326-434-0000-000-0
GROSS ACREAGE:	5,518,216 S.F. (126.681 AC) = 100.00%
PROJECT DENSITY:	
TOTAL DWELLING UNITS:	512 UNITS (4.04 D/U PER ACRES)
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%

LAND USE TABLE:

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

IMPERVIOUS/PERVIOUS:

TOTAL IMPERVIOUS:	1,961,071 S.F.	45.02 AC.	35.54%
BUILDING LOT COVERAGE(MAX):	974,998 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 @ TOB:	963,520 S.F.	22.12 AC.	17.46%
PROPOSED LAKES @ CE:	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%

PARKING AND LOADING:
EACH SINGLE FAMILY HOME WILL HAVE A MINIMUM OF TWO (2) CAR GARAGE AND SPACE FOR TWO (2) TANDEM SPACES

TOTAL PARKING: 2,008 SPACES

GARAGE PARKING:	984
DRIVEWAY PARKING:	984
ADDITIONAL GUEST PARKING:	40

LAKE & LITTORAL TABLE

		PROPOSED LITTORAL
PROPOSED LAKE A:		9,350 S.F.
AREA @ T.O.B.:	76,744 S.F.(1.76 AC.)	
AREA @ C.E.:	55,757 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.:	67,600 S.F.(1.55 AC.)	
AREA @ C.E.:	44,058 S.F.(1.01 AC.)	
PROPOSED LAKE E:		18,990 S.F.
AREA @ T.O.B.:	182,077 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.:	47,623 S.F.(1.09 AC.)	
PROPOSED LAKE I:		14,020 S.F.
AREA @ T.O.B.:	91,469 S.F.(2.10 AC.)	
AREA @ C.E.:	62,183 S.F.(1.43 AC.)	
TOTAL LITTORALS: (10 S.F. PER L.F. @ C.E.)		118,980 S.F.

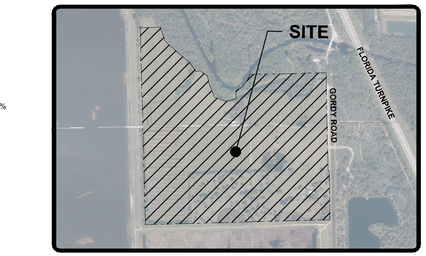
WETLAND IMPACT TABLE

RESIDENTIAL	
WETLAND IMPACTS:	2,007 S.F. (0.05 AC.)
WETLAND BUFFER IMPACTS:	7,779 S.F. (0.18 AC.)
COMMERICAL	
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	141 UNITS
VILLAS	58 UNITS
PHASE 2	
40' WIDE SINGLE FAMILY	94 UNITS
50' WIDE SINGLE FAMILY	9 UNITS
VILLAS	84 UNITS
PHASE 3	
40' WIDE SINGLE FAMILY	39 UNITS
50' WIDE SINGLE FAMILY	66 UNITS

50' WIDE	216 UNITS
40' WIDE	154 UNITS
VILLAS	142 UNITS



VICINITY MAP
SCALE: 1:1,000

PROJECT TEAM

OWNER:
HICKORY BRANCH PROPERTIES, INC.
1124 CORAL STREET
FORT PIERCE, FL 34982-1606

ENGINEER:
HALEY WARD
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987

LANDSCAPE ARCHITECT:
CONCEPTUAL DESIGN GROUP, INC.
900 EAST OCEAN BOULEVARD, SUITE 130D
STUART, FL 34994

SURVEY:
ENGINEERING, DESIGN & CONSTRUCTION, INC.

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. SOD 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.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

GRAPHIC SCALE

130 0 65 130 260 390
(IN FEET)
1 inch = 130 ft.

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
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

PROJECT
GORDY ROAD
HICKORY BRANCH PROPERTIES
3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA

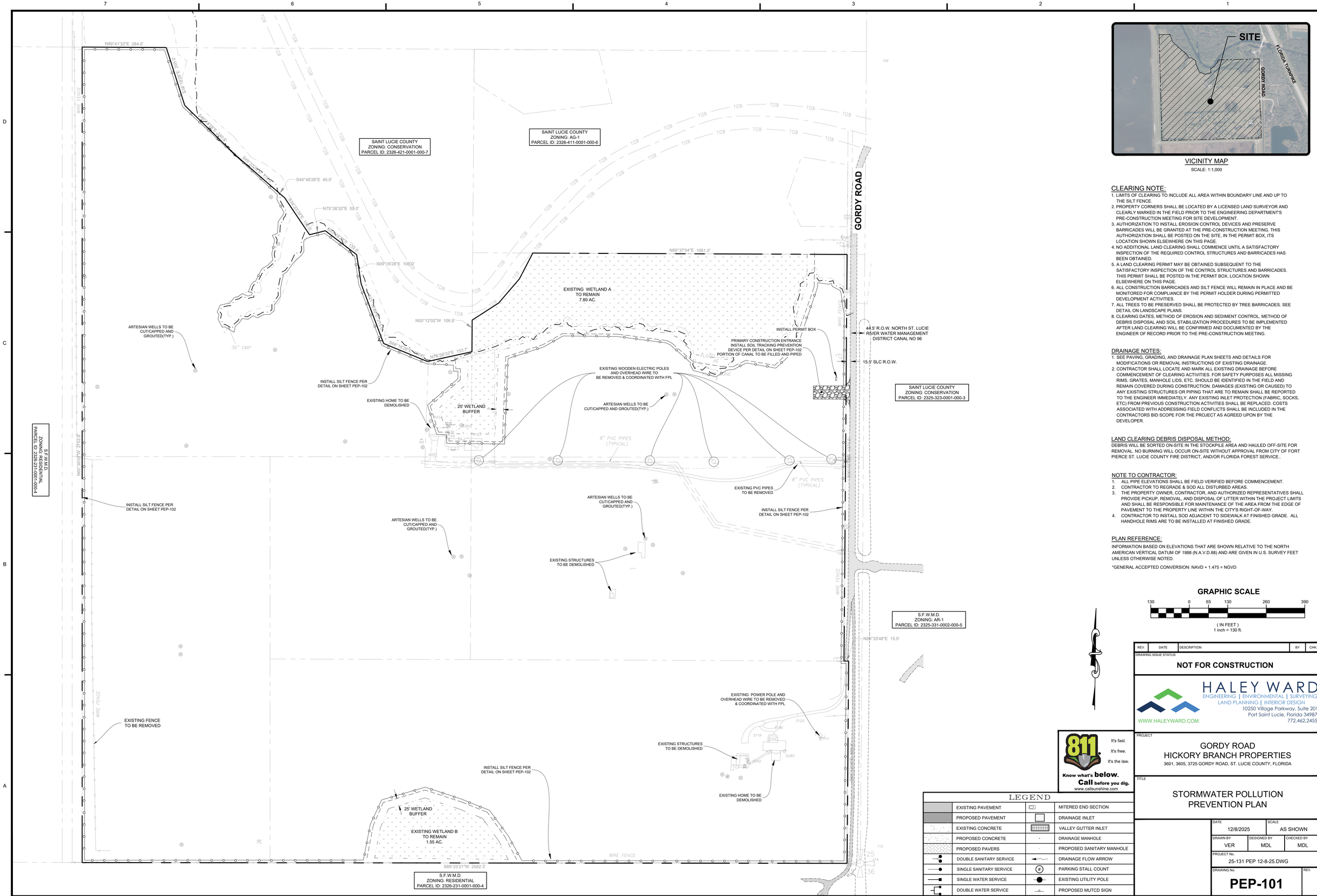
TITLE
PHASING EXHIBIT

DATE: 1/12/2026	SCALE: AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL
CHECKED BY: MDL	
PROJECT No.: 25-131 ENG 1-9-26.DWG	
DRAWING No.: **SP-107**	REV.

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:\ENG\2025\25-131 RYAN HOMES - GORDY ROAD\HICKORY BRANCH\EXPORTS\SANDBOX\ENG\PLOTDEV\SP25-131 ENG 1-9-26.DWG, 2026.01.13, 2:16 PM



VICINITY MAP

SCALE: 1:1,000

CLEARING NOTE:

1. LIMITS OF CLEARING TO INCLUDE ALL AREA WITHIN BOUNDARY LINE AND UP TO THE SILT FENCE.
2. 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.
3. 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.
4. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED.
5. 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.
6. ALL CONSTRUCTION BARRICADES AND SILT FENCE WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING PERMITTED DEVELOPMENT ACTIVITIES.
7. ALL TREES TO BE PRESERVED SHALL BE PROTECTED BY TREE BARRICADES. SEE DETAIL ON LANDSCAPE PLANS.
8. 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:

1. SEE PAVING, GRADING, AND DRAINAGE PLAN SHEETS AND DETAILS FOR MODIFICATIONS OR REMOVAL INSTRUCTIONS OF EXISTING DRAINAGE.
2. 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:

1. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
2. CONTRACTOR TO REGRADE & SOD ALL DISTURBED AREAS.
3. 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.
4. 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

GRAPHIC SCALE

130 0 65 130 260 390

(IN FEET)
1 inch = 130 ft.

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
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

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

REV.

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:\EDE-2020\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWGS\25-131 ENG 1-9-26.DWG, 2026.01.12, 2:16 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; 7-60 days, install stormwater retention basin; 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.	
	* Prior to clearing, a silt fence (trenched 6 inches deep and backfilled on the uphill side), shall be installed around the perimeter of the site. 2 rock entrance roads (that are 60ft long with a 6 inch depth of FDOT #1 stone and lined with filter fabric) shall be constructed to minimize the effects of truck traffic and sedimentation tracking both on and off of the site. There will be only one construction entrance at this site. * After the initial site grading work, all proposed inlet(s) / outfall, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric and properly installed inlet filters. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with sod or other permanent stabilization methods (if other methods are used, this SWPPP will be modified) no later than 7 days after the last construction activity. Seeding shall be the same as in temporary seeding. * All installation shall be commenced as depicted on the attached site map and installation "typicals" sheet.	
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.	
	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.	
	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.	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	

Section 22	Name	Title	Company Name, Address and Phone Number	Date



EXCAVATION WARNING SIGN DETAIL

N.T.S.

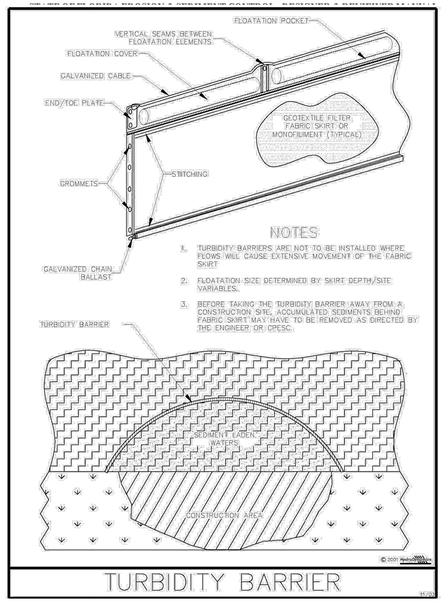


Figure V-44: Illustration of a Turbidity Barrier Curtain

Permission is given by HydroDynamics Incorporated to copy and reproduce this detail

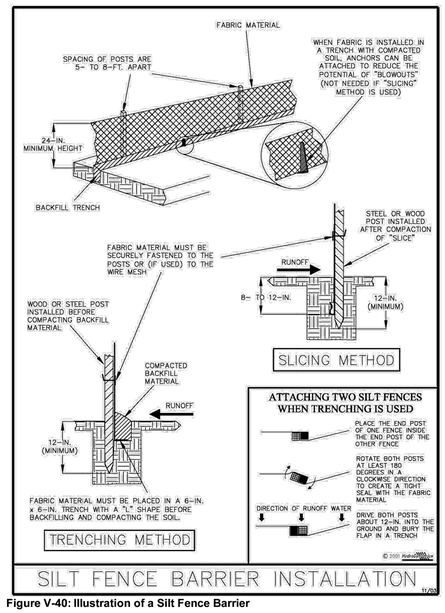


Figure V-40: Illustration of a Silt Fence Barrier

Permission is given by HydroDynamics Incorporated to copy and reproduce this detail

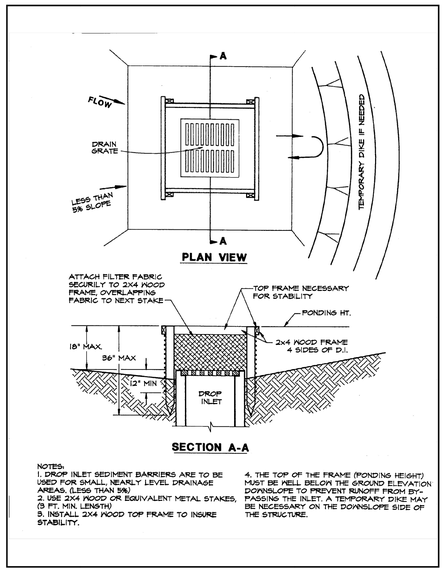


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier
Source: Erosion Draw

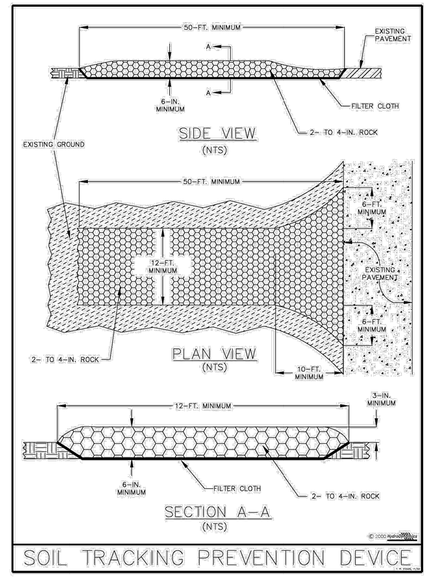


Figure V-52: Illustration of a Soil Tracking Prevention Device

Permission is given by HydroDynamics Incorporated to copy and reproduce this detail

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
Port 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

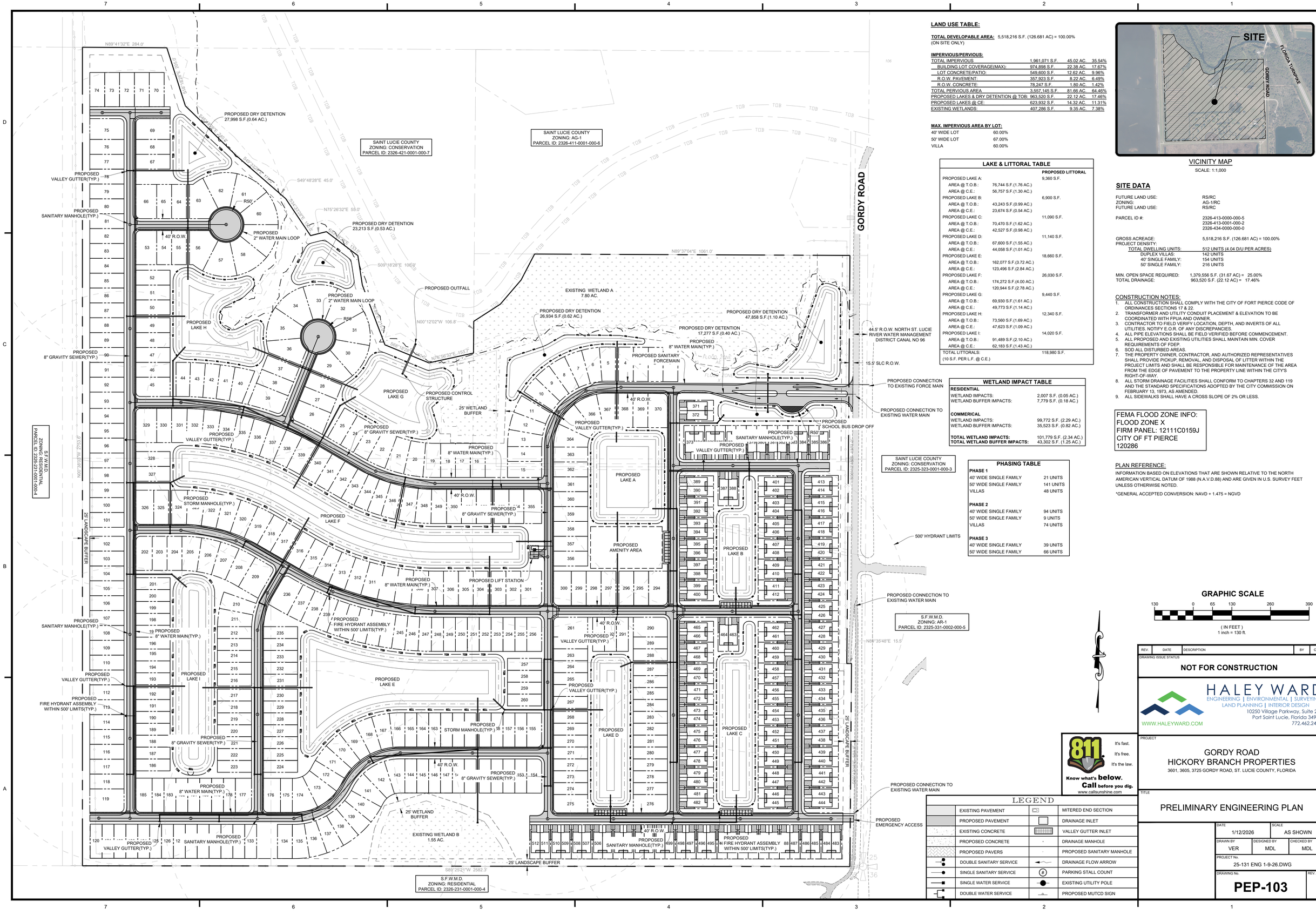
PROJECT No.: 25-131 ENG 1-9-26.DWG

DRAWING No.: **PEP-102**

REV.:

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

FILE LOCATION: Z:\ENG-2025\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWG\25-131 ENG 1-9-26.DWG, 2026.01.12, 2:18 PM



LAND USE TABLE:

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

IMPERVIOUS/PERVIOUS:

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 @ TOB:	963,520 S.F.	22.12 AC.	17.46%
PROPOSED LAKES @ CE:	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 LITTORAL
PROPOSED LAKE A:		9,360 S.F.
AREA @ T.O.B.:	76,744 S.F.(1.76 AC.)	
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.:	67,600 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.:	47,623 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: (10 S.F. PER L.F. @ C.E.)		118,980 S.F.

WETLAND IMPACT TABLE

RESIDENTIAL	
WETLAND IMPACTS:	2,007 S.F. (0.05 AC.)
WETLAND BUFFER IMPACTS:	7,779 S.F. (0.18 AC.)
COMMERICAL	
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	141 UNITS
VILLAS	48 UNITS
PHASE 2	
40' WIDE SINGLE FAMILY	94 UNITS
50' WIDE SINGLE FAMILY	9 UNITS
VILLAS	74 UNITS
PHASE 3	
40' WIDE SINGLE FAMILY	39 UNITS
50' WIDE SINGLE FAMILY	66 UNITS

VICINITY MAP
SCALE: 1:1,000

SITE DATA

FUTURE LAND USE:	RS/RC
ZONING:	AG-1/RC
FUTURE LAND USE:	RS/RC
PARCEL ID #:	2326-413-0000-000-5
	2326-413-0001-000-2
	2326-434-0000-000-0
GROSS ACREAGE:	5,518,216 S.F. (126.681 AC) = 100.00%
PROJECT DENSITY:	
TOTAL DWELLING UNITS:	512 UNITS (4.04 D/U PER ACRES)
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. SOD 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.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

GRAPHIC SCALE

130 0 65 130 260 390
(IN FEET)
1 inch = 130 ft.

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

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
WWW.HALEYWARD.COM 772.462.2455

811 Know what's below. Call before you dig. It's fast. It's free. It's the law. www.callsunshine.com

PROJECT

GORDY ROAD
HICKORY BRANCH PROPERTIES
3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA

TITLE

PRELIMINARY ENGINEERING PLAN

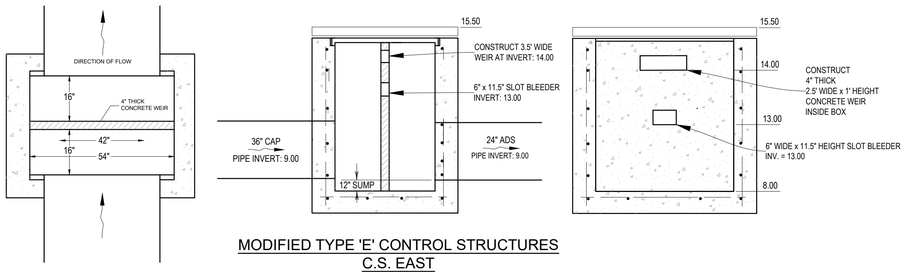
DATE	SCALE
1/12/2026	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
VER	MDL	MDL

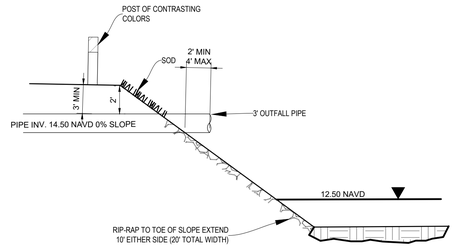
PROJECT No. 25-131 ENG 1-9-26.DWG

DRAWING No. **PEP-103** REV.

FILE LOCATION: Z:\EDC-2025\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH\PROPERTIES\ENGINEERING\AUTOCAD\DWGS\25-131 ENG 1-9-26.DWG, 2026-01-12, 2:16 PM

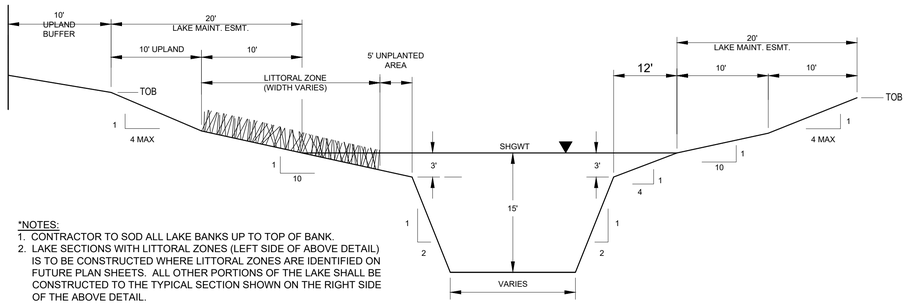


MODIFIED TYPE 'E' CONTROL STRUCTURES
C.S. EAST



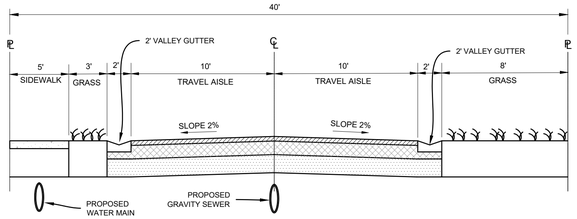
NSLRWCD TYPICAL CONNECTION DETAIL

NOTE: ALL LAKE SLOPES, SWALES, BERMS AND ALL DISTURBED AREAS SHALL BE SODDED

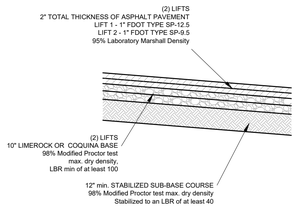


*NOTES:
1. CONTRACTOR TO SOD ALL LAKE BANKS UP TO TOP OF BANK.
2. LAKE SECTIONS WITH LITTORAL ZONES (LEFT SIDE OF ABOVE DETAIL) IS TO BE CONSTRUCTED WHERE LITTORAL ZONES ARE IDENTIFIED ON FUTURE PLAN SHEETS. ALL OTHER PORTIONS OF THE LAKE SHALL BE CONSTRUCTED TO THE TYPICAL SECTION SHOWN ON THE RIGHT SIDE OF THE ABOVE DETAIL.

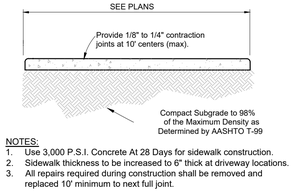
TYPICAL LAKE CROSS SECTION
NOT TO SCALE



TYPICAL 40' PRIVATE RIGHT-OF-WAY SECTION
NOT TO SCALE

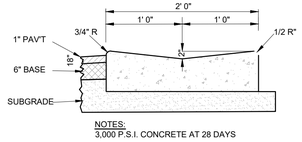


TYPICAL PAVEMENT SECTION



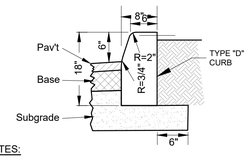
NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL



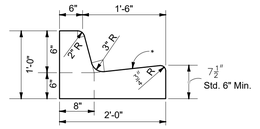
NOTES:
3,000 P.S.I. CONCRETE AT 28 DAYS

2' VALLEY GUTTER



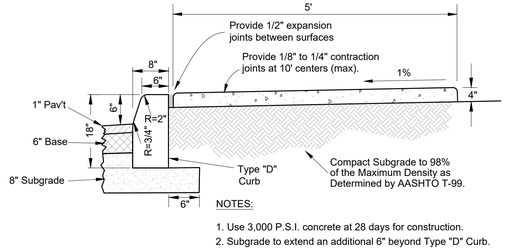
NOTES:
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB



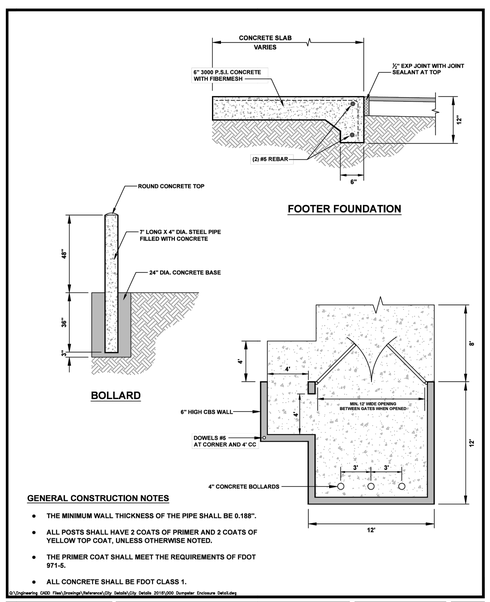
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE "F" CURB



NOTES:
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.

TYPE "D" CURB & SIDEWALK COMBINATION



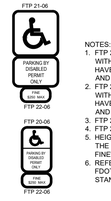
FOOTER FOUNDATION

BOLLARD

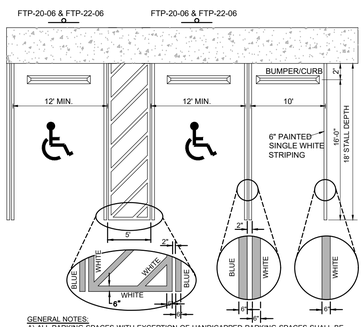
GENERAL CONSTRUCTION NOTES

- THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
- ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
- THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
- ALL CONCRETE SHALL BE FDOT CLASS 1.

FORT PIERCE UTILITIES AUTHORITY	DUMPSTER ENCLOSURE DETAIL	DATE: MAY 2022 SCALE: N.T.S. DRAWN: SUBUNDER	SHEET



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



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

B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, FY 2025-26.

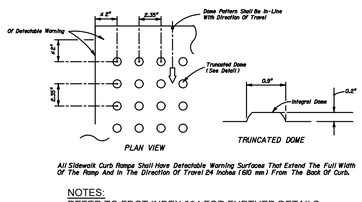
C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

HANDICAPPED SPACE DETAIL 18' PARKING STALL DETAIL

SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS

ITEMS TO BE TESTED	DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING		MAX. SPACING		MAX. SPACING	
	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	300	10,000
SHELLROCK BASE	300	10,000	300	10,000	300	10,000
ASPHALT	___	___	___	___	PER INSP.	PER INSP.

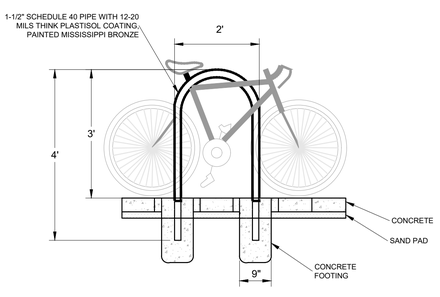
NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE OF THE RIGHT EDGE.



All Sidewalk Curb Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of The Ramp And In The Direction Of Travel 24 Inches (610 mm) From The Back Of Curb.

NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS

DETECTABLE WARNING



BIKE RACK DETAIL

811 Know what's below. Call before you dig. www.callsunshine.com
It's fast. It's free. It's the law.

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
Port 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
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-104	REV.

FILE LOCATION: Z:\EDC-2025\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWG\SDS-131 ENG 1-9-26.DWG, 2026.01.12, 2:16 PM

Board of County Commissioners

James Clasby
DISTRICT 1

Larry Leet
DISTRICT 2
Vice-Chair

Erin Lowry
DISTRICT 3

Jamie Fowler
DISTRICT 4
Chair

Cathy Townsend
DISTRICT 5

Administration

George Landry
COUNTY ADMINISTRATOR

Katherine Barbieri
COUNTY ATTORNEY

December 10, 2025

Mark Landsman
Haley Ward – Project Engineer
10250 SW Village Parkway, Suite 201
Port Saint Lucie, FL 34987

Utility Service Availability Status Letter

Dear Mr. Landsman,

You have requested St. Lucie County (the "Utility"), to provide you a utility service availability status letter regarding the Utility's potable water and wastewater utility systems. You own or control property as generally described on the Attachment to this letter (the "Property"). Provided your property lies within the areas inside the urban service boundary of St. Lucie County, your property can be served by the Utility. Please note that the provision and availability of utility service by the Utility is governed by the Utility's Uniform Service and Extension Policies and Rate Resolutions, as amended from time to time, (the "Utility Governing Documents"). Copies of the Utility Governing Documents can be obtained at the St. Lucie County Utility Administration Office.

The Utility has existing utility lines in the vicinity of your property with sufficient capacity to provide service. However, additional off-site improvements may be required to adequately serve a parcel of this size, depending on the projected utility demand.

This letter is not a reservation of utility capacity. In order to reserve capacity to serve your Property, you will need to execute a developer agreement with the Utility in accordance with the Utility Governing Documents. The Utility makes no representation to you that utility plant or line capacity will be available for your Property at the time you request a reservation of utility capacity for your Property or request utility service to your Property. This letter does not bind the Utility to provide utility service to your Property.

Sincerely,

Rebecca S. Ventrella (Olson)
Director of Public Utilities and Solid Waste

Cc: Gregory Atkinson, Assistant Director of Public Utilities
Pat Walsh, Utilities Division Director – Field Operations
Jean Lazarre, Utilities Construction Management Project Manager
Matt Morse, Utilities Construction Management Project Manager
File

Attachment

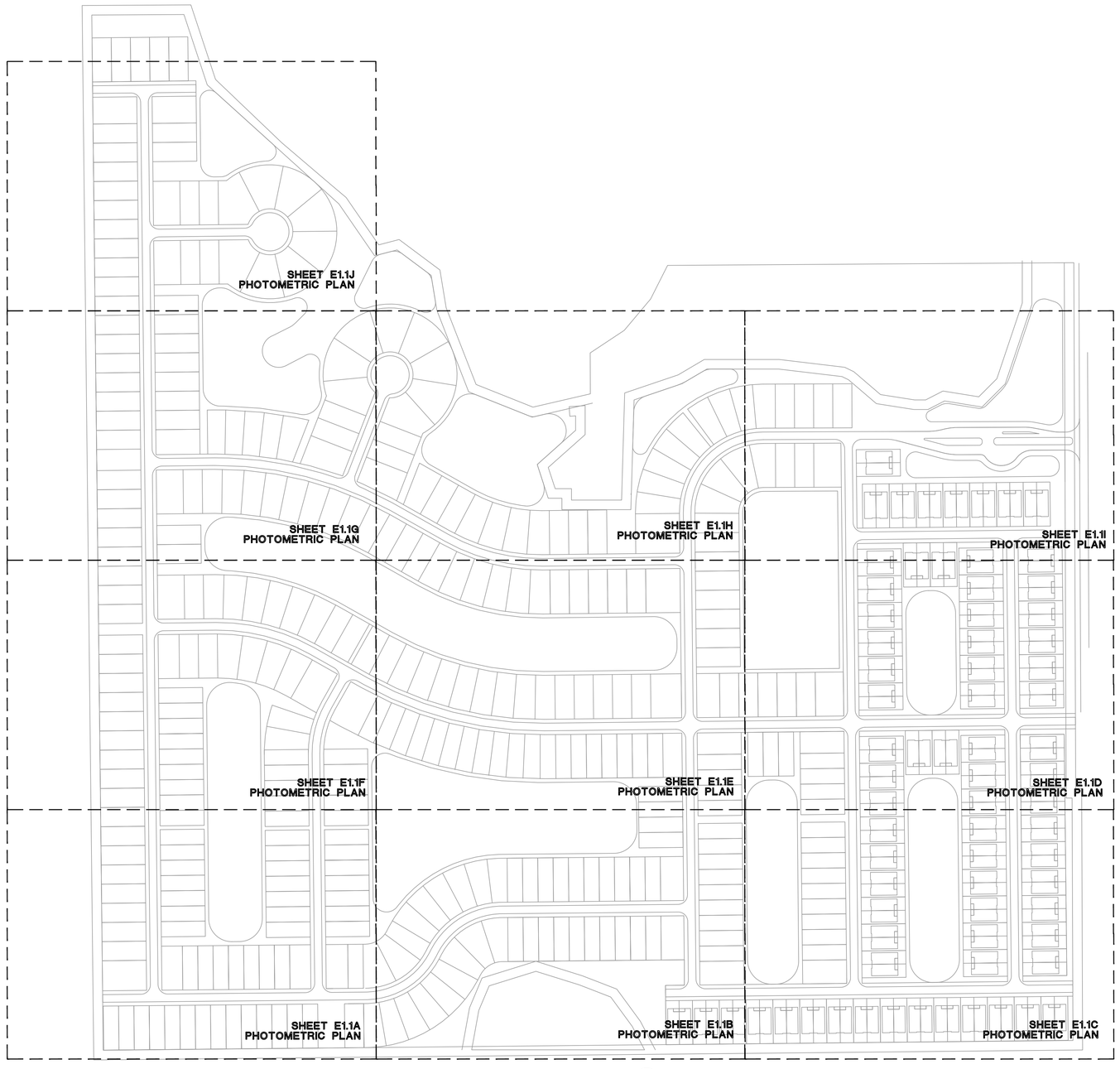
Rebecca S. Ventrella (Olson) | Director | Public Utilities & Solid Waste

2300 Virginia Ave | Fort Pierce, FL 34982 (772) 462-1150 (772) 462-6987 www.stlucieco.gov Rebecca.Ventrella@stlucieco.gov

Parcel Number: 2326-413-0001-000-2

Legal Description:

26 35 39 THAT PART OF SE 1/4 LYG SLY AND WLY OF TEN MILE CREEK MPDAF: N 1/2 OF SE 1/4 OF SE 1/4 AND NE 1/4 OF SW 1/4 OF SE 1/4 AND W 1/2 OF SW 1/4 OF SE 1/4 AND S 1/2 OF NE 1/4 OF SE 1/4 AND NW 1/4 OF SE 1/4- LESS THAT PART MPDAF: FROM NE COR OF SE 1/4 RUN S ALG SEC LI 1691.16 FT,TH N 79 07 00 W 507.9 FT, TH N 34 19 30 W 241.51 FT,TH S 89 37 10 W 611.83 FT, TH N 00 22 50 W 10 FT FOR POB; TH S 89 37 10 W 234.70 FT, TH N 01 13 10 E 335 FT TO S BANK OF OLD CREEK CHANNEL,TH N 87 49 10 E 73.58 FT,TH N 73 46 10 E 156.84 FT TO S BANK OF OLD CREEK CHANNEL, TH S 00 22 50 E 379.83 FT TO POB- AND LESS THAT PART MPDAF: FROM NW COR OF NW 1/4 OF SE 1/4 RUN E 284 FT FOR POB;TH S 18 E 205 FT,TH S 46 E 240 FT,TH S 49 15 E 175 FT,TH S 49 30 E 45 FT,TH S 34 15 E 150 FT,TH N 75 45 E 55 FT,TH S 53 E 133 FT,TH S 9 E 100 FT,TH S 21 E 215 FT,TH S 68 E 160 FT,TH N 77 15 E 143 FT TO E SIDE OF NW 1/4 OF SE 1/4,TH N TO 10 MILE CREEK,TH MEANDER 10 MILE CREEK NLY AND WLY TO N LI OF NW 1/4 OF SE 1/4,TH W TO POB- AND LESS CANAL AND RD R/W (93.66 AC) (OR 2138-947: 2279-1426)



KEY PLAN

NTS NORTH

#	revision	date

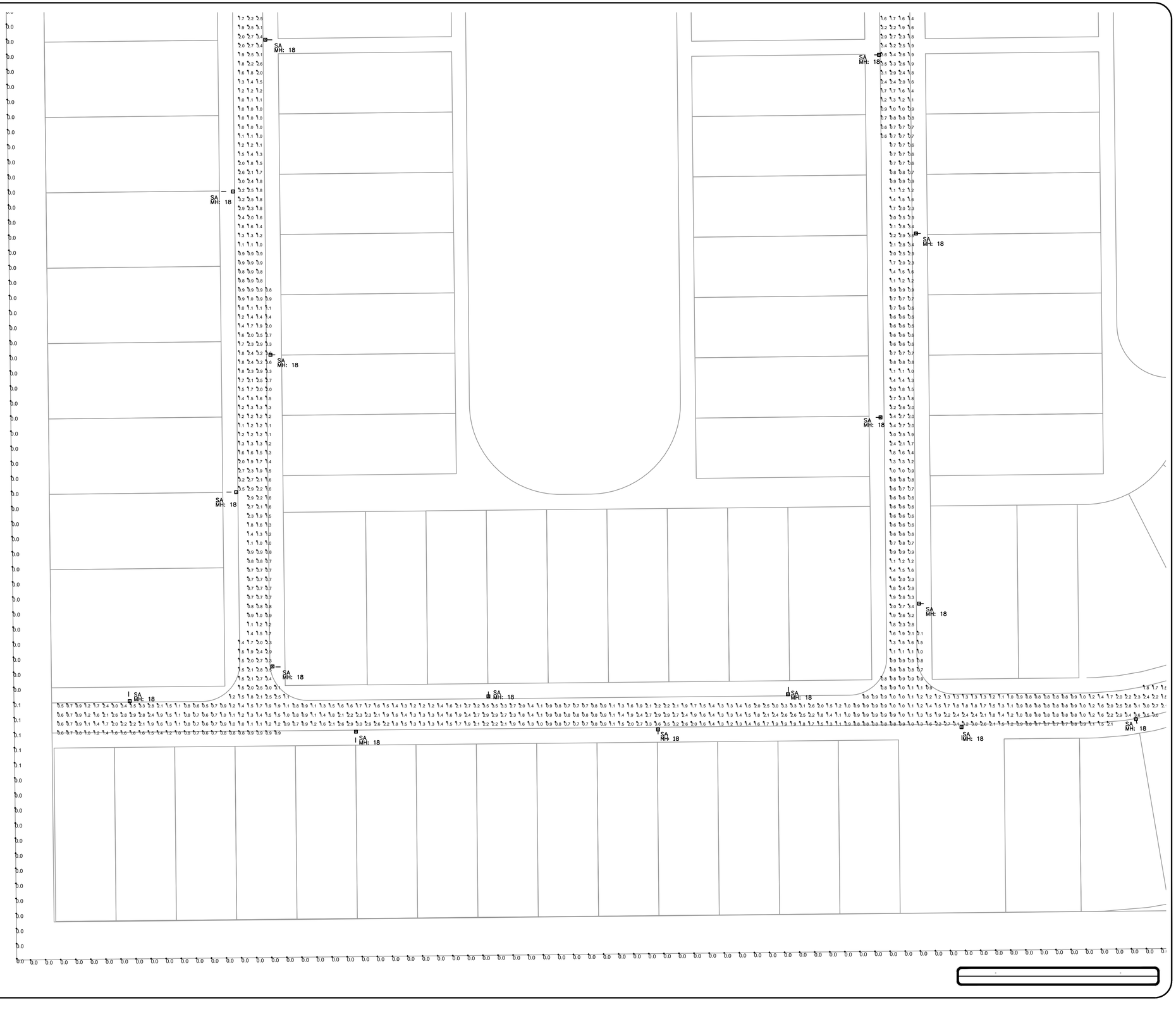
PRECISION TECHNICAL
PO BOX 12823
FORT PIERCE, FL 34979
JohnMayrLLC@gmail.com
772-528-0416

project title: GORDY ROAD RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title: KEY PLAN

projt. no.: 2025-0016
project manager: JM
scale: AS NOTED
date: 12-06-25

sheet
E0.1



PARTIAL PHOTOMETRIC PLAN

1"=30'-0"

NORTH

#	revision	date

KEY PLAN

PRECISION TECHNICAL
PO BOX 12823
FORT PIERCE, FL 34979
JohnMayrLLC@gmail.com
772-528-0416

project title: GORDY ROAD RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title: PHOTOMETRIC PLAN PARTIAL

projt. no.: 2025-0016

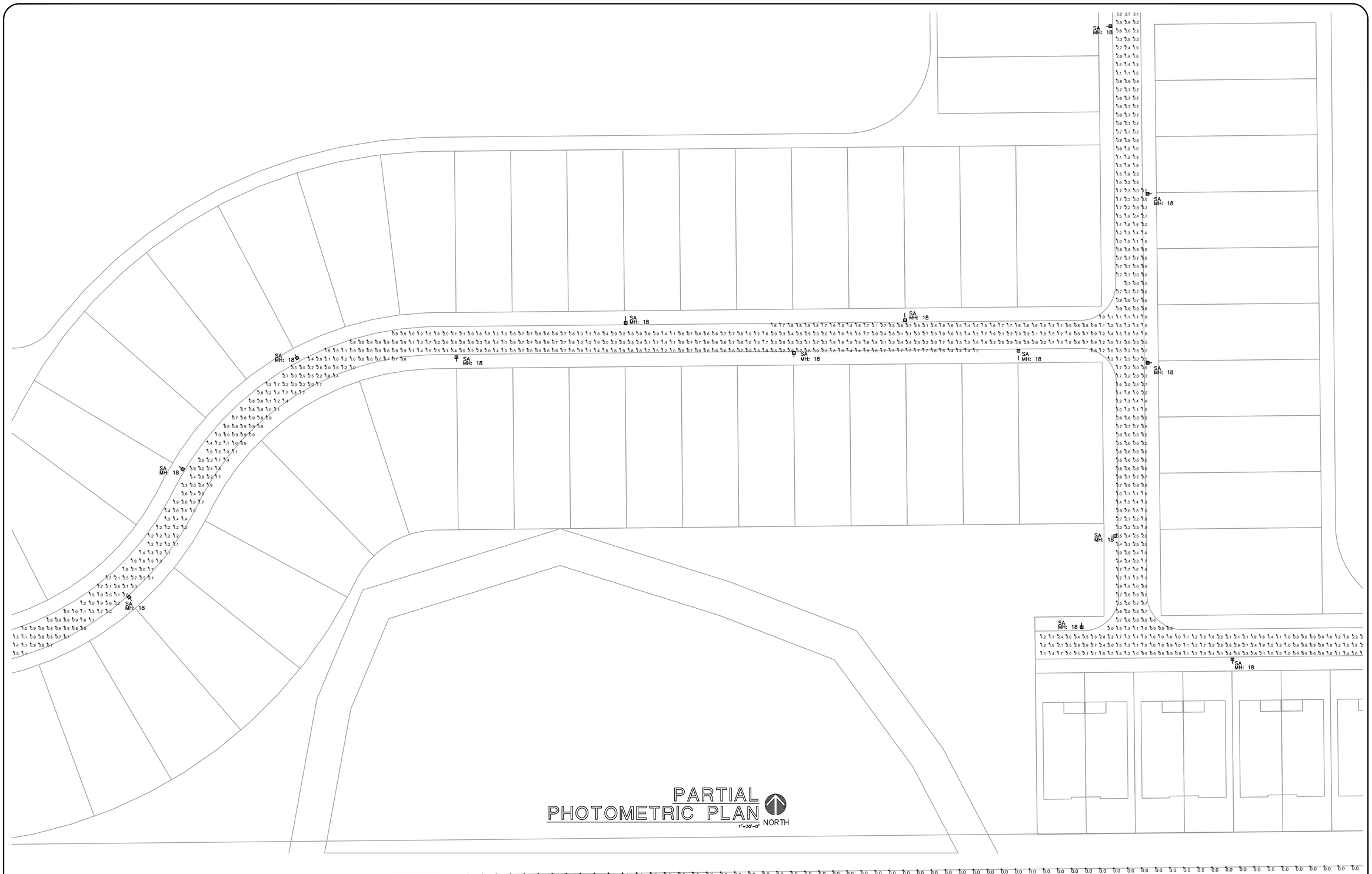
project manager: JM

scale: AS NOTED

date: 12-06-25

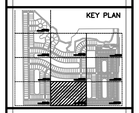
sheet

E1.1A



PARTIAL
PHOTOMETRIC PLAN
1"=30'-0"
NORTH

revision	date



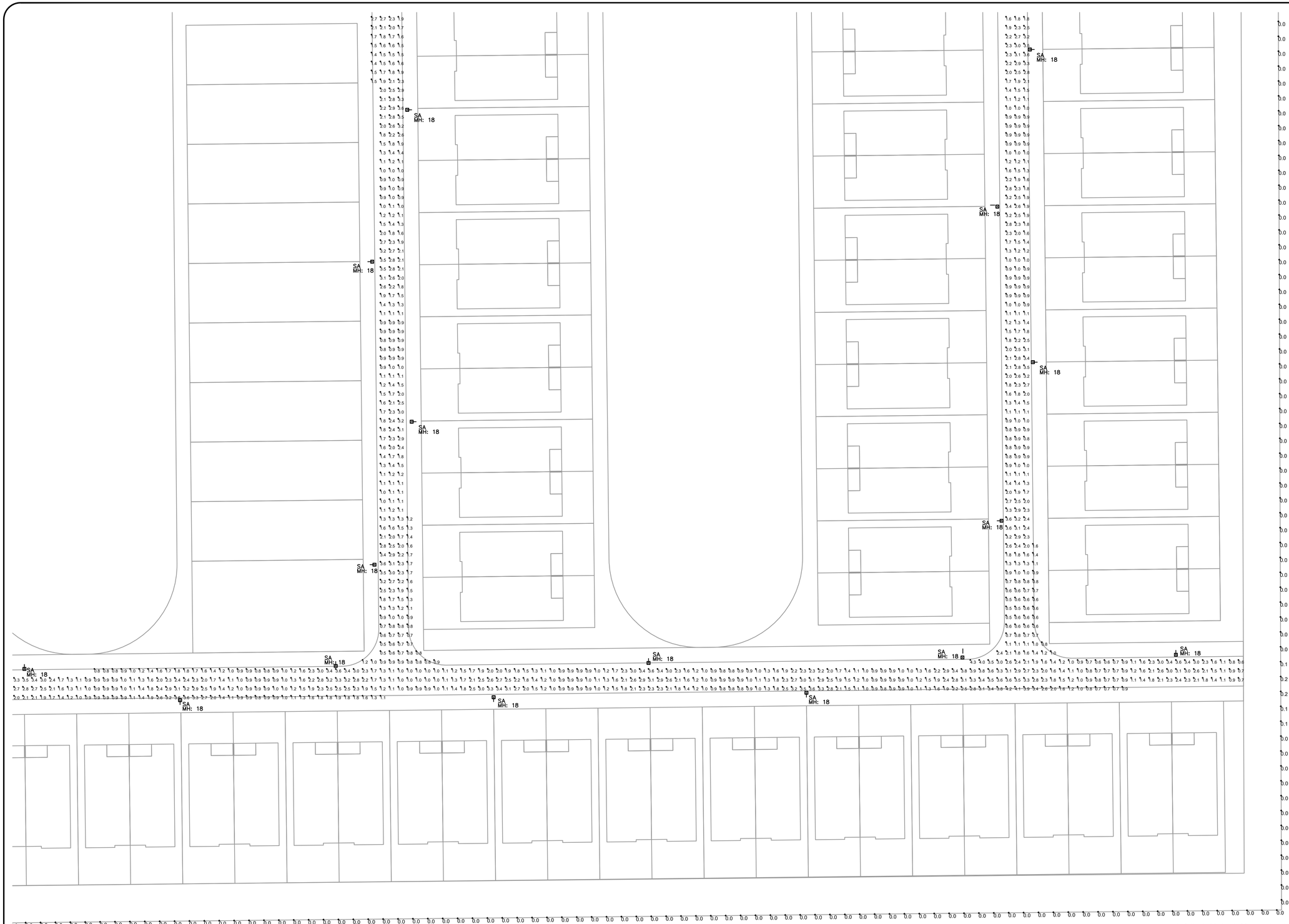
PRECISION TECHNICAL
PO BOX 12823
FORT PIERCE, FL 34979
JohnMayrLLC@gmail.com
772-528-0416

project title:
GORDY ROAD
RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title: PHOTOMETRIC PLAN
PARTIAL

projt. no.:	2025-0016
project manager:	JM
scale:	AS NOTED
date:	12-06-25

sheet
E1.1B



PARTIAL PHOTOMETRIC PLAN

1"=30'-0"

NORTH

#	revision	date

KEY PLAN

PRECISION TECHNICAL
PO BOX 12823
FORT PIERCE, FL 34979
JohnMayrLLC@gmail.com
772-528-0416

project title: GORDY ROAD RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title: PHOTOMETRIC PLAN PARTIAL

projt. no.: 2025-0016

project manager: JM

scale: AS NOTED

date: 12-06-25

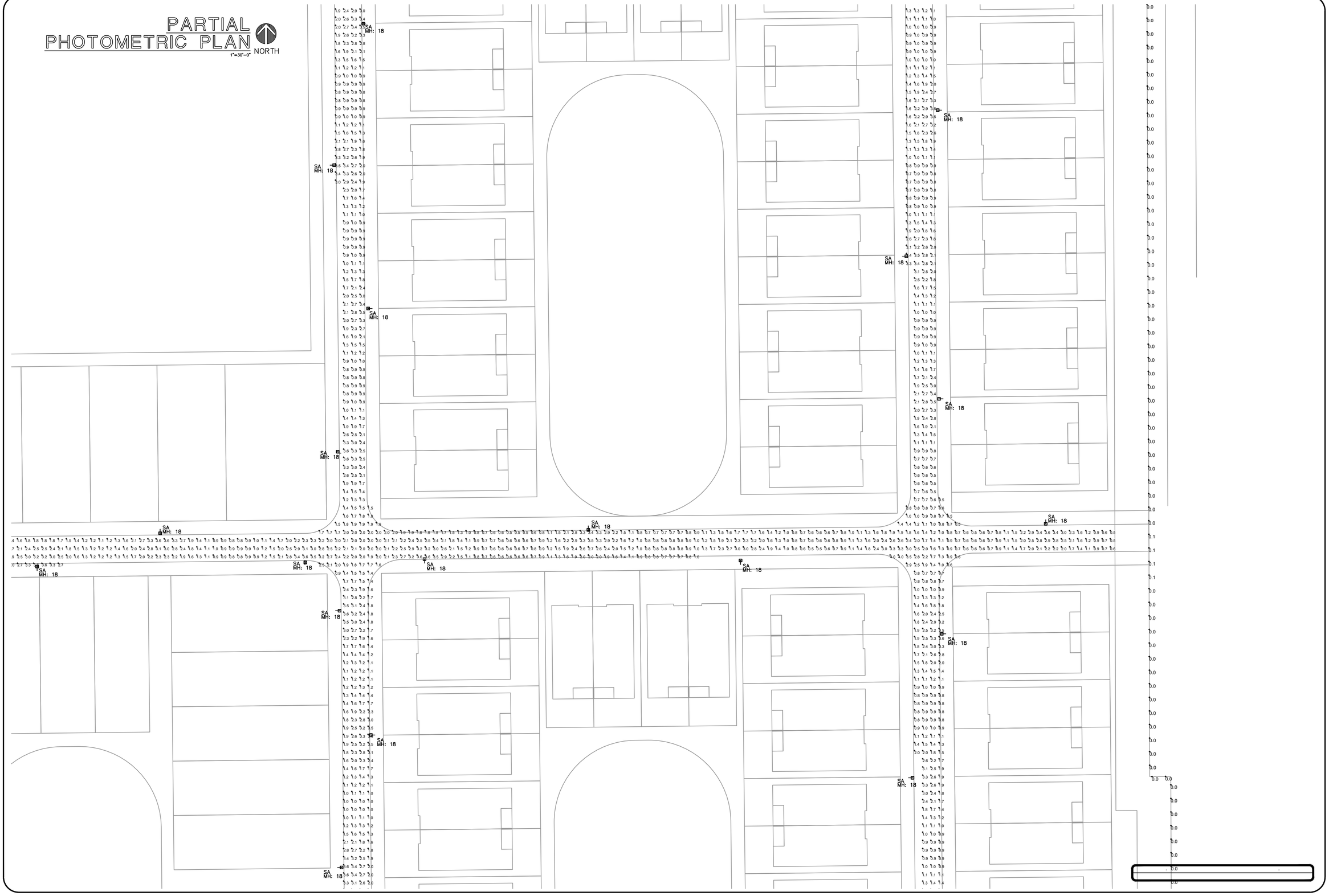
sheet

E1.1C

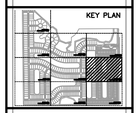
PARTIAL PHOTOMETRIC PLAN

1"=30'-0"

NORTH



revision	date



PRECISION TECHNICAL
PO BOX 12823
FORT PIERCE, FL 34979
JohnMayrLLC@gmail.com
772-528-0416

project title: GORDY ROAD RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title: PHOTOMETRIC PLAN PARTIAL

projt. no.: 2025-0016

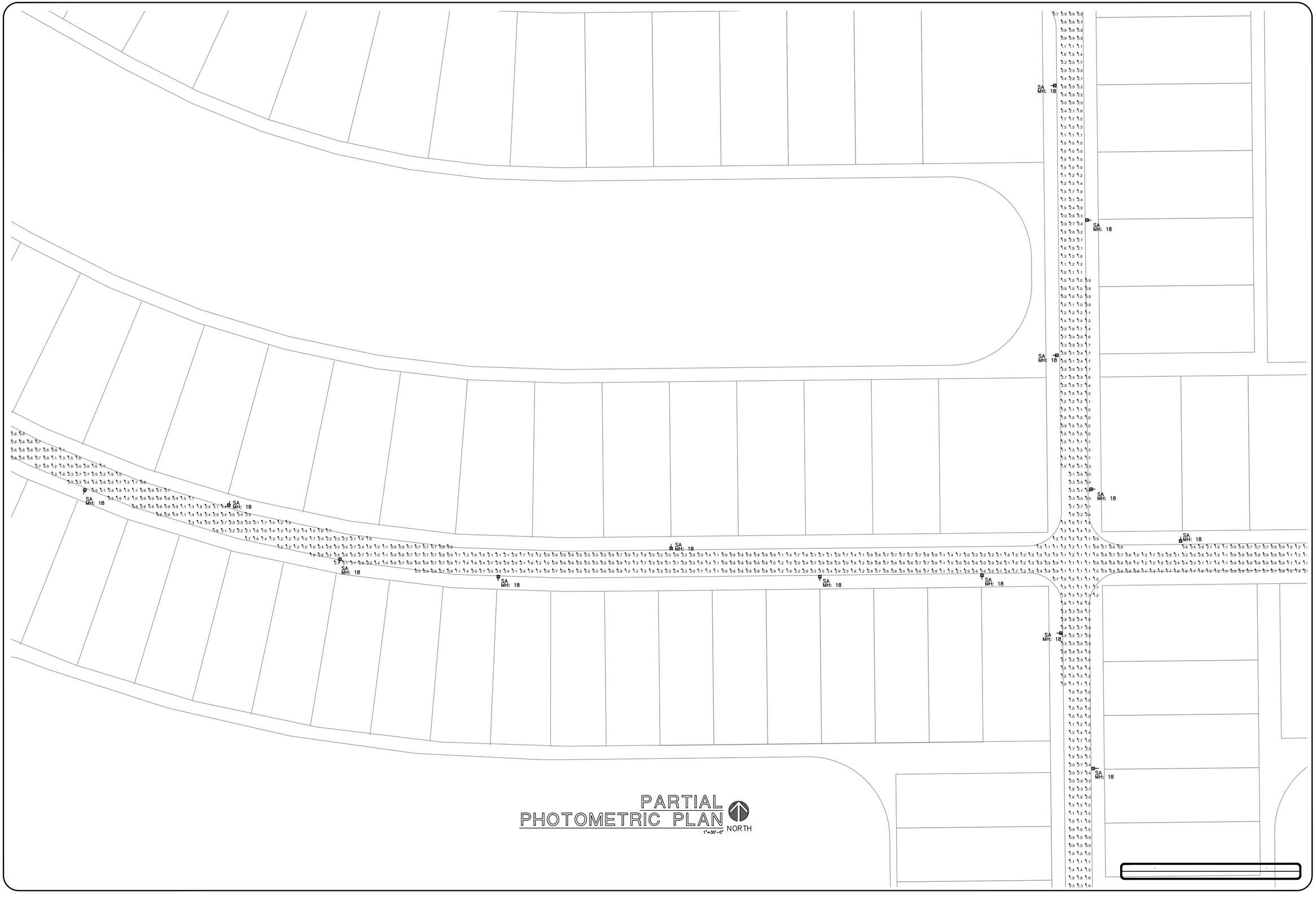
project manager: JM

scale: AS NOTED

date: 12-06-25

sheet

E1.1D



PARTIAL
PHOTOMETRIC PLAN
1"=30'-0"
NORTH

revision	date

KEY PLAN

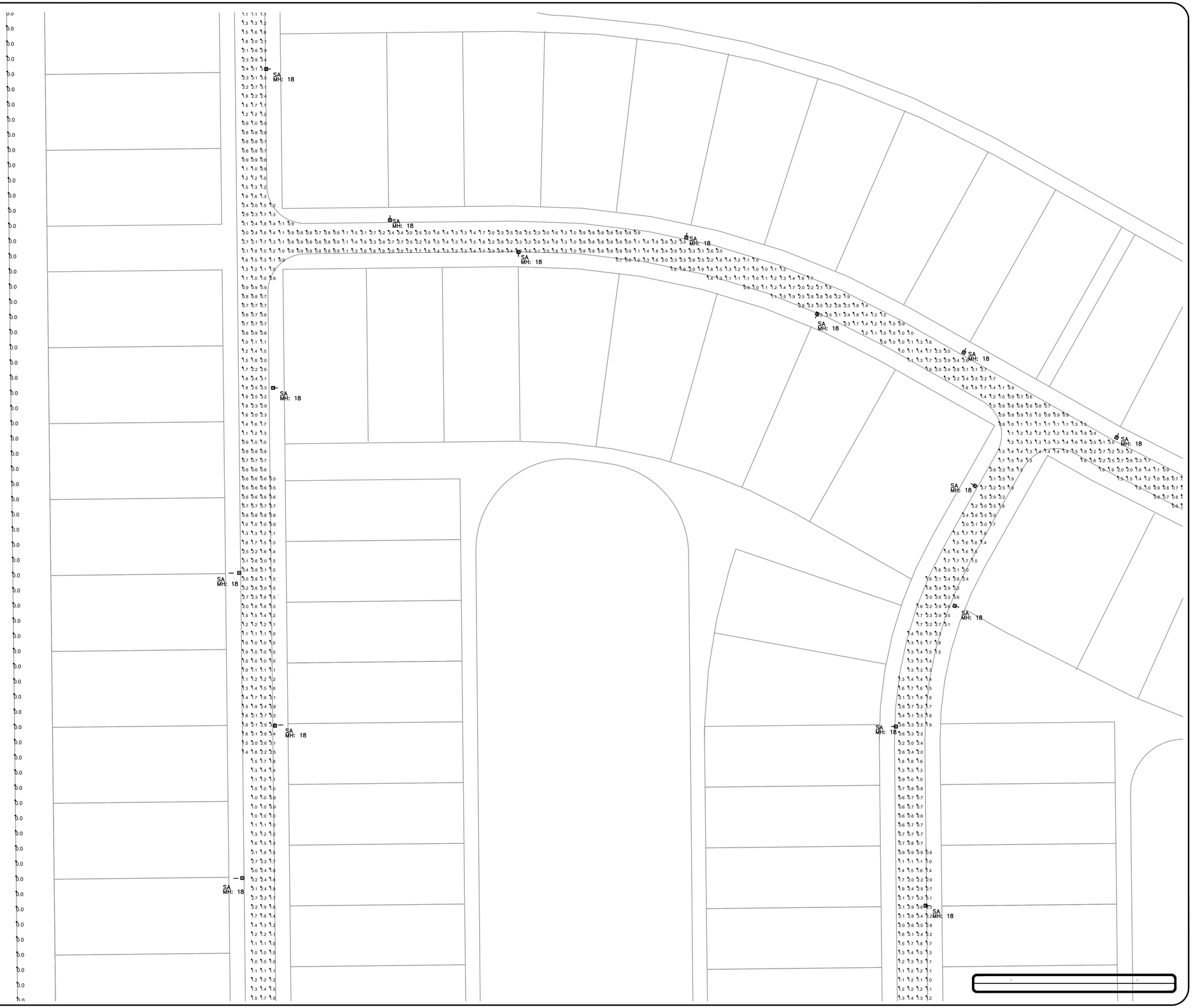
PRECISION TECHNICAL
PO BOX 12823
FORT PIERCE, FL 34979
JohnMayrLLC@gmail.com
772-528-0416

project title:
GORDY ROAD
RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title: PHOTOMETRIC PLAN
PARTIAL

projt. no.: 2025-0016
project manager: JM
scale: AS NOTED
date: 12-06-25

sheet
E1.1E



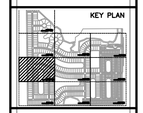
PARTIAL PHOTOMETRIC PLAN

1"=30'-0"

NORTH

revision	date

KEY PLAN



PRECISION TECHNICAL
PO BOX 12823
FORT PIERCE, FL 34979
John MayrLLC@gmail.com
772-528-0416

project title: GORDY ROAD RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title: PHOTOMETRIC PLAN PARTIAL

projt. no.: 2025-0016

project manager: JM

scale: AS NOTED

date: 12-06-25

sheet

E1.1F

PARTIAL
PHOTOMETRIC PLAN

1"=30'-0"

NORTH

revision	date
A	

KEY PLAN

PRECISION TECHNICAL
PO BOX 12623
FORT PIERCE, FL 34979
Mark@PrecisionTechnicalGroup.com
772-528-0416

project title:
GORDY ROAD
RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title:
PHOTOMETRIC PLAN
PARTIAL

projt. no.:	2025-0016
project manager:	JM
scale:	AS NOTED
date:	12-06-25

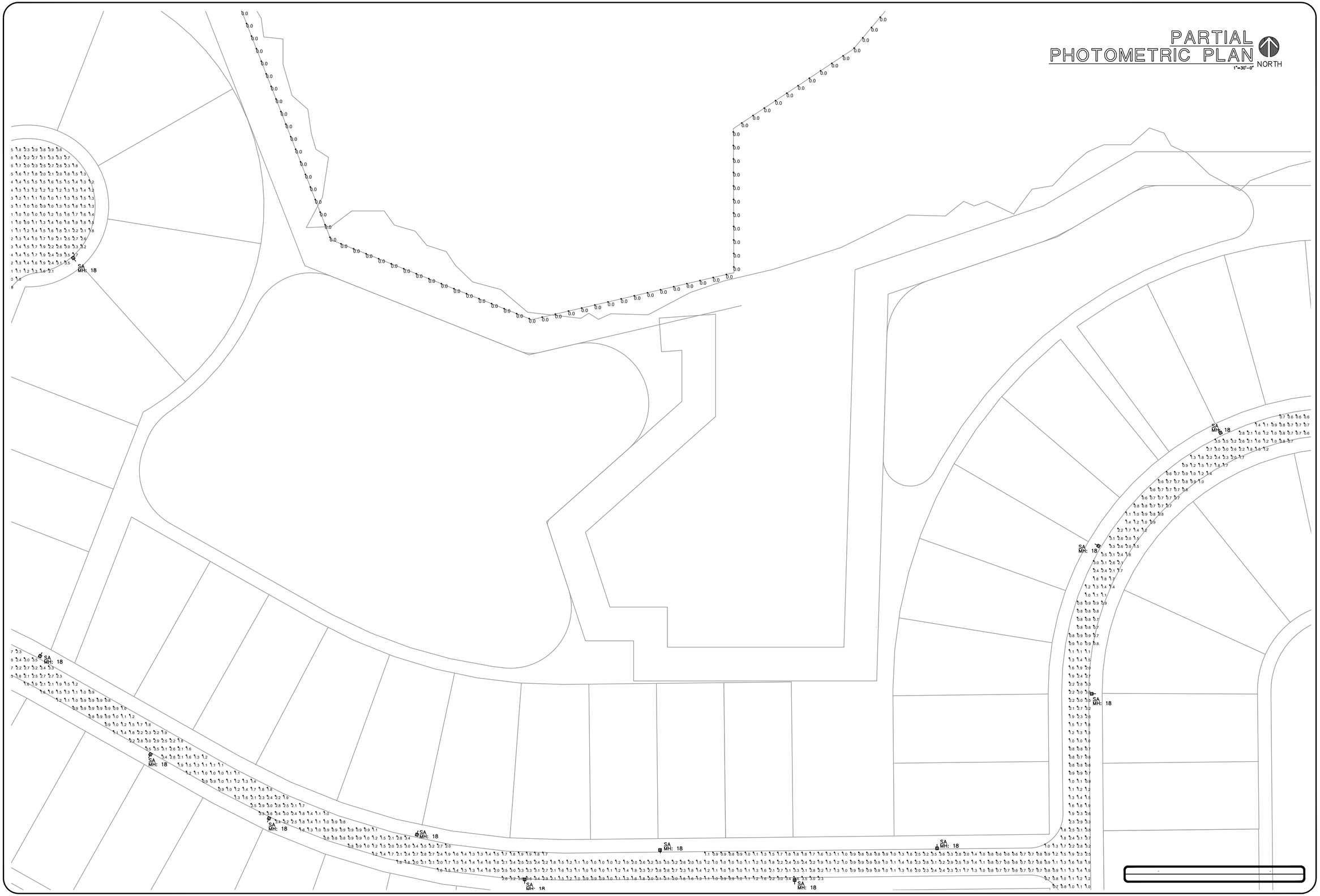
sheet

E1.1G

PARTIAL PHOTOMETRIC PLAN

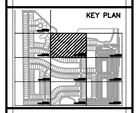
1"=30'-0"

NORTH



revision	date

KEY PLAN



PRECISION TECHNICAL
PO BOX 12823
FORT PIERCE, FL 34979
JohnMayrLLC@gmail.com
772-528-0416

project title: GORDY ROAD RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title: PHOTOMETRIC PLAN PARTIAL

projt. no.:	2025-0016
project manager:	JM
scale:	AS NOTED
date:	12-06-25

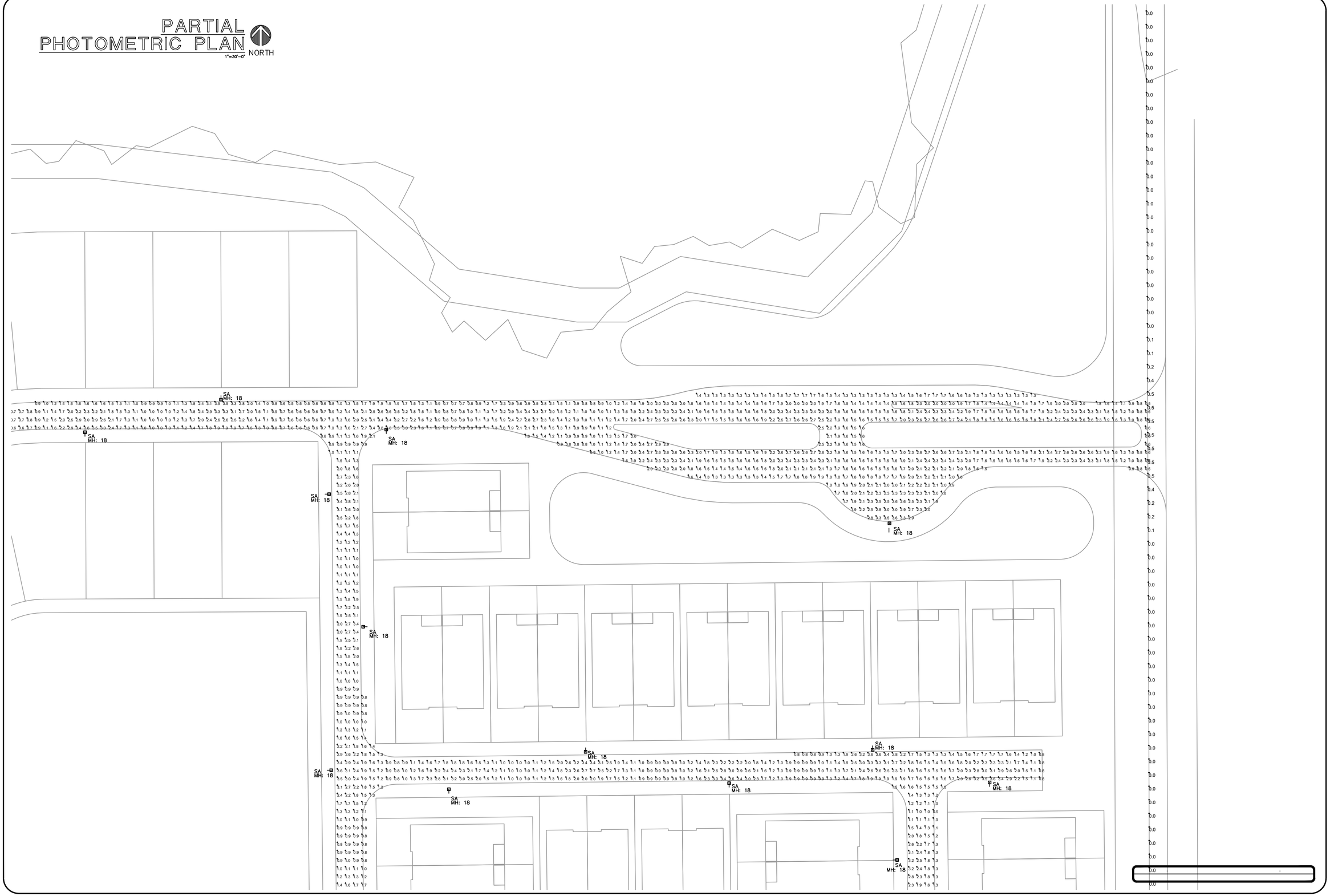
sheet

E1.1H

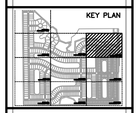
PARTIAL PHOTOMETRIC PLAN

1"=30'-0"

NORTH



revision	date



PRECISION TECHNICAL
PO BOX 12823
FORT PIERCE, FL 34979
John Mayr LLC@gmail.com
772-528-0416

project title: GORDY ROAD RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title: PHOTOMETRIC PLAN PARTIAL

projt. no.: 2025-0016

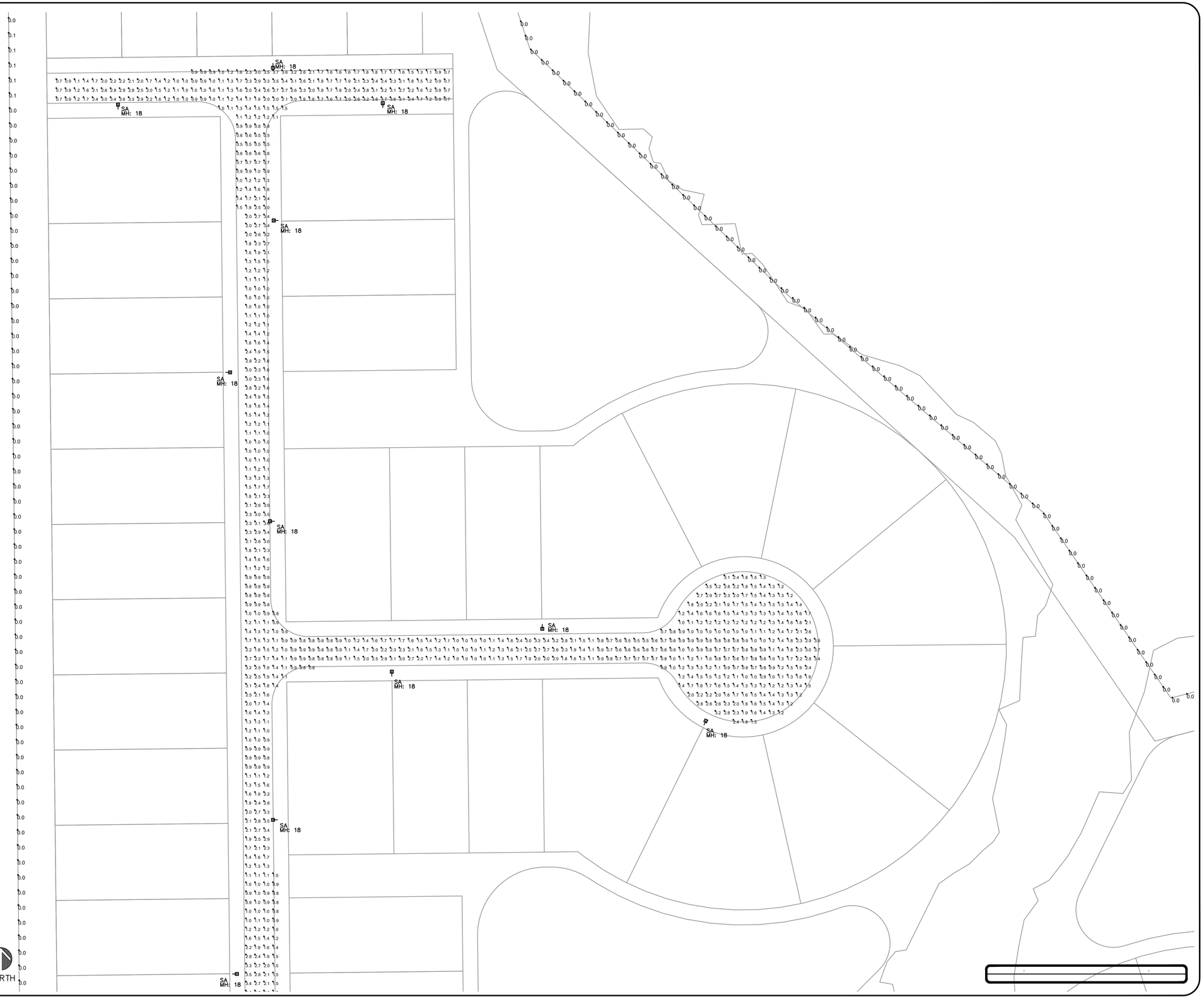
project manager: JM

scale: AS NOTED

date: 12-06-25

sheet

E1.1I



PARTIAL PHOTOMETRIC PLAN

1"=30'-0"

NORTH

revision	date

KEY PLAN

PRECISION TECHNICAL
PO BOX 12823
FORT PIERCE, FL 34979
JohnMayLLC@gmail.com
772-528-0416

project title: GORDY ROAD RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title: PHOTOMETRIC PLAN PARTIAL

projt. no.:	2025-0016
project manager:	JM
scale:	AS NOTED
date:	12-06-25

sheet

E1.1J

GARDCO

Site and Area

EcoForm

ECF-S small area light



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

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

Example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

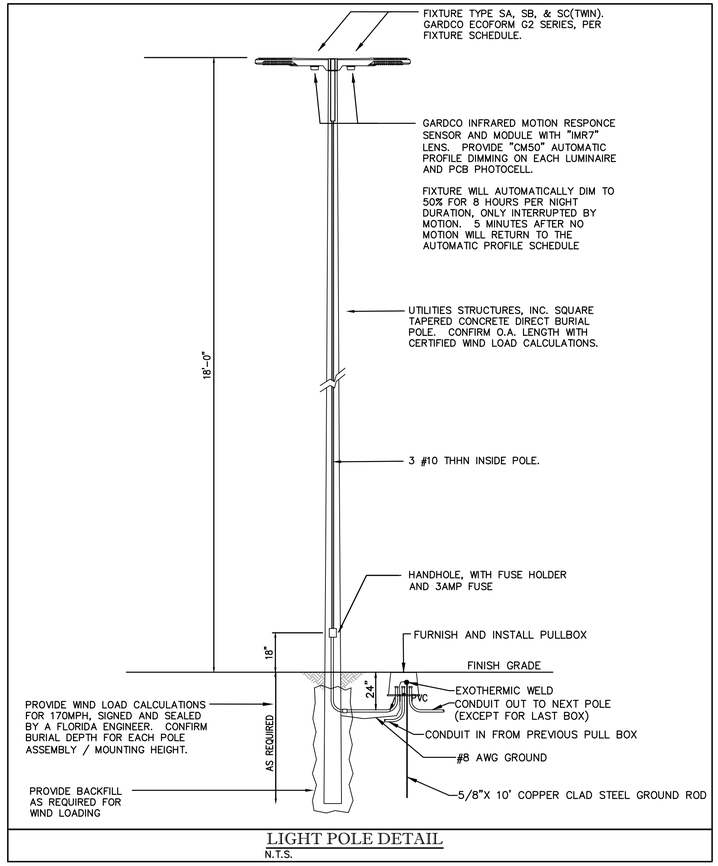
Prefix	Number of LEDs	Drive Current	LED Color – Generation	Mounting	Distribution	Voltage
ECF-S EcoForm site and area, small	**32L** 32 LEDs (2 modules)	**365** 365 mA **530** 530 mA **700** 700 mA **1A** 1050 mA **1.2A** 1200 mA	**WW-G2** Warm White 3000K, 70CRI Generation 2 **NW-G2** Neutral White 4000K, 70CRI Generation 2 **CW-G2** Cool White 5000K, 70CRI Generation 2	**AR**[1] Arm Mount (standard) The following mounting kits must be ordered separately (See accessories) **SF**[3] Slip Fitter Mount (fits to 2-1/4" O.D. tenon) **WS** Wall mount with surface conduit entry (factory permitted) **RAM**[1] Retrofit arm mount kit	**Type 2** **2** Type 2 **2-90** Rotated left 90° **2-270** Rotated right 270° **Type 3** **3** Type 3 **3-90** Rotated left 90° **3-270** Rotated right 270° **Type 4** **4** Type 4 **4-90** Rotated left 90° **4-270** Rotated right 270° **Type 5** **5** Type 5 **5W** Type 5W **AFR** Auto Front Row **AFR-90** Auto Front Row, Rotated left 90° **AFR-270** Auto Front Row, Rotated right 270° **BLC** Back Light Control **BLC-90** Back Light Control rotated at 90° **BLC-270** Back Light Control rotated at 270° **LCL**[9] LEED Corner Optic Left **RCL**[9] LEED Corner Optic Right	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **HVU** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz) **64L** 64 LEDs (4 modules) **900** 900 mA **1A**[4] 1050 mA

Options:

Dimming controls	Motion sensing lens	Photo-sensing	Options	Luminaire	Finish
DD[5,10] 0-10V External dimming (for controls by others) **DCC**[4,5,6,9] Dual Circuit Control **FAWS**[4,5,20] Field Adjustable Wattage Selector **SRDR**[4,5,6,9,17] SR driver connected to Zhaga socket **DynaDimmer:** Automatic Profile Dimming **CS5O**[4,5] Safety 50% Dimming, 7 hours **CMSO**[4,5] Median 50% Dimming, 8 hours **CS3O**[4,5] Safety 30% Dimming, 7 hours **CM3O**[4,5] Median 30% Dimming, 8 hours **BL**[1,4,7,18] Bi-level functionality **WIAP**[1,4,19] Wireless Interact (includes SR driver and SR receptacle – do NOT select SRDR) **LB** Low (7'-15' mounting height) sensor, Black color housing **LW** Low (7'-15' mounting height) sensor, White color housing **HB** High (15'-40' mounting height) sensor, Black color housing **HW** High (15'-40' mounting height) sensor, White color housing	**IMR3**[1,9] Integral with #3 lens **IMR7**[1,9] Integral with #7 lens	**PCB**[4,5] Photocontrol Button **TLRDS**[4,17] Twist Lock Receptacle 5 Pin **TLRD7**[4,17] Twist Lock Receptacle 7 Pin **TLRPC**[4,5,10,17] Twist Lock Receptacle w/Photocell **Fusing** **F1**[3] Single (120, 277, 347VAC) **F2**[3] Double (208, 240, 480VAC) **Pole Mount Fusing** **FP1**[3] Single (120, 277, 347VAC) **FP2**[3] Double (208, 240, 480VAC) **FP3**[3] Canadian Double Pull (208, 240, 480VAC) **Surge Protection** (10kA standard) **SP2** Increased 20kA **BAC**[20,21] Meets the requirements of the Buy American Act of 1933 (BAA)	Square Pole Adapter included in standard product **TB**[2] Terminal Block **RPA**[2] Round Pole Adapter (fits to 3"- 3.9" O.D. pole) **HIS**[4] Internal House Side Shield	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

1. BL-IMR3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
2. Mounts to a 4" round pole with adapter included for square poles.
3. Limited to a maximum of 45 degrees aiming above horizontal.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Must specify a motion sensor lens.
8. Not available in 347 or 480V
9. Must specify input voltage.
10. TLRDS, TLR07 and TLRPC receptacle pins 4 & 5 are capped off when ordered with any of the Dimming controls DD or FAWS or LLC.
11. Not available in 480V. Order photocell seperately with TLRDS/7.
12. Not available with DCC.
13. Not available with SF and WS. RPAs provided with black finish standard.
14. HS not available with Type 5, 5W, BLC, BLC-90, BLC-270, LCL or RCL optics.
15. Not available with DD, DCC, FAWS, SRDR, or WIAP dimming control options.
16. Not available with Wireless Interact, Integral (WIAP) or IMR.
17. When ordering SRDR, controller (by others) to be used on socket must be SR compatible (See specifications for more details). Consult factory for lead time. All 7 pins in NEMA receptacle are connected to SR driver. SRDR not available with TLRDS or TLRPC.
18. 0-10V dimming driver standard.
19. LCL and RCL not available with 48L-1.2A or 64L-1A.
20. Extended lead times apply. Contact factory for details
21. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Buy American Act of 1933 (BAA) or (ii) the BAA's domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.

interact DARKSKY APPROVED Reducing light pollution Certified by DarkSky.org DLC LISTED PREMIUM DLC LISTED c UL us



LIGHT POLE DETAIL
N.T.S.

Luminaire Schedule

Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	142	SA	GARDCO	ECF-S-32L-700-NW-G2-3-HIS POLE MOUNT 18' AFG	7576	0.900	72.9	10351.8
	11	SB	GARDCO	ECF-S-32L-700-NW-G2-4-HIS POLE MOUNT 18' AFG	7802	0.900	72.9	801.9
	4	SC	GARDCO	(2) ECF-S-32L-700-NW-G2-SW POLE MOUNT 18' AFG	19778	0.900	72.9	583.2

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.01	0.5	0.0	N.A.	N.A.
ROADWAY AREAS	Illuminance	Fc	1.62	4.3	0.5	3.24	8.60

revision	date
A	

PRECISION TECHNICAL
PO BOX 12623
FORT PIERCE, FL 34979
Email: ptechfl@gmail.com
772-528-0416

project title:
GORDY ROAD
RESIDENTIAL DEVELOPMENT
FORT PIERCE, FL

sheet title: SCHEDULES

projt. no.: 2025-0016
project manager: JM
scale: AS NOTED
date: 12-06-25

sheet
E1.0

HALEY WARD

DRAINAGE REPORT – Gordy Rd

TO: FORT PIERCE
FOR: Gordy Rd
Fort Pierce, FL

APPLICANT:
Ryan Homes
1450 Centrepark Blvd, #340
West Palm Beach, FL 33401



Digitally signed by Mark Landsman
Date: 2025.12.11 11:55:56 -05'00'

Mark Landsman, P.E. #96288 Date
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987 (772) 462-2455

December 11, 2025
JN: 25-131

REPORT PREPARED BY:
Haley Ward, Inc.
10250 VILLAGE PKWY, STE 201, PORT ST. LUCIE, FL 34987

Table of Contents

1.0 Executive Summary 3
2.0 History and Existing Storm Water Management System 3
3.0 Drainage Calculation Summary 4
3.1 Project Description 4
3.2 Datum 4
3.3 Proposed Stormwater Management System 4
3.4 Land Use Tables 5
3.5 Control Elevation 5
3.6 Tailwater 5
3.7 Water Quality Treatment 6
3.8 Discharge Rates 6
3.9 Minimum Road and Parking 6
3.10 Minimum Finished Floor 6
3.11 Minimum Perimeter Berm 7
3.12 Control Structure 7
3.13 North St Lucie River Water Control District Discharge Volume 7
3.14 Recovery Analysis 7
3.15 Floodplain Compensation 7
4.0 Conclusion 8
APPENDIX A: Maps and Exhibits 9

List of Tables

Table 1-Site Details 4
Table 2-Pre-Development Land Use 5
Table 3-Post Development Land Use 5

1.0 Executive Summary

The project known as Gordy Rd proposes approximately 500 dwelling units on approximately 126 acres. The site has a single-family home, unimproved gravel road and furrows for agricultural purposes. The project will be developed with a stormwater management system consisting of dry retention and wet detention (ponds) areas to provide water quality treatment and attenuation. Stormwater effluent discharges will be directed to the Ten Mile Creek, which is operated by the North St Lucie River Water Control District (NSLRWCD). The contents of this report state the assumptions used in the preliminary design of the stormwater management system.

2.0 History and Existing Storm Water Management System

The subject parcel has never been permitted by the South Florida Water Management District (SFWMD) for an Environmental Resource Permit (ERP). A search of the Florida Department of Environmental Protection (FDEP) was completed and the results indicate that the site has never been permitted through FDEP either.

The existing conditions of the site indicate that the historical use was for agricultural purposes as noted in the existing furrows. Stormwater is currently captured in the existing furrows where it is infiltrated into the native soil. Excess stormwater run-off is directed to the Ten Mile Creek. The current conditions do not provide water quality treatment nor attenuation. A boundary and topographic survey of the property will indicate the flow of stormwater off-site and if any existing drainage structures are present.

3.0 Drainage Calculation Summary

3.1 Project Description

The following Table 1 provides data on the subject parcels.

Table 1-Site Details

Parcel ID	Size	Sec/Town/Range	Jurisdiction
2326-413-0000-000-5	1.83	26/35S/39E	St Lucie County
2326-413-0001-000-2	93.66	26/35S/39E	St Lucie County
2326-434-0000-000-0	30.80	26/35S/39E	St Lucie County
Total:	126.29		

3.2 Datum

All elevations included on the project's plans are in reference to the North American Vertical Datum 1988. The vertical datum conversion has been determined to be approximately 1.50 feet in the project area. This is used to convert NGVD to NAVD, in other words NGVD elevation minus 1.50 feet = NAVD elevation.

3.3 Proposed Stormwater Management System

The proposed stormwater management system for the site consists of a combination of dry retention and wet detention system (lakes) that will provide water quality treatment and attenuation prior to discharging off site to the Ten Mile Creek. Water quality will meet current SFWMD standards as described in Applicants Handbook Volume II. Discharges to the Ten Mile Creek will meet the volumetric equivalent of 2-inches across the site in a 24-hour period to meet NSLRWCD standards.

3.4 Land Use Tables

The following Table 2 outlines the pre-development land use breakdown for the project. Table 3 outlines the post development land use breakdown.

Table 2-Pre-Development Land Use

Land Use	Area (ac)	Percentage
Building	0.16	0.001%
Wetlands	14.5	11.5%
Pervious	112.02	88.4%
Pre-Development Basin Area	**126.68**	**100**

Table 3-Post Development Land Use

Land Use	Area (ac)	Percentage of Site (%)
Buildings	22.38	17.7%
Impervious (Concrete and Sidewalk)	22.64	17.8%
Lakes	14.32	11.3%
Wetlands	9.35	7.40%
Pervious Area	57.99	45.8%
Post Development Area	**126.68**	**100**

3.5 Control Elevation

The control elevation for the project is assumed at 11.50 NAVD, based on the ERP for the adjacent Gordy Creek project. Additional geotechnical borings will be required to confirm the depth of the water table for this project.

3.6 Tailwater

The tailwater condition for the stormwater management system is controlled by the elevations of the Ten Mile Creek. The minimum tailwater condition is at 9.30 NAVD and the maximum tailwater condition for the 10-year/3-day storm event is

12.80 NAVD. These values are based on the St Lucie County Stormwater Master Plan. A copy of the SLC Stormwater Master Plan is attached in Appendix A.

3.7 Water Quality Treatment

The project proposes to treat the required water quality treatment to meet a net reduction in nitrogen and phosphorus discharge loads. Net improvement standards are set by the FDEP/SFWMD to reduce the total discharge load for nitrogen and phosphorus. These standards are set to change in December 2025 using HUC12 maps to determine the percentage of nutrient removal for the basin. The project is located in HUC12 030902060200, which has a discharge to the North Fork of the St Lucie River. Since the St Lucie River is an OFW, the nutrient reduction for TN and TP is 95%. Water quality calculations will be completed during the construction plan development stage.

3.8 Discharge Rates

A pre vs post discharge rate analysis will need to be conducted on the site using the 25-year/3-day storm event simulation in the Stormwise (ICPR) model. The results of this simulation will determine the maximum discharge rate allowed by the SFWMD. This simulation will be completed once construction plans have been developed.

3.9 Minimum Road and Parking

The minimum road and parking elevation for the site will be determined based on the results of the Stormwise simulation for the 10-year 1 day storm event. This simulation will be completed once construction plans have been developed.

3.10 Minimum Finished Floor

The minimum finished floor elevation for the project is determined by the results of the Stormwise simulation of the 100-year 3-day storm event. The project proposes a minimum finished floor elevation that is at least 1 foot above the 100-year/3-day

storm event. This simulation will be completed once construction plans have been developed.

3.11 Minimum Perimeter Berm

The minimum perimeter berm elevation is determined by the results of the Stormwise simulation of the 25-year/3-day storm event. This simulation will be completed once construction plans have been developed.

3.12 Control Structure

The proposed control structure for the project will be a modified FDOT inlet that meets water quality and quantity standards. The control structure will be designed once construction plans are being developed.

3.13 North St Lucie River Water Control District Discharge Volume

The North St Lucie River Water Control District sets the discharge volume for stormwater entering their stormwater management system. The discharge volume is capped at 2 inches per day across the drainage basin within a 24-hour period based on the results of the 10-year/3-day storm event. The maximum discharge volume allowed for the project is 21.05 acre-feet.

3.14 Recovery Analysis

A recovery analysis to determine that the stormwater management system can recover the retained/detained volume within 72 hours of a storm event will be completed once geotechnical data and construction plans have been completed.

3.15 Floodplain Compensation

Since the project site lies within the FEMA floodplain, floodplain compensatory calculations will be required to meet the SFWMD standards. Floodplain

compensatory calculations will be completed once geotechnical data and construction plans have been completed.

4.0 Conclusion

The project known as Gordy Rd will meet all of the stormwater management system regulations of the City of Ft Pierce, South Florida Water Management District, Florida Department of Environmental Protection and the North St Lucie River Water Control District. Further draiange calculations and flood routing will be completed once the construction plans have been developed.

APPENDIX A: Maps and Exhibits

National Flood Hazard Layer FIRMette

FEMA



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
- 513 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

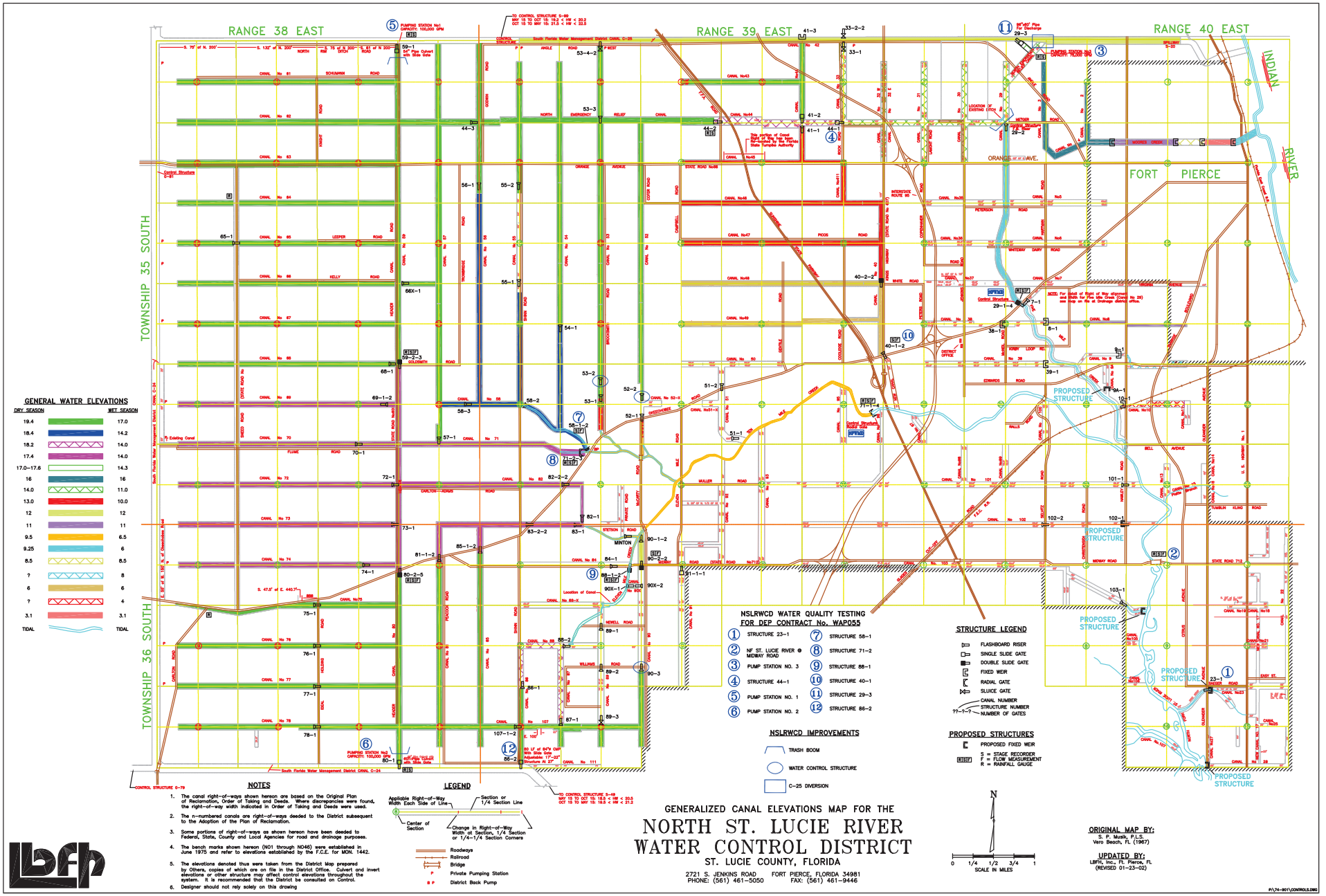
N

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 9/2/2025 at 4:21 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.



P:\74-0901\Maps\CONTROLS\2-02-05-2004.dwg, 03/05/2004 11:08:45 AM, Russ-C, LBFH Inc.

Soil Map—St. Lucie County, Florida
(Gordy Rd)



Map Scale: 1:6,860 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 300 600 1200 1800

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 18, Aug 23, 2024

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

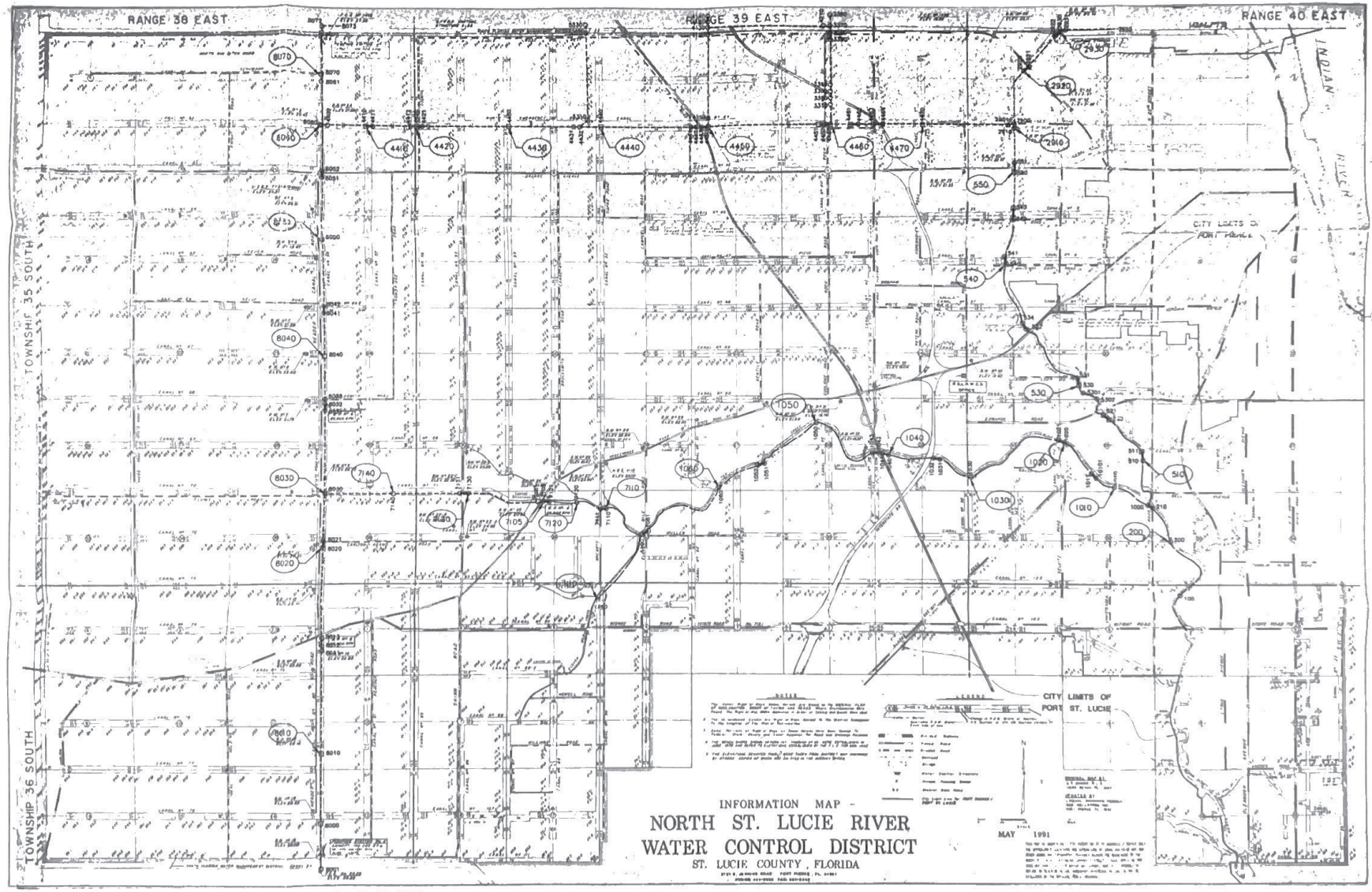
Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

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	61.0	28.2%
5	Arents, 45 to 65 percent slopes	1.9	0.9%
14	Fluvaquents, frequently flooded	50.6	23.4%
20	Kaliga muck, frequently ponded, 0 to 1 percent slopes	4.6	2.1%
37	Riviera sand, frequently ponded, 0 to 1 percent slopes	4.4	2.0%
38	Riviera fine sand, 0 to 2 percent slopes	6.9	3.2%
44	Tantile and Pomona sands	1.4	0.7%
48	Wabasso sand, 0 to 2 percent slopes	66.2	30.6%
99	Water	19.2	8.9%
Totals for Area of Interest		**216.2**	**100.0%**

MODELING SCHEMATIC OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT WATERSHED



ST. LUCIE COUNTY STORMWATER MASTER PLAN (3/92)

EXHIBIT 4

TABLE 4–1

FORT PIERCE FARMS WATER CONTROL DISTRICT CANAL NO. 1
Summary of Flood Stages and Problem Areas (1)

Present Land Use

Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length	Invert Elev (ft)	10–YEAR 24–HOUR Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	10YR/72HR Base Cond Max Flood Elev (ft)
1					0	0	−10.0	2.7				2.7
2	CONTROL STRUCTURE				430	430	−3.7	16.5				17.8
1000					1,320	1,750	−1.6	16.5				17.9
1005	25TH STREET				450	2,200	−1.6	16.5				17.9
1010					5,280	7,480	−0.2	16.7				18.3
1015	@ Canal No. 2				5,280	12,760	0.4	16.7				18.5
1016	KEEN ROAD BRIDGE				399	13,159	0.4	16.8				18.5
1017					1,900	15,059	2.5	16.8				18.6
1020	TAYLOR DAIRY RD BRIDGE	@ Canal 3			395	15,454	2.6	16.8				18.7
1030					2,640	18,094	3.4	16.9				18.8
1035	KINGS HWY @ Canal 4				353	18,447	3.4	16.9				18.9
1040	@ Canal 5				2,640	21,087	0.6	16.9				19.0
1050	@ Canal 20				2,640	23,727	0.8	16.9				19.0
1060					2,640	26,367	1.5	16.9				19.0
1070					2,640	29,007	3.5	17.0				19.1
1080					2,640	31,647	5.5	17.0				19.2
1090					2,640	34,287	5.8	17.1				19.3
1100	@ Canal 6				2,640	36,927	7.1	17.1				19.4
1110					2,640	39,567	8.4	17.1				19.4
1115	@ Canal 7				1,320	40,887	8.8	17.1				19.5
1116	CONTROL STRUCTURE				150	41,037	6.5	17.2				19.7
1117					1,320	42,357	9.5	17.2				19.7
1120	JOHNSTON RD CROSSING				280	42,637	8.9	17.5				20.6
1130	@ Canal 8				2,640	45,277	8.0	17.5				20.7
1140					2,920	48,197	10.4	17.6				20.8
1145	INDRIO RD CROSSING				260	48,457	10.4	17.7				21.2
1150					2,640	51,097	9.1	17.7				21.3
1160					2,640	53,737	9.4	17.8				21.3
1170					2,640	56,377	9.7	17.8				21.4
1180					2,640	59,017	10.0	17.8				21.4
1190					2,640	61,657	10.3	17.8				21.4

(1) All stages and elevations referenced to National Geodetic Vertical Datum of 1929 (FT_NGVD) unless noted otherwise.

TABLE 4–2

From North St. Lucie Fork River to Pump Station No. 3
Summary of Flood Stages and Problem Areas (1)

Present Land Use

								10–YEAR 24–HOUR				10YR/72HR
Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length	Invert Elev (ft)	Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	Base Cond Max Flood Elev (ft)
10							−11.0	2.7	2.7	2.7	2.7	2.7
1					0	0	−10.8	3.6	3.6	3.6	3.6	5.0
100					3,100	3,100	−6.5	4.0	4.0	4.0	4.0	5.5
200					5,000	8,100	−5.3	5.5	5.5	5.5	5.5	7.4
210					1,400	9,500	−7.4	5.7	5.7	5.7	5.7	7.6
1000	25TH ST SPAN BRIDGE				410	9,910	−7.4	5.7	5.7	5.8	5.7	7.7
510					2,200	12,110	−2.6	7.8	7.5	7.5	7.5	8.3
511	FEC RAR SPAN BRIDGE				395	12,505	−2.6	7.8	7.5	7.5	7.5	8.3
520					2,400	14,905	−2.4	8.5	8.3	8.3	8.3	9.0
521	EDWARDS RD SPAN BRIDGE				350	15,255	−2.4	8.6	8.3	8.3	8.3	9.0
5302					1,000	16,255	−1.8	8.6	8.3	8.3	8.3	9.0
5301					1,700	17,955	−0.6	8.9	8.8	8.8	8.8	9.3
530					800	18,755	−0.1	10.8	10.8	10.8	10.8	11.1
531	KIRBY LOOP RD SPAN BRIDGE				400	19,155	−0.1	10.8	10.8	10.8	10.8	11.1
532					4,200	23,355	1.6	13.0	12.9	12.9	12.9	14.3
534					5	23,360	2.1	13.2	13.1	13.1	13.1	14.6
540					3,700	27,060	4.0	13.5	13.4	13.4	13.4	14.8
541	WHITEWAY DAIRY RD	16.6			245	27,305	4.1	13.5	13.5	13.5	13.5	15.0
542					3,000	30,305	4.6	13.6	13.6	13.6	13.6	15.1
543	PETERSON RD SPAN BRIDGE				320	30,625	4.6	13.7	13.6	13.6	13.6	15.1
550					2,600	33,225	3.1	14.0	13.9	13.9	13.9	15.3
551	ORANGE AVE SPAN BRIDGE				360	33,585	3.1	14.0	14.0	14.0	14.0	15.3
2910					2,800	36,385	7.8	14.0	14.0	14.0	14.0	15.4
2901	METZGER RD CROSSING	19.8			245	36,630	7.6	14.0	14.0	14.0	14.0	16.4
2900					325	36,955	7.3	14.0	14.0	14.0	14.0	16.7
2920	ANGLE RD CROSSING	21.1			3,080	40,035	7.2	14.0	14.0	14.0	14.0	16.7
2921					210	40,245	7.4	13.9	13.9	13.9	13.9	16.5
2922	AVENUE Q CROSSING	20.1			1,400	41,645	7.7	13.9	13.9	13.9	13.9	16.5
2930					245	41,890	7.7	13.9	13.9	13.9	13.9	16.5
2931					5	41,895	7.7	13.6	13.6	13.6	13.6	13.6
2932					500	42,395	7.7	13.5	13.5	13.5	13.5	13.5

(1) All stages and elevations referenced to National Geodetic Vertical Datum of 1929 (FT_NGVD) unless noted otherwise.

TABLE 4–3

From Ten Mile Creek to Header Canal
Summary of Flood Stages and Problem Areas (1)

Present Land Use

								10–YEAR 24–HOUR				10YR/72HR
Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length (ft)	Invert Elev (ft)	Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	Base Cond Max Flood Elev (ft)
1000					0	0	−7.4	5.7	5.7	5.8	5.7	7.7
1010					2,500	2,500	−6.3	6.2	6.2	6.2	6.2	8.4
10101					1,400	3,900	−5.2	6.4	6.4	6.4	6.4	8.7
1011	FEC RR SPAN BRIDGE				415	4,315	−5.2	6.4	6.4	6.4	6.4	8.7
1020					2,800	7,115	−4.2	7.3	7.1	7.2	7.1	9.9
1021	SELVITZ RD SPAN BRIDGE				380	7,495	−4.2	7.3	7.2	7.2	7.2	10.0
1030					5,320	12,815	−1.5	9.2	8.9	9.0	8.9	12.0
1031					2,800	15,615	−0.8	9.7	9.3	9.4	9.4	12.5
1032	I–95 SPAN BRIDGE				500	16,115	−0.8	9.7	9.4	9.5	9.5	12.6
1040	@ C-40				3,080	19,195	−0.2	10.6	10.5	10.5	10.5	13.7
1041					445	19,640	−0.2	10.6	10.5	10.6	10.5	13.7
1042	GORDY RD STRUCTURE	14			200	19,840	−1.8	10.8	10.6	10.7	10.7	14.3
1043	GORDY RD SPAN BRIDGE				400	20,240	−1.8	10.8	10.6	10.7	10.7	14.3
1050					2,800	23,040	−0.3	10.9	10.8	10.9	10.9	14.4
1051					4,200	27,240	−1.3	11.2	11.1	11.2	11.2	14.8
1052	PRIVATE CROSSING				395	27,635	−1.3	11.2	11.1	11.2	11.2	14.8
1060					3,640	31,275	3.2	11.4	11.3	11.4	11.4	14.9
1061					5,600	36,875	1.0	11.7	11.7	11.8	11.7	15.1
1100	ELEVEN MILE RD BRIDGE				395	37,270	1.0	11.7	11.7	11.8	11.8	15.2
7110					2,800	40,070	2.5	11.9	11.8	11.9	11.9	15.3
7111	McCARTY RD SPAN BRIDGE				390	40,460	2.5	11.9	11.8	12.0	11.9	15.4
7120					1,400	41,860	6.1	12.0	11.9	12.1	12.0	15.4
7121					4,900	46,760	6.2	12.8	12.9	13.0	13.0	16.2
7105	SR 70 SPAN BRIDGE				405	47,165	6.2	12.9	12.9	13.1	13.0	16.2
7101					300	47,465	6.3	14.8	14.8	14.9	14.8	16.2
7130					5,040	52,505	6.4	15.2	15.2	15.3	15.2	17.1
7131	SHIN RD SPAN BRIDGE				375	52,880	6.4	15.2	15.2	15.3	15.2	17.1
7140					3,640	56,520	9.6	15.3	15.4	15.5	15.4	17.5
8030					3,920	60,440	9.6	15.7	15.8	15.9	15.9	18.2

TABLE 4–4

Header Canal from Pump St. No 1 to Pump St. No 2
Summary of Flood Stages and Problem Areas (1)

Present Land Use

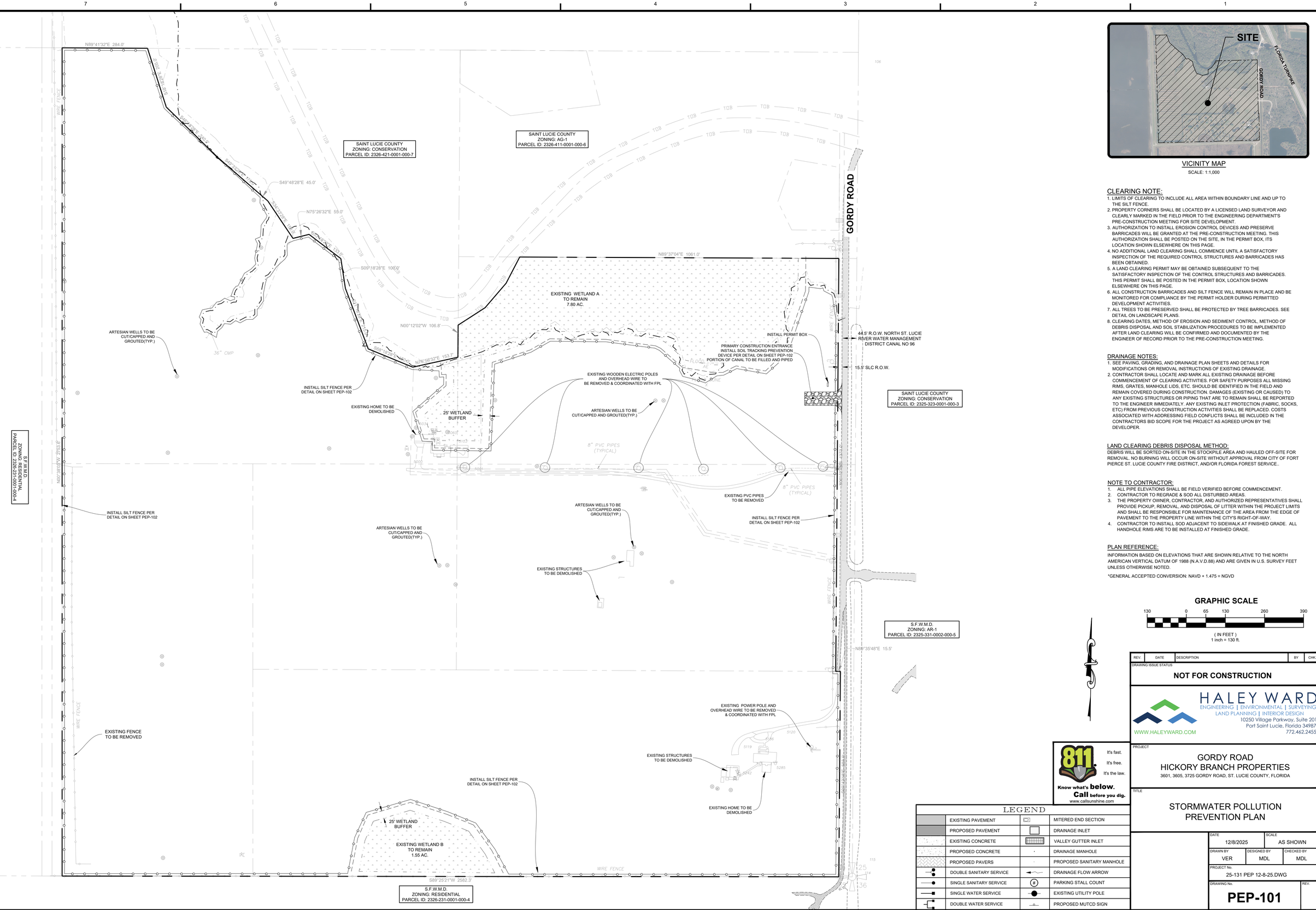
								10–YEAR 24–HOUR				10YR/72HR
Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length (ft)	Invert Elev (ft)	Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	Base Cond Max Flood Elev (ft)
8003					0	0	13.8	14.5	14.5	14.5	14.5	14.5
8002					500	500	13.8	15.6	15.6	15.6	15.6	16.0
8001					5	505	13.8	17.8	17.8	17.8	17.8	18.8
8000					1,960	2,465	10.4	17.8	17.8	17.8	17.8	18.8
8010					4,200	6,665	11.7	17.8	17.8	17.8	17.8	18.8
8011					5,600	12,265	10.8	17.8	17.8	17.8	17.8	18.8
8012	SR 70 SPAN BRIDGE				5	12,270	7.5	15.9	15.9	16.0	16.0	18.5
8013					370	12,640	7.5	15.9	15.9	16.0	16.0	18.5
8020	CARLTON ADAMS CROSSING				4,200	16,840	10.6	15.8	15.9	16.0	16.0	18.5
8021					275	17,115	10.2	15.8	15.9	16.0	15.9	18.3
8030					4,200	21,315	9.6	15.7	15.8	15.9	15.9	18.2
8031					6,440	27,755	10.3	16.1	16.2	16.4	16.3	18.5
8032	GOLDSMITH RD CROSSING				240	27,995	10.4	16.1	16.2	16.5	16.4	18.7
8033					2,800	30,795	10.4	18.8	18.8	19.0	19.0	19.5
8040					340	31,135	13.1	19.2	18.9	19.1	19.5	20.5
8041					2,800	33,935	11.9	19.2	19.0	19.2	19.2	20.5
8042	KELLY RD CROSSING	25			150	34,085	11.9	19.6	19.5	19.3	19.3	22.2
8050					2,240	36,325	13.4	19.6	19.5	19.3	19.4	22.2
8051					3,920	40,245	13.4	19.6	19.5	19.3	19.4	22.2
8052	ORANGE AVE SPAN BRIDGE				335	40,580	13.4	19.6	19.5	19.3	19.4	22.2
8060					2,800	43,380	14.5	19.6	19.5	19.3	19.4	22.2
8061	SCHUMANN RD CROSSING				2,520	45,900	12.8	19.5	19.4	19.3	19.3	22.1
8070					210	46,110	12.6	19.3	19.3	19.2	19.3	22.0
8071					2,240	48,350	14.2	19.3	19.3	19.2	19.2	21.9
8072					5	48,355	14.2	16.5	16.4	16.2	16.2	16.8
8073					500	48,855	14.2	14.9	14.9	14.7	14.7	15.1

TABLE 4–5

North Emergency Relief Canal from Header Canal to Five Mile Creek
Summary of Flood Stages and Problem Areas (1)

Present Land Use

Junction No.	Street Name	Top of Road Elev (ft)	Low Chord ft)	Floor Elev. (ft)	Length (ft)	Total Length (ft)	Invert Elev (ft)	10–YEAR 24 HOUR Base Cond Max Flood Elev (ft)	Alt 1 Max Flood Elev (ft)	Alt 2 Max Flood Elev (ft)	Alt 3 Max Flood Elev (ft)	10YR/72HR Base Cond Max Flood Elev (ft)
8060					0	0	14.5	19.6	19.5	19.3	19.3	22.2
4409					210	210	15.4	19.8	19.8	19.6	19.5	22.5
4410					2,800	3,010	16.2	20.5	20.4	20.4	20.2	22.6
4411					210	3,220	15.5	20.6	20.5	20.5	20.3	22.7
4412					2,800	6,020	14.8	20.6	20.6	20.6	20.4	22.7
4420	GODWIN RD CROSSING	24.9			210	6,230	13.9	20.7	20.7	20.6	20.4	22.8
4421					210	6,440	15.4	20.7	20.7	20.6	20.4	22.8
4430					3,920	10,360	13.7	20.7	20.7	20.7	20.4	22.8
4431					3,920	14,280	13.9	20.7	20.7	20.6	20.4	22.7
4432					210	14,490	14.0	20.6	20.6	20.5	20.3	22.7
4440					1,400	15,890	13.0	20.6	20.6	20.5	20.3	22.7
4441	FFA RD CROSSING				4,760	20,650	13.9	20.4	20.4	20.4	20.1	22.6
4442					210	20,860	14.4	20.1	20.1	20.1	19.9	22.4
4443					2,520	23,380	14.3	19.8	19.8	19.7	19.6	22.3
4450					5	23,385	14.1	19.7	19.7	19.6	19.5	22.1
4451					4,730	28,115	11.6	18.0	18.0	17.4	17.2	21.4
4452	ROCK RD CROSSING	22.6			330	28,445	11.6	17.8	17.8	17.2	17.0	21.2
4460					245	28,690	11.4	16.7	16.7	16.7	16.5	19.2
4461	PRIVATE CROSSING				1,400	30,090	10.0	16.4	16.4	16.4	16.2	19.0
4462					245	30,335	10.0	15.9	15.9	15.9	15.8	18.1
4463	KINGS HWY/I–95				1,400	31,735	10.0	15.5	15.5	15.5	15.4	17.8
4464					450	32,185	10.0	15.3	15.3	15.3	15.2	17.7
4470	Canal 31				2,800	34,985	8.1	15.1	15.1	15.1	15.0	17.6
2920	C-31/44 Junction				2,800	37,785	7.2	14.0	14.0	14.0	14.0	16.7



VICINITY MAP

SCALE: 1:1,000

CLEARING NOTE:

1. LIMITS OF CLEARING TO INCLUDE ALL AREA WITHIN BOUNDARY LINE AND UP TO THE SILT FENCE.
2. 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.
3. 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.
4. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED CONTROL STRUCTURES AND BARRICADES HAS BEEN OBTAINED.
5. 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.
6. ALL CONSTRUCTION BARRICADES AND SILT FENCE WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING PERMITTED DEVELOPMENT ACTIVITIES.
7. ALL TREES TO BE PRESERVED SHALL BE PROTECTED BY TREE BARRICADES. SEE DETAIL ON LANDSCAPE PLANS.
8. 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:

1. SEE PAVING, GRADING, AND DRAINAGE PLAN SHEETS AND DETAILS FOR MODIFICATIONS OR REMOVAL INSTRUCTIONS OF EXISTING DRAINAGE.
2. 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:

1. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
2. CONTRACTOR TO REGRADE & SOD ALL DISTURBED AREAS.
3. 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.
4. 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

GRAPHIC SCALE

130 0 65 130 260 390

(IN FEET)
1 inch = 130 ft.

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
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

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

REV.

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:\EDE-2020\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWGS\25-131 ENG 1-8-26.DWG, 2026.01.08, 12:43 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; 7-60 days, install stormwater retention basin; 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.	
	* Prior to clearing, a silt fence (trenched 6 inches deep and backfilled on the uphill side), shall be installed around the perimeter of the site. 2 rock entrance roads (that are 60ft long with a 6 inch depth of FDOT #1 stone and lined with filter fabric) shall be constructed to minimize the effects of truck traffic and sedimentation tracking both on and off of the site. There will be only one construction entrance at this site. * After the initial site grading work, all proposed inlet(s) / outfall, once installed, shall be protected from erosion and sediment runoff by the use of filter fabric and properly installed inlet filters. Disturbed portions of the site where construction activities have permanently ceased shall be stabilized with sod or other permanent stabilization methods (if other methods are used, this SWPPP will be modified) no later than 7 days after the last construction activity. Seeding shall be the same as in temporary seeding. * All installation shall be commenced as depicted on the attached site map and installation "typicals" sheet.	
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.	
	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.	
	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.	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	

Section 22	Name	Title	Company Name, Address and Phone Number	Date



EXCAVATION WARNING SIGN DETAIL

N.T.S.

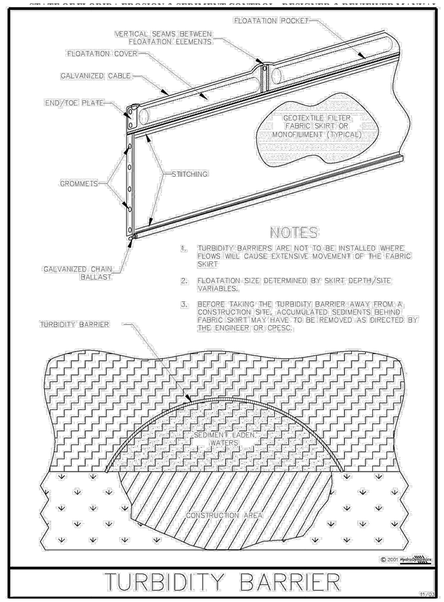


Figure V-44: Illustration of a Turbidity Barrier Curtain

Permission is given by HydroDynamics Incorporated to copy and reproduce this detail

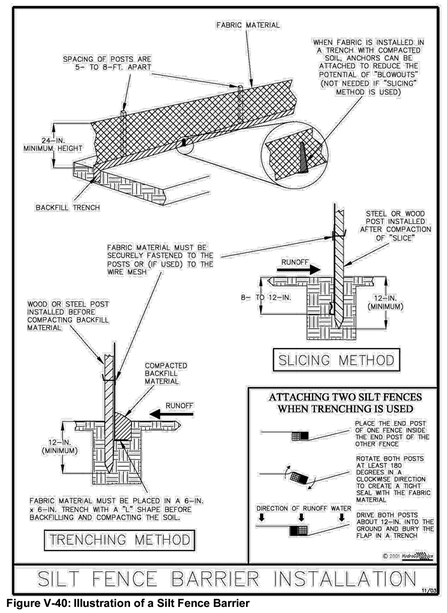


Figure V-40: Illustration of a Silt Fence Barrier

Permission is given by HydroDynamics Incorporated to copy and reproduce this detail

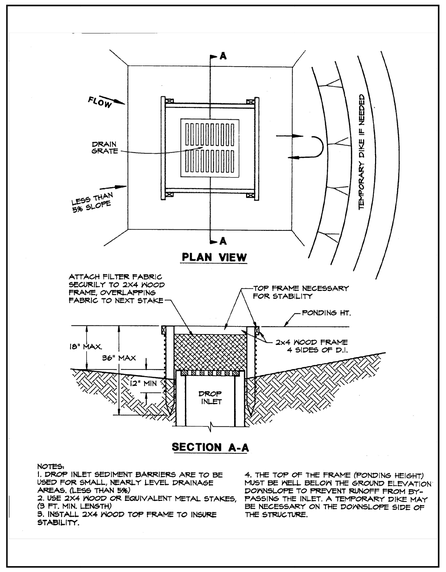


Figure 4.5a. Silt Fence Drop Inlet Sediment Barrier

Source: Erosion Draw

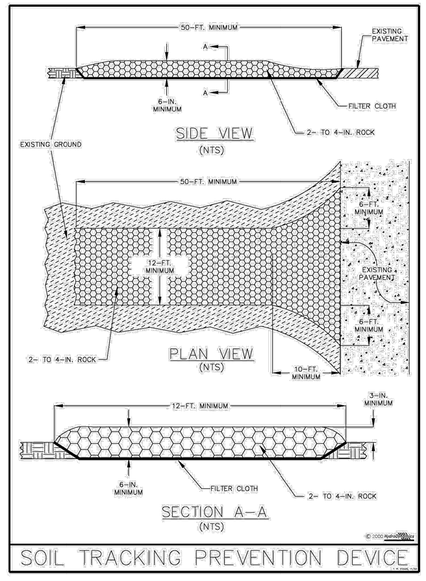


Figure V-52: Illustration of a Soil Tracking Prevention Device

Permission is given by HydroDynamics Incorporated to copy and reproduce this detail

811 It's fast. It's free. It's the law.
Know what's below. Call before you dig.
www.callsunshine.com

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
Port 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
1/8/2026	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
VER	MDL	MDL

PROJECT No. 25-131 ENG 1-8-26.DWG

DRAWING No. **PEP-102** REV.

FILE LOCATION: Z:\EDC-2025\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWG\25-131 ENG 1-8-26.DWG, 2026.01.08, 12:43 PM

PROPOSED DRY DETENTION 27,998 S.F.(0.64 AC.)

PROPOSED VALLEY GUTTER(TYP.)

PROPOSED SANITARY MANHOLE(TYP.)

PROPOSED 8" GRAVITY SEWER(TYP.)

PROPOSED 2" WATER MAIN LOOP

PROPOSED DRY DETENTION 23,213 S.F.(0.53 AC.)

PROPOSED OUTFALL

PROPOSED LAKE H

PROPOSED LAKE G

PROPOSED CONTROL STRUCTURE

25' WETLAND BUFFER

PROPOSED 8" GRAVITY SEWER(TYP.)

PROPOSED VALLEY GUTTER(TYP.)

PROPOSED 8" WATER MAIN(TYP.)

PROPOSED STORM MANHOLE(TYP.)

PROPOSED LAKE F

PROPOSED LIFT STATION

PROPOSED FIRE HYDRANT ASSEMBLY WITHIN 500' LIMITS(TYP.)

PROPOSED LAKE I

PROPOSED LAKE E

PROPOSED 8" GRAVITY SEWER(TYP.)

PROPOSED 8" WATER MAIN(TYP.)

PROPOSED VALLEY GUTTER(TYP.)

PROPOSED SANITARY MANHOLE(TYP.)

EXISTING WETLAND B 1.55 AC.

25' LANDSCAPE BUFFER

S.F.W.M.D. ZONING: RESIDENTIAL PARCEL ID: 2326-231-0001-000-4

S.F.W.M.D. ZONING: RESIDENTIAL PARCEL ID: 2326-231-0001-000-4

SAINT LUCIE COUNTY ZONING: CONSERVATION PARCEL ID: 2326-421-0001-000-7

SAINT LUCIE COUNTY ZONING: CONSERVATION PARCEL ID: 2326-411-0001-000-6

EXISTING WETLAND A 7.80 AC.

PROPOSED DRY DETENTION 26,934 S.F.(0.62 AC.)

PROPOSED DRY DETENTION 47,858 S.F.(1.10 AC.)

PROPOSED DRY DETENTION 17,277 S.F.(0.40 AC.)

PROPOSED 8" WATER MAIN(TYP.)

PROPOSED SANITARY FORCEMAIN

PROPOSED LAKE A

PROPOSED AMENITY AREA

PROPOSED LAKE B

PROPOSED LAKE C

PROPOSED LAKE D

PROPOSED SCHOOL BUS DROP OFF

PROPOSED FIRE HYDRANT ASSEMBLY WITHIN 500' LIMITS(TYP.)

GORDY ROAD

44.5' R.O.W. NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO 96

15.5' SLC R.O.W.

PROPOSED CONNECTION TO EXISTING FORCE MAIN

PROPOSED CONNECTION TO EXISTING WATER MAIN

500' HYDRANT LIMITS

SAINT LUCIE COUNTY ZONING: CONSERVATION PARCEL ID: 2325-323-0001-000-3

S.F.W.M.D. ZONING: AR-1 PARCEL ID: 2325-331-0002-000-5

S.F.W.M.D. ZONING: RESIDENTIAL PARCEL ID: 2326-231-0001-000-4

25' LANDSCAPE BUFFER

40' R.O.W.

N89°41'32"E 284.0'

N89°37'04"E 1061.0'

N89°35'48"E 15.5'

S89°25'21"W 2582.3'

LAND USE TABLE:

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

IMPERVIOUS/PERVIOUS:

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 @ TOB:	963,520 S.F.	22.12 AC.	17.46%
PROPOSED LAKES @ CE:	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 LITTORAL
PROPOSED LAKE A:		9,360 S.F.
AREA @ T.O.B.:	76,744 S.F.(1.76 AC.)	
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.:	67,600 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.:	47,623 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 L.F. @ 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.)
COMMERICAL	
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	141 UNITS
VILLAS	48 UNITS
PHASE 2	
40' WIDE SINGLE FAMILY	94 UNITS
50' WIDE SINGLE FAMILY	9 UNITS
VILLAS	74 UNITS
PHASE 3	
40' WIDE SINGLE FAMILY	39 UNITS
50' WIDE SINGLE FAMILY	66 UNITS



VICINITY MAP
SCALE: 1:1,000

SITE DATA

FUTURE LAND USE:	RS/RC
ZONING:	AG-1/RC
FUTURE LAND USE:	RS/RC
PARCEL ID #:	2326-413-0000-000-5
	2326-413-0001-000-2
	2326-434-0000-000-0
GROSS ACREAGE:	5,518,216 S.F. (126.681 AC) = 100.00%
PROJECT DENSITY:	
TOTAL DWELLING UNITS:	492 UNITS (3.88 D/U PER ACRES)
DUPLEX VILLAS:	122 UNITS
40' SINGLE FAMILY:	162 UNITS
50' SINGLE FAMILY:	208 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. SOD 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.

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

GRAPHIC SCALE

130 0 65 130 260 390

(IN FEET)
1 inch = 130 ft.

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
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

PROJECT

GORDY ROAD
HICKORY BRANCH PROPERTIES
3601, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA

TITLE

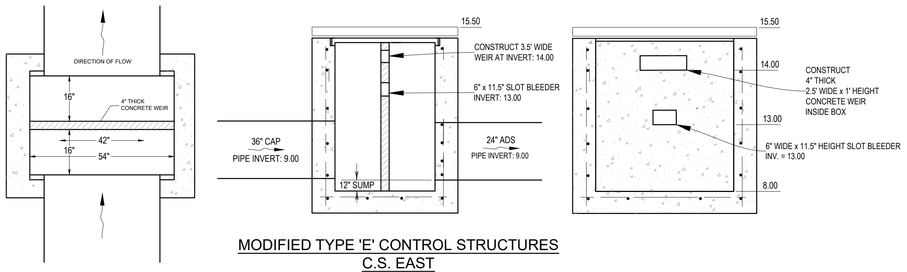
PRELIMINARY ENGINEERING PLAN

DATE	1/8/2026
SCALE	AS SHOWN
DRAWN BY	VER
DESIGNED BY	MDL
CHECKED BY	MDL
PROJECT No.	25-131 ENG 1-8-26.DWG
DRAWING No.	PEP-103
REV.	

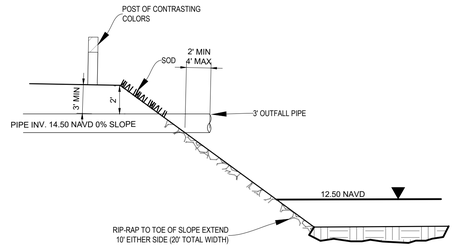
LEGEND

	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:\EDC-2020\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWGS\25-131 ENG 1-8-26.DWG, 2026.01.08, 12:44 PM

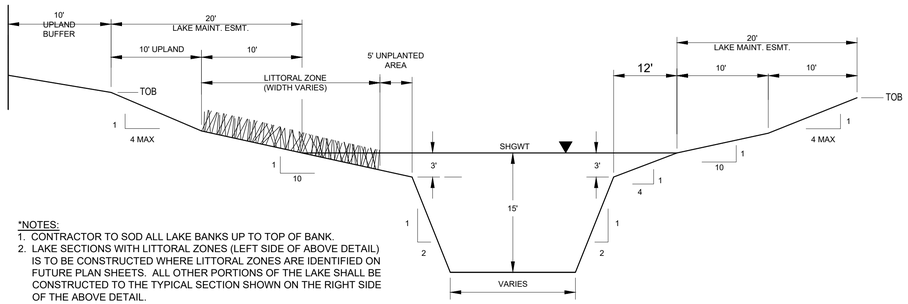


MODIFIED TYPE 'E' CONTROL STRUCTURES
C.S. EAST



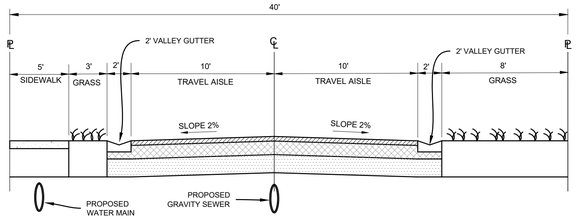
NSLRWCD TYPICAL CONNECTION DETAIL

NOTE: ALL LAKE SLOPES, SWALES, BERMS AND ALL DISTURBED AREAS SHALL BE SODDED

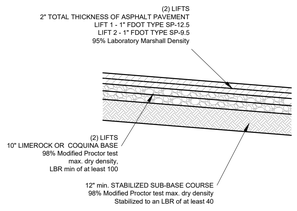


*NOTES:
1. CONTRACTOR TO SOD ALL LAKE BANKS UP TO TOP OF BANK.
2. LAKE SECTIONS WITH LITTORAL ZONES (LEFT SIDE OF ABOVE DETAIL) IS TO BE CONSTRUCTED WHERE LITTORAL ZONES ARE IDENTIFIED ON FUTURE PLAN SHEETS. ALL OTHER PORTIONS OF THE LAKE SHALL BE CONSTRUCTED TO THE TYPICAL SECTION SHOWN ON THE RIGHT SIDE OF THE ABOVE DETAIL.

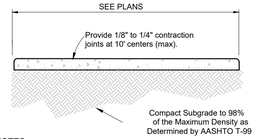
TYPICAL LAKE CROSS SECTION
NOT TO SCALE



TYPICAL 40' PRIVATE RIGHT-OF-WAY SECTION
NOT TO SCALE

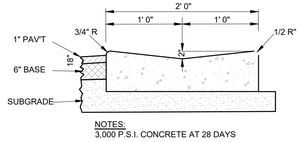


TYPICAL PAVEMENT SECTION



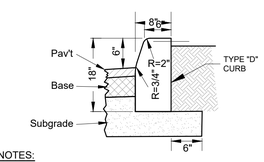
NOTES:
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.
2. Sidewalk thickness to be increased to 6" thick at driveway locations.
3. All repairs required during construction shall be removed and replaced 10' minimum to next full joint.

4" THICK SIDEWALK DETAIL



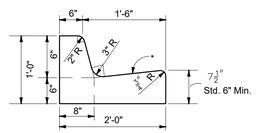
NOTES:
3,000 P.S.I. CONCRETE AT 28 DAYS

2' VALLEY GUTTER



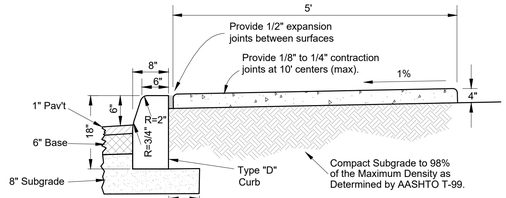
NOTES:
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.
3. Type "D" Curb to be constructed in accordance with FDOT Index #522-001.

TYPE "D" CURB



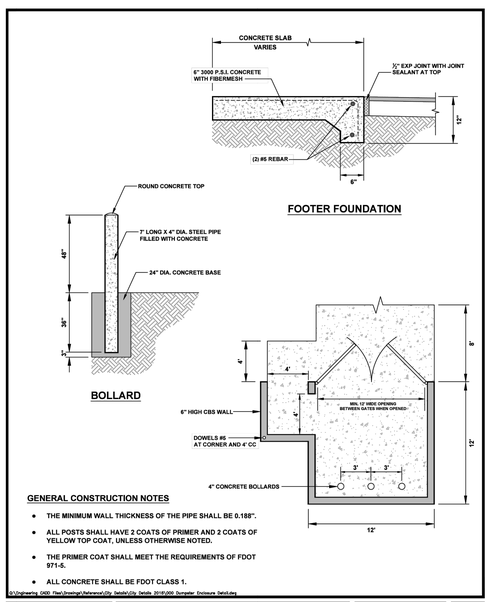
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE "F" CURB



NOTES:
1. Use 3,000 P.S.I. concrete at 28 days for construction.
2. Subgrade to extend an additional 6" beyond Type "D" Curb.

TYPE "D" CURB & SIDEWALK COMBINATION



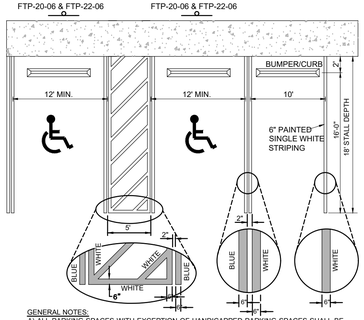
FOOTER FOUNDATION

BOLLARD

FORT PIERCE UTILITIES AUTHORITY	DUMPSTER ENCLOSURE DETAIL	DATE: MAY 2022	SCALE: N.T.S.	DRAWN: SUBMISSI	SHEET



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



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

B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346, FY 2025-26.

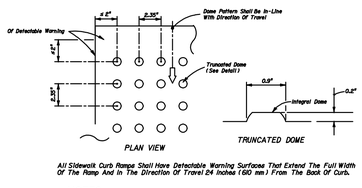
C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

HANDICAPPED SPACE DETAIL **18' PARKING STALL DETAIL**

SPACING OR REQUIRED ROADWAY / PARKING AREA TESTS

ITEMS TO BE TESTED	DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING		MAX. SPACING		MAX. SPACING	
	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	300	10,000
SHELLROCK BASE	300	10,000	300	10,000	300	10,000
ASPHALT	___	___	___	___	PER INSP.	PER INSP.

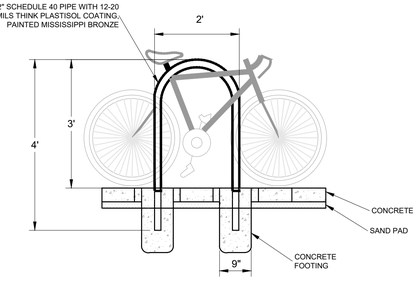
NOTE: ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED, TO THE CENTER, TO A POINT 12" INSIDE OF THE RIGHT EDGE.



All Sidewalk Curb Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of The Ramp And In The Direction Of Travel 24 Inches (610 mm) From The Back Of Curb.

NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS

DETECTABLE WARNING



BIKE RACK DETAIL

811 Know what's below. Call before you dig. www.callsunshine.com
It's fast. It's free. It's the law.

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
Port 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
PRELIMINARY ENGINEERING PLAN

DATE	SCALE
1/8/2026	AS SHOWN
DRAWN BY: VER	DESIGNED BY: MDL
CHECKED BY: MDL	
PROJECT No.: 25-131 ENG 1-8-26.DWG	
DRAWING No.: PEP-104	REV.

FILE LOCATION: Z:\EDC-2025\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWG\SDS 131 ENG 1-8-26.DWG, 2026.01.08, 12:44 PM

HALEY WARD

December 16, 2025

Ryan Homes
Attn: Amy Dolbow, Land Manager
1450 Centrepark Blvd., 340
West Palm Beach, 33401

Re: Gordy Road - Tree Assessment & Inventory

Prepared by: Anthony A. Adams
International Society of Arboriculture Certified Arborist FL-9472A

Certification of Performance:
I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That Haley Ward, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith, and all rights are reserved by Haley Ward, Inc. It is for use by the client named only.

Signature:_____ Date: 12/16/2025

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

I. Introduction

This Report is written for Ryan Homes. It is based on information obtained from the site visit(s), to provide and assign values to the trees located on the subject property.

II. Property Involved

The subject property evaluated as part of this Tree Inventory consists of three tax parcels totaling an approximate 126.29 acres of area currently classified by the St. Lucie County Property Appraiser as AG-1 (Land Use Code: 6000) and is located at 3605 Gordy Rd in Fort Pierce, Florida, 34945. This subject property is within Section 26, Township 35 South and Range 39 East. The subject property has a Future Land Use designation of Residential Suburban (RS) and Residential/Conservation (R/C).

I. Data Collection

The property/trees were evaluated by site visits to determine environmental conditions. This appraisal is based on value of subject as per ISA "Rule 14-40.030, Florida Administrative Code". See Appendix A for full Tree Data.

II. Limiting Conditions

This "Arboriculture Report" includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

III. Discussion

There is a total of six hundred and fifty-one (651) native trees on the subject property that meet City of Fort Pierce requirements for Mitigation.

A total of six hundred and sixty-seven (667) Trees were collected, but sixteen trees would not cause additional fees based on their size (below 14" DBH). However, these trees could be used as Preservation Offset.

The breakdown by species of trees that will require mitigation (>=14") is as follows:

Common Name	Scientific Name	Count
Cypress	*Taxodium distichum*	2
Strangler Fig	*Ficus aurea*	4
Laurel Oak	*Quercus laurifolia*	140
Live Oak	*Querus virginiana*	63
Magnolia	*Magnolia grandiflora*	1
Slash Pine	*Pinus elliottii*	15
Cabbage Palm	*Sabal palmetoo*	426

The breakdown by species that are under the mitigation requirements and could be used for preservation (<=14") is as follows:

Common Name	Scientific Name	Count
Laurel Oak	*Quercus laurifolia*	14
Live Oak	*Querus virginiana*	2

These Trees total 198.7" in DBH.

IV. Conclusions and Recommendations

Values are calculated for trees 14" D.B.H and greater as per City of Fort Pierce code.

TREES

(Total D.B.H. Inches) x (2) x ($200) = Mitigation Costs - Tree Removal

PALMS

(Total # of Palms) x ($200) = Mitigation Costs - Palms

Trees =	(6165.2 DBH)	x $250	=	$1,541,300.00
Palms =	(426)	x $250	=	$106,500.00

Max. Mitigation Cost = $1,647,800.00

The calculated fee of $1,647,800.00 is the **maximum** tree mitigation fee that is possible – if every tree on the subject parcel was to be cleared.

A site planner can use the information in this report to avoid impacts to high-value trees and preserve other trees to reduce mitigation costs to zero, if desired.

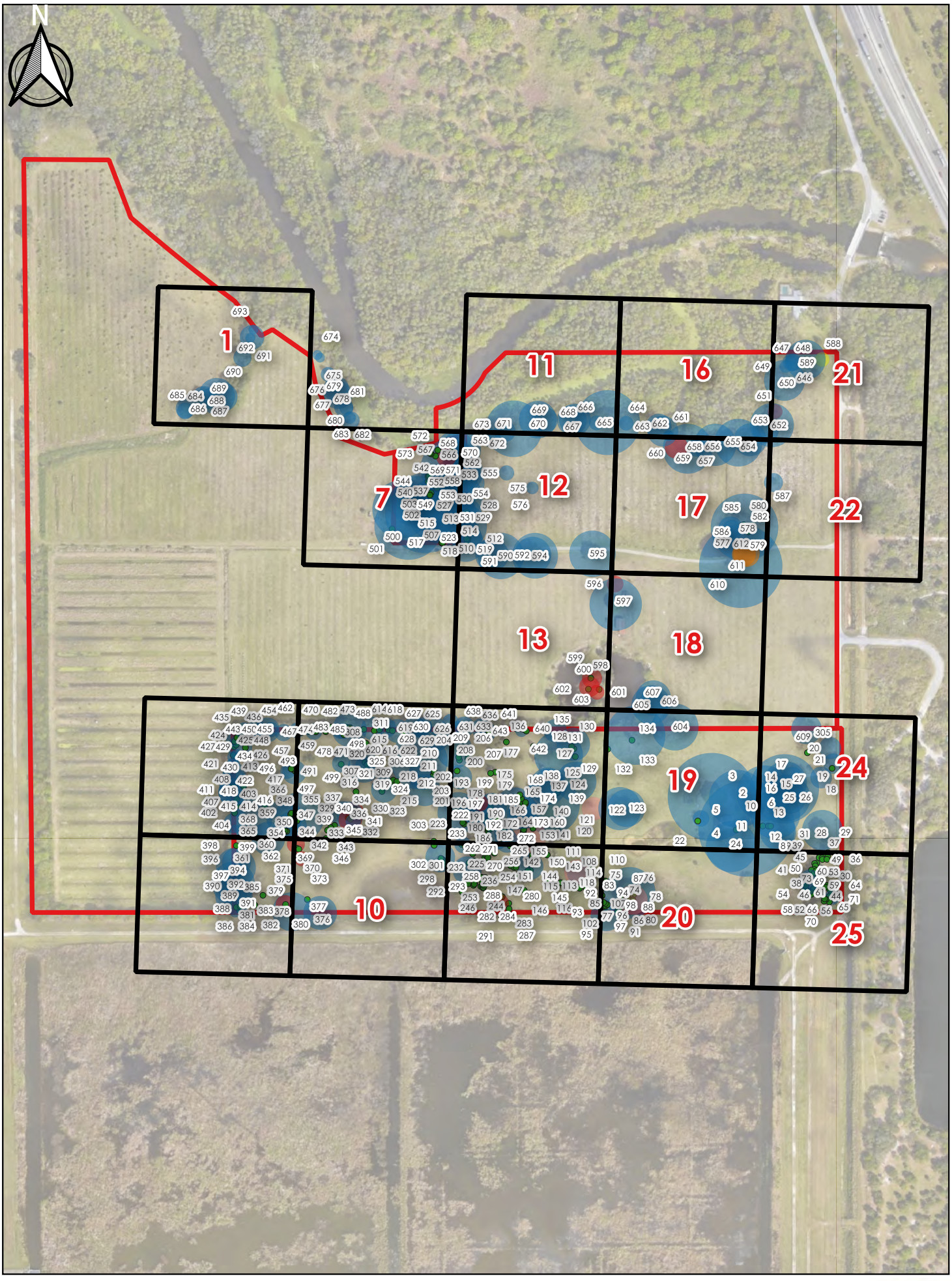
Trees below the Mitigation threshold of 14" DBH have been shown on this Tree Inventory but were not counted toward the Mitigation Cost. If tabulated as part of the Tree Mitigation Plan, they may be able to assist with reducing the Tree Mitigation Fees.

Please see the attached Tree Table and Tree Location Map.

This Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by Haley Ward. It is for use by the client named only.

Hickory Branch - Gordy Road - Tree Overview



Project# 25-131
16 December 2025

0 400 800 1,200 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Table

#	TYPE	DBH
2	LIOAK	48.8
3	LIOAK	72.1
4	LIOAK	17
5	PALM	
6	LIOAK	78.5
7	PALM	
12	LIOAK	32.2
13	LIOAK	42.4
14	LIOAK	57.4
15	LIOAK	37.5
16	LIOAK	46.8
17	LIOAK	20.2
18	LIOAK	21.1
19	LIOAK	20
20	PALM	
21	LIOAK	21.4
22	PALM	
24	LIOAK	43.4
25	LIOAK	39.6
26	LIOAK	28.8
27	LIOAK	23
28	LIOAK	35.5
29-59	PALM	
60	LIOAK	16.8
61	LIOAK	20.8
64-68	PALM	
69	LAOAK	16.2
70-73	PALM	
74	LIOAK	44
75-80	PALM	
81	FIG	27.2
82-95	PALM	
96	LIOAK	28.2
97-112	PALM	
113	LAOAK	20.3
114	FIG	24.9
115-120	PALM	
121	FIG	22.5
122	LIOAK	37.5
123	LIOAK	33.2
124	LIOAK	35.4
125	PALM	
126	PALM	
127	LIOAK	41.8
128-130	PALM	
131	LAOAK	30
132	PALM	
133	PALM	
134	LIOAK	49.9
135	LIOAK	22.2
136	PALM	
137	LAOAK	32.8
138	LAOAK	27.5
139	PALM	
140	LAOAK	49.5
141-150	PALM	
151	LAOAK	24.8
152	PALM	
153	PALM	
154	FIG	29.2
155-162	PALM	
163	LAOAK	28.5
164	LAOAK	27
165	PALM	
166	LAOAK	37
167-180	PALM	

#	TYPE	DBH
181	LAOAK	27.3
182-189	PALM	
190	LAOAK	24.9
191	LAOAK	32.4
192-195	PALM	
196	PINE	17.1
197-201	PALM	
202	LAOAK	23.2
203-207	PALM	
208	LAOAK	32
209	PALM	
210	LAOAK	20
211	LAOAK	48.2
212	LAOAK	26.7
213-220	PALM	
221	LAOAK	29.1
222	LAOAK	36.5
223-225	PALM	
226	LAOAK	17
227-238	PALM	
239	LAOAK	26.3
240-265	PALM	
266	LAOAK	19.1
267	PALM	
268	PALM	
269	LAOAK	22
270	PALM	
271	LAOAK	22
272-283	PALM	
284	PINE	19.5
285-300	PALM	
301	LAOAK	27.2
302	PALM	
303	PALM	
304	PALM	
305	PALM	
306-319	PALM	
320	LAOAK	20.1
321	LAOAK	28.8
323	PALM	
324	LAOAK	24.5
325-333	PALM	
334	PINE	20.5
335	LAOAK	25
336	LAOAK	24.1
337	PALM	
338	PALM	
339	PALM	
340	PINE	22.5
341	LIOAK	16.2
342-346	PALM	
347	LAOAK	41.9
348	LAOAK	14.5
350	LAOAK	32.2
351	LAOAK	27.8
352-359	PALM	
360	LAOAK	30.1
361-367	PALM	
368	LAOAK	37.2
369	PINE	18.2
370-373	PALM	
374	PINE	16
375	PALM	
376	PALM	
377	LAOAK	30.3
378	LAOAK	34.3

#	TYPE	DBH
379	PINE	18.8
380-383	PALM	
384	LAOAK	15.2
385	PALM	
386	PALM	
387	LAOAK	32.9
388	LAOAK	15.2
389	LAOAK	27.5
390	LAOAK	16.2
391	PALM	
392	LAOAK	37.5
394	LAOAK	35
395	LAOAK	26.6
396-398	PALM	
399	LAOAK	14.7
401	LAOAK	20
402	PALM	
403	LAOAK	16
404	PALM	
405	PALM	
407	LAOAK	16
408	PALM	
409	LAOAK	26
410	LAOAK	26
411-417	PALM	
418	LAOAK	26.2
419	LAOAK	16
420	LAOAK	22
421	LAOAK	14
422	LAOAK	14
423	PALM	
424	PALM	
425	LIOAK	14
426	LAOAK	14
427	PALM	
428	PALM	
429	LAOAK	23.3
430	PALM	
433	PALM	
434	LAOAK	14.5
435	PALM	
436	LAOAK	18
437	PALM	
438	PALM	
439	PALM	
440	LAOAK	20.1
441	LAOAK	14.5
442	LAOAK	15.3
443	PALM	
444	PALM	
445	PALM	
446	PALM	
448	LAOAK	23.4
449	PALM	
450	LAOAK	16.1
453	LAOAK	17.6
454-458	PALM	
459	LAOAK	16.3
460-465	PALM	
466	LAOAK	17
467-478	PALM	
479	LAOAK	15.8
480	PALM	
481	LAOAK	16.6
482	PALM	
483	PALM	

#	TYPE	DBH
484	PALM	
485	LAOAK	31.1
486-490	PALM	
491	LAOAK	15.8
493	LAOAK	22.8
494-498	PALM	
499	LAOAK	18.2
500	LIOAK	56.8
501	PALM	
502	LIOAK	48.8
503	LIOAK	44
504	LIOAK	65.7
505	LIOAK	46.8
506	LIOAK	52.8
507	PALM	
508	LAOAK	45.2
509	PALM	
510	LAOAK	32.2
511-513	PALM	
514	LIOAK	28.1
515-519	PALM	
520	LAOAK	38.3
521-523	PALM	
524	LIOAK	30.2
525	PALM	
526	PALM	
527	LIOAK	22.7
528	LIOAK	14.8
529	PALM	
530	LIOAK	41.9
531-537	PALM	
538	LIOAK	18.2
539	LIOAK	32
540-549	PALM	
550	LAOAK	34.4
551	LAOAK	36.5
552	PALM	
553	LAOAK	16.8
554	PALM	
555	PALM	
556	LAOAK	35.4
557	PINE	15.3
558	LIOAK	29
559	LIOAK	28
560	LIOAK	50.25
561	PALM	
562	LIOAK	31.6
563	PALM	
564	LAOAK	34.2
565	LIOAK	24.8
566	LIOAK	27.5
567	PALM	
568	LIOAK	24.7
569	PINE	19.4
570-574	PALM	
575	LAOAK	16
576	LAOAK	14
577	LIOAK	18.6
578	LIOAK	23
579-581	PALM	
582	LIOAK	56.2
583-586	PALM	
587	LAOAK	18.9
588	MAG	15.6
589	LAOAK	35.2
590	LIOAK	40

#	TYPE	DBH
591	LIOAK	29.9
592	LAOAK	32.8
594	LAOAK	39.5
595	LAOAK	40
596	PINE	17.3
597	LAOAK	44.6
598	PINE	19.8
599	PALM	
600	PALM	
601	PINE	15.8
602	PALM	
603	PINE	20.3
604	LAOAK	40.4
605	LAOAK	34.4
606	LAOAK	23.3
607	LAOAK	31.3
609	LAOAK	27.8
610	LIOAK	68.3
611	CYP	22.8
612	CYP	24.8
613	LAOAK	17
614	PALM	
615	LIOAK	22.5
616	PALM	
618	PALM	
619	LIOAK	19.5
620-622	PALM	
623	LAOAK	22.8
624	PALM	
625	LAOAK	16
626	LAOAK	19
627	LAOAK	19
628	LAOAK	21
629	LAOAK	18
630	PALM	
631	PALM	
632	LAOAK	18
633	LAOAK	20
636	LAOAK	19.5
637	LIOAK	20
638	PALM	
640	PALM	
641	LAOAK	14
642	PALM	
643	PALM	
643	PALM	
646	LAOAK	12.7
647	LAOAK	17.8
648	LAOAK	17.8
649	LAOAK	13.8
650	LAOAK	35.8
651	PINE	15.8
652	LAOAK	38.2
653	LAOAK	24.6
654	LAOAK	29.6
655	LAOAK	41
656	LAOAK	36.8
657	LAOAK	18.6
658	LAOAK	42.7
659	PINE	22.3
660	LAOAK	12.8
661	LAOAK	12
662	LAOAK	28.1
663	LAOAK	24
664	LAOAK	15.6
665	LAOAK	54.2

#	TYPE	DBH
666	LAOAK	15.7
667	LAOAK	28.7
668	LAOAK	27.2
669	LAOAK	24.4
670	LAOAK	33.2
671	LAOAK	47.8
672	LAOAK	20.9
673	LAOAK	18.8
674	LAOAK	11.5
675	LAOAK	10
676	LAOAK	15.8
677	LAOAK	11.6
678	LAOAK	24.2
679	LIOAK	26.1
680	LIOAK	19
681	LIOAK	15.1
682	LIOAK	13.7
683	LIOAK	18.1
684	LAOAK	17.2
685	LAOAK	19.5
686	LAOAK	22.8
687	LAOAK	16.5
688	LAOAK	32.4
689	LAOAK	26.3
690	LAOAK	18.3
691	LAOAK	9.3
692	LAOAK	23.2
693	LAOAK	7.3

Project# 25-131
16 December 2025

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

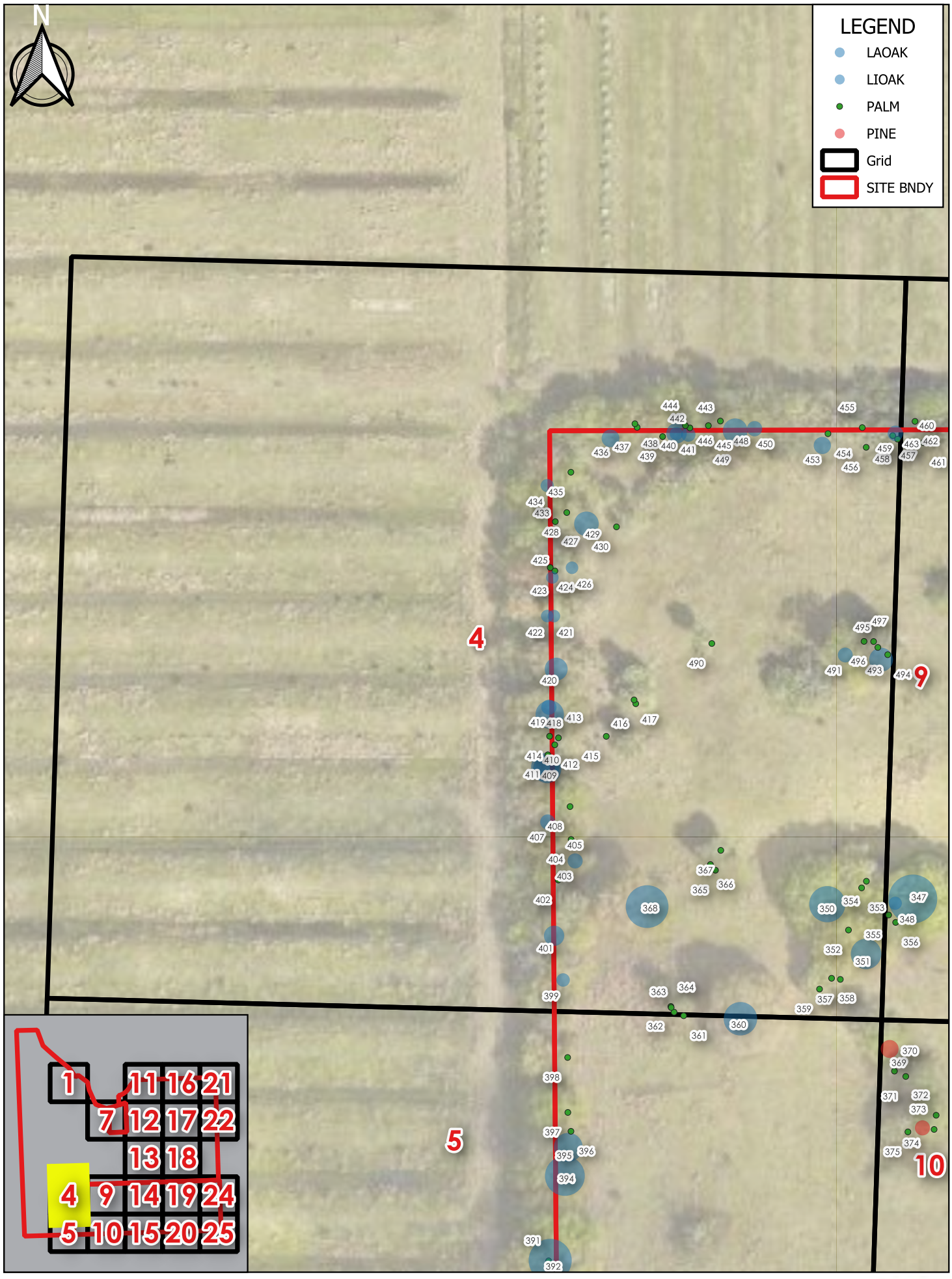


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas



Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

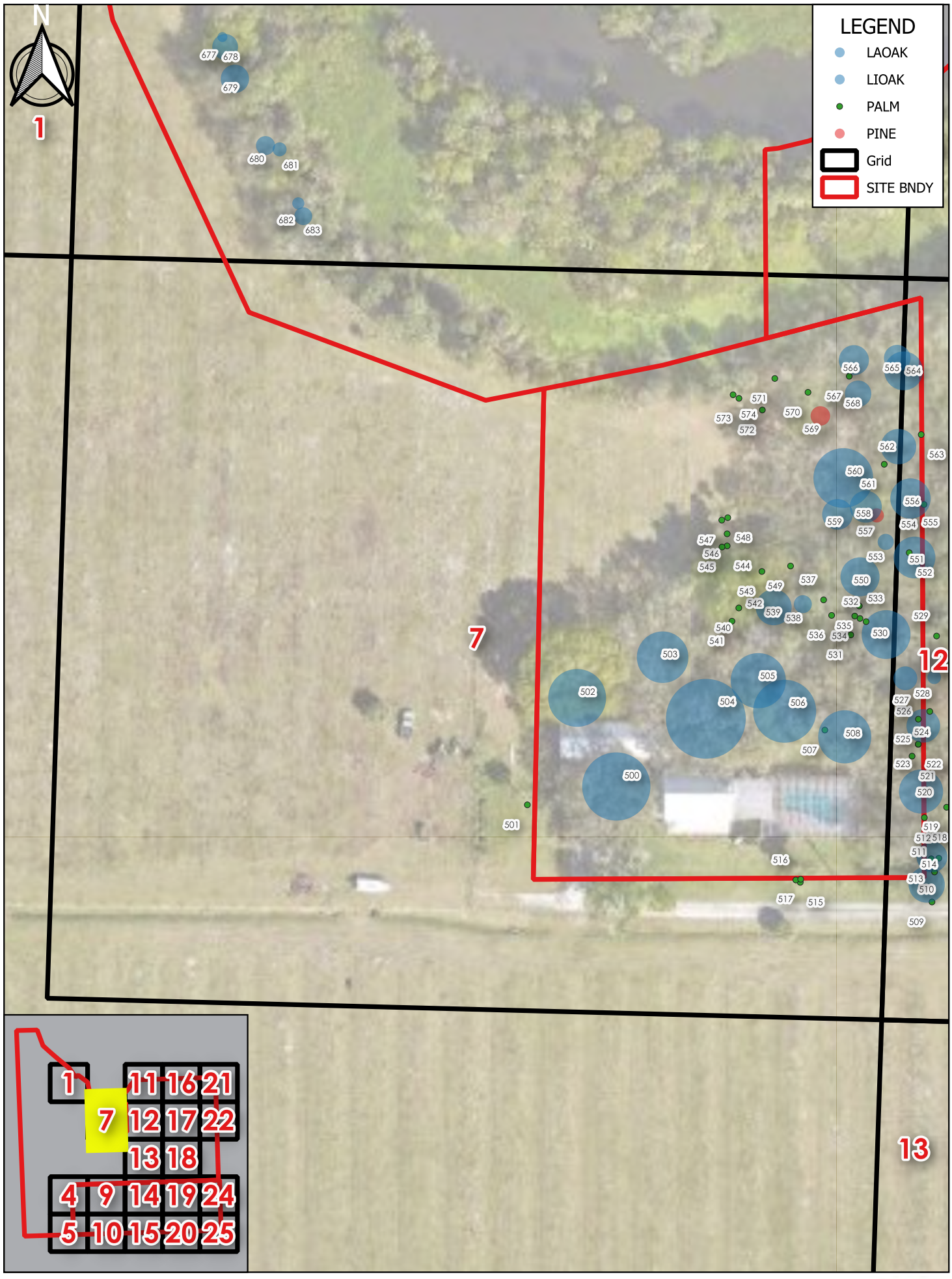


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

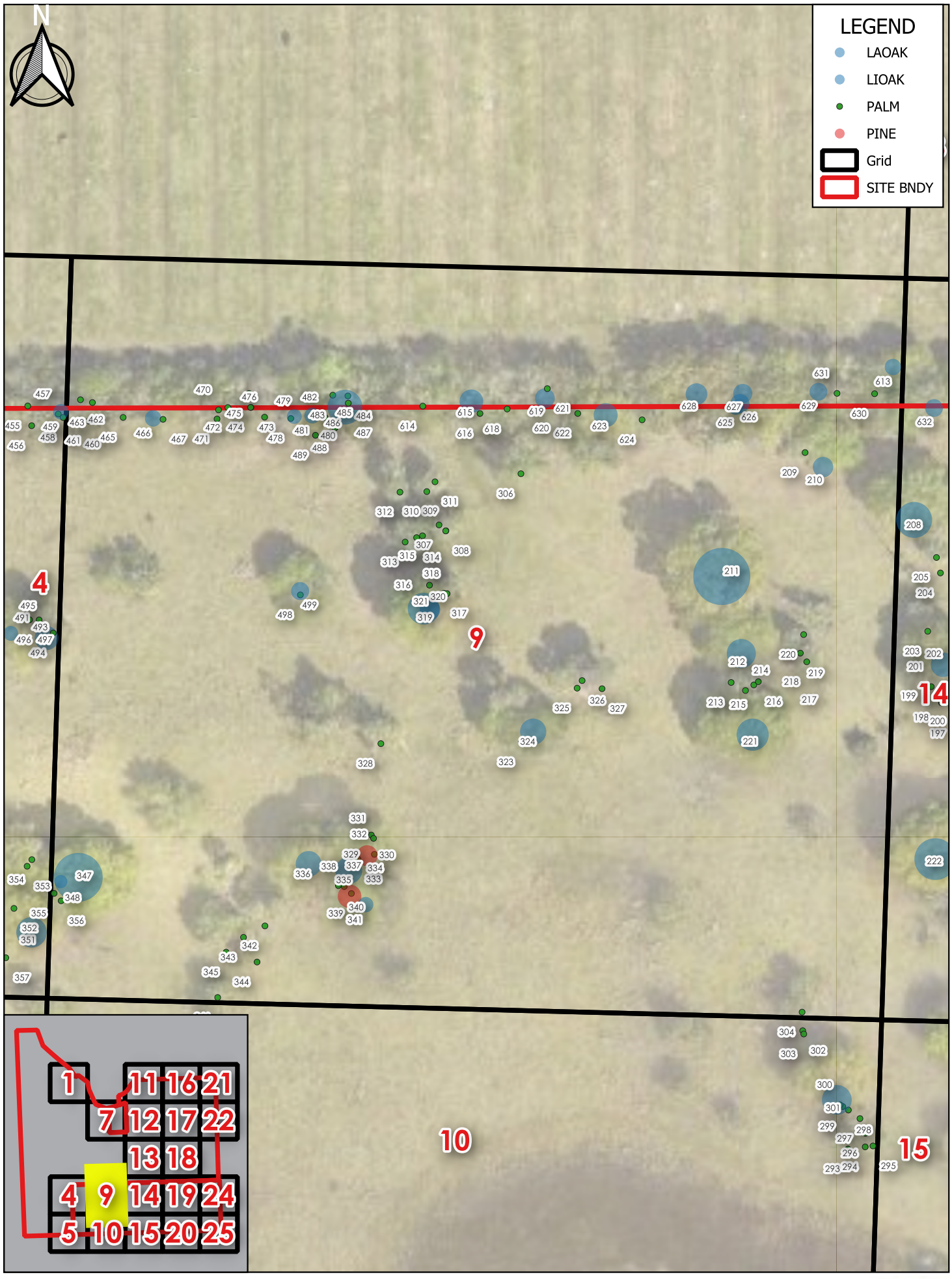


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

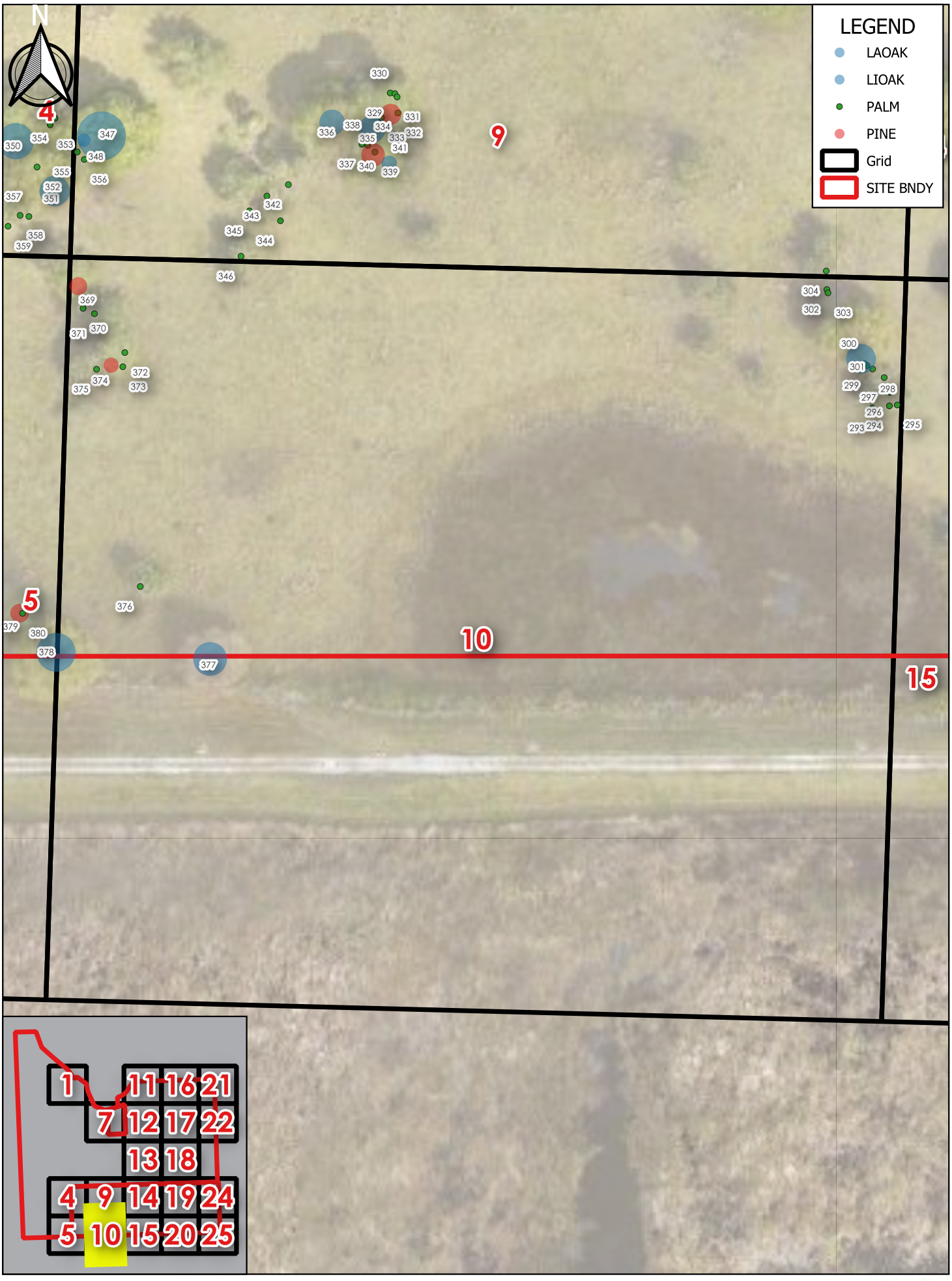


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

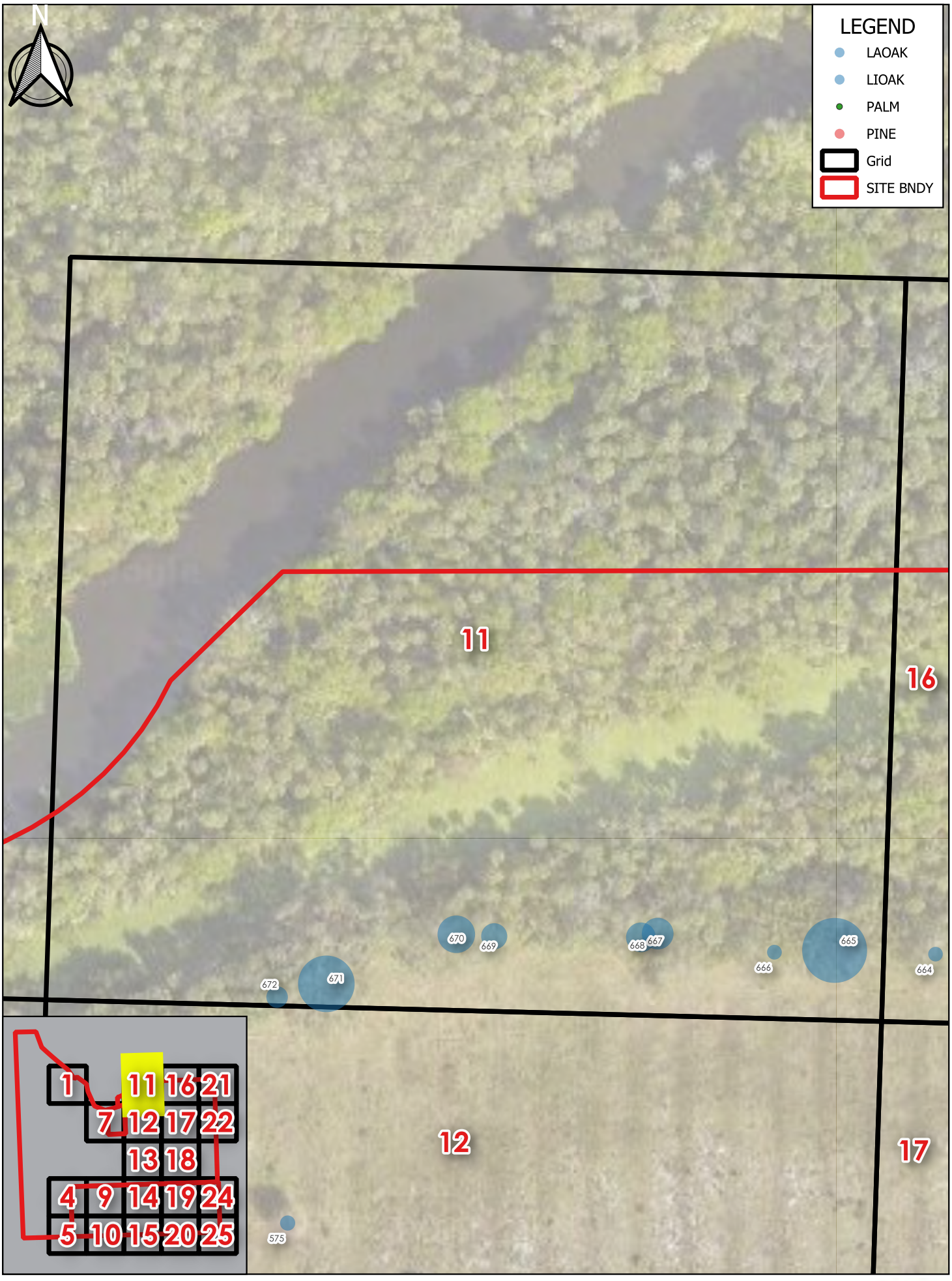


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

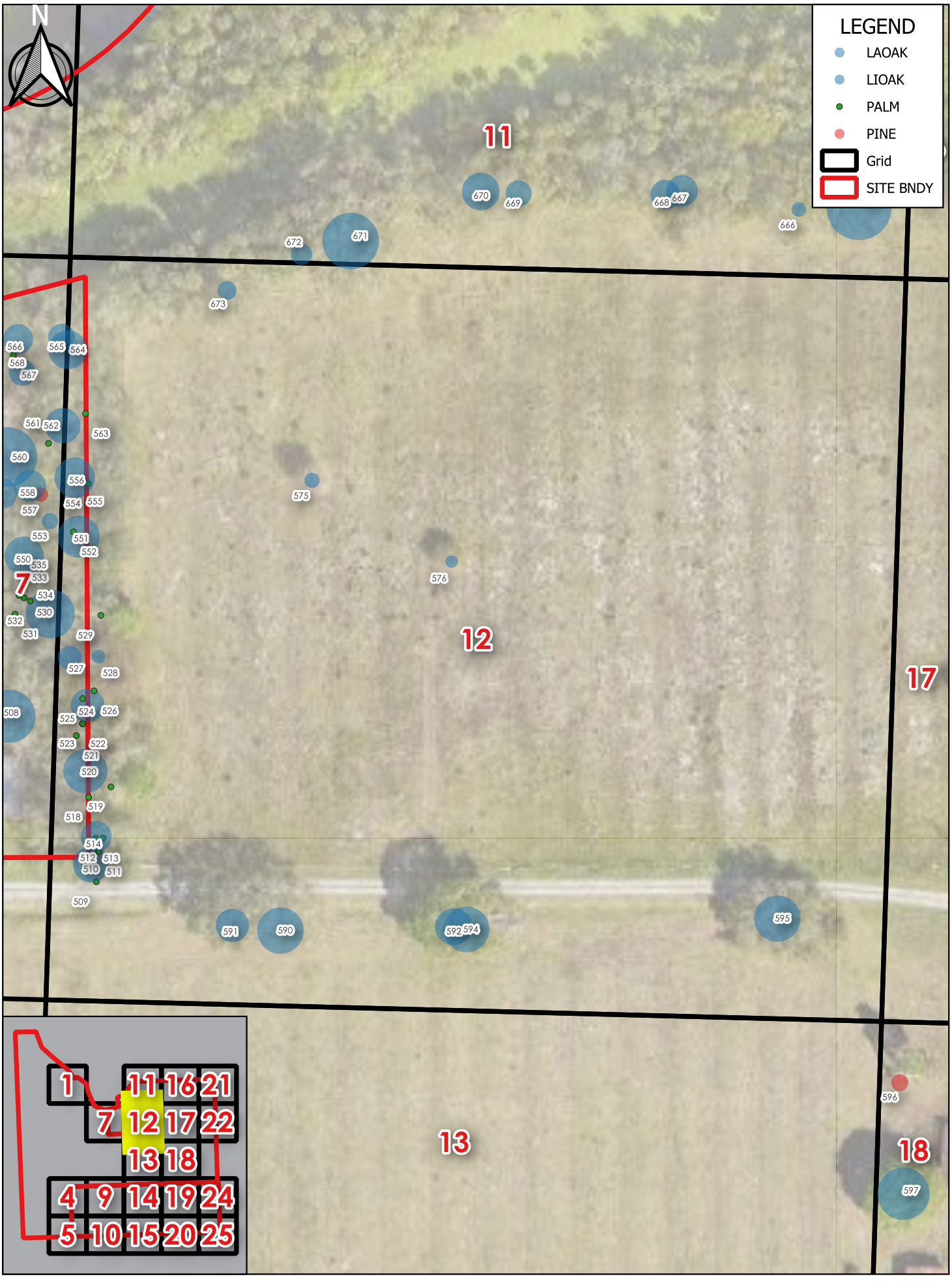


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas



Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

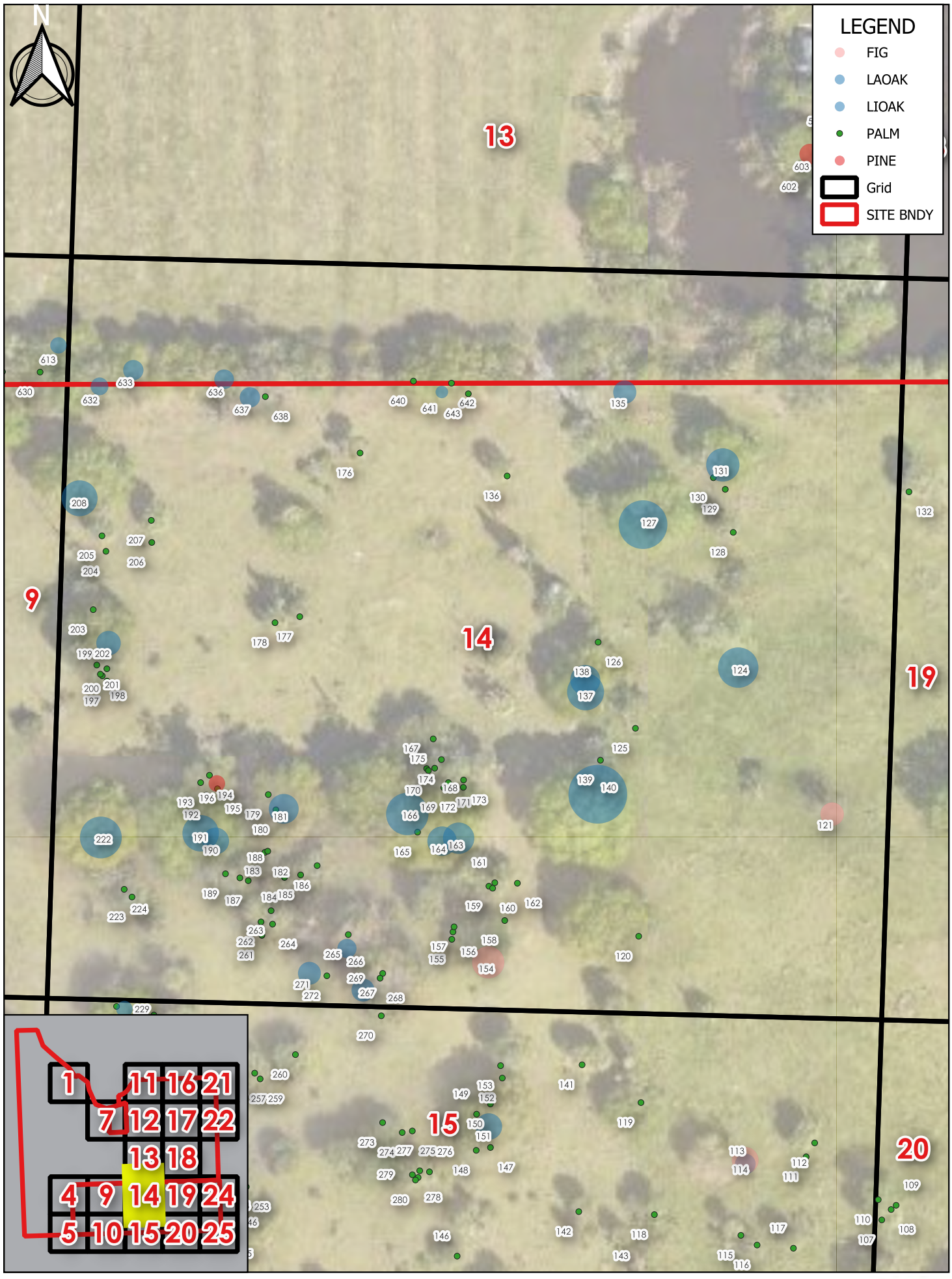


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

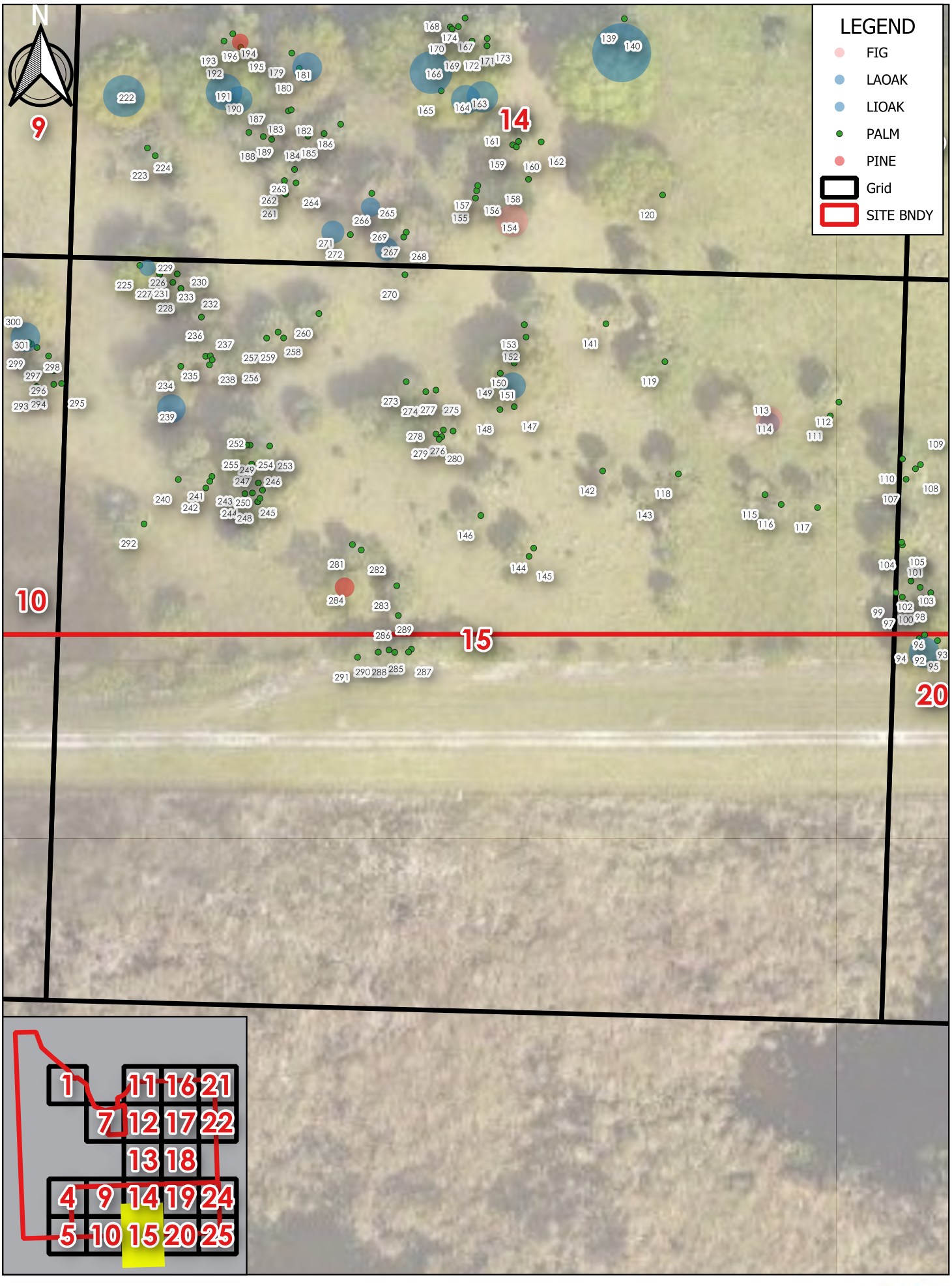


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

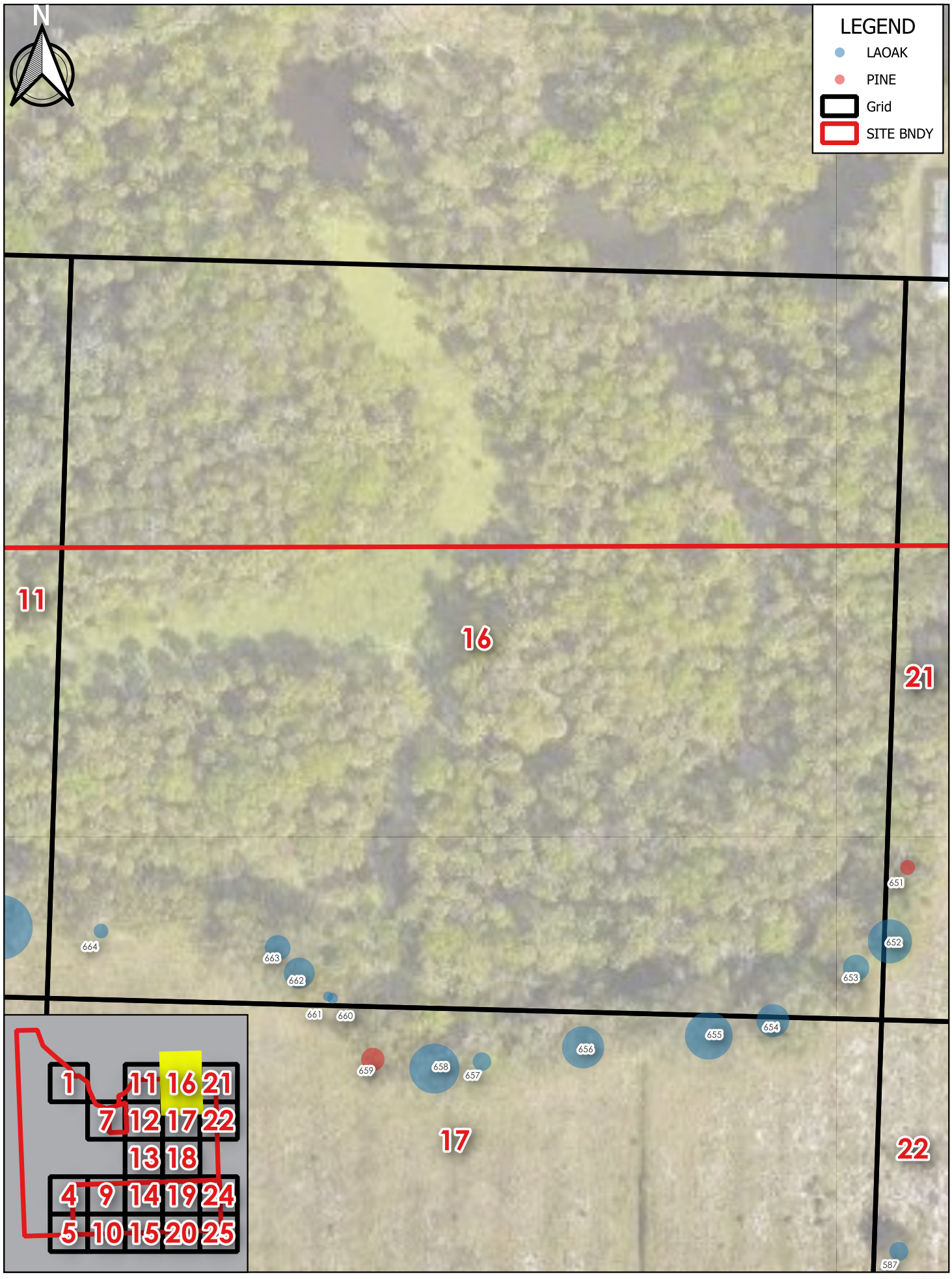


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

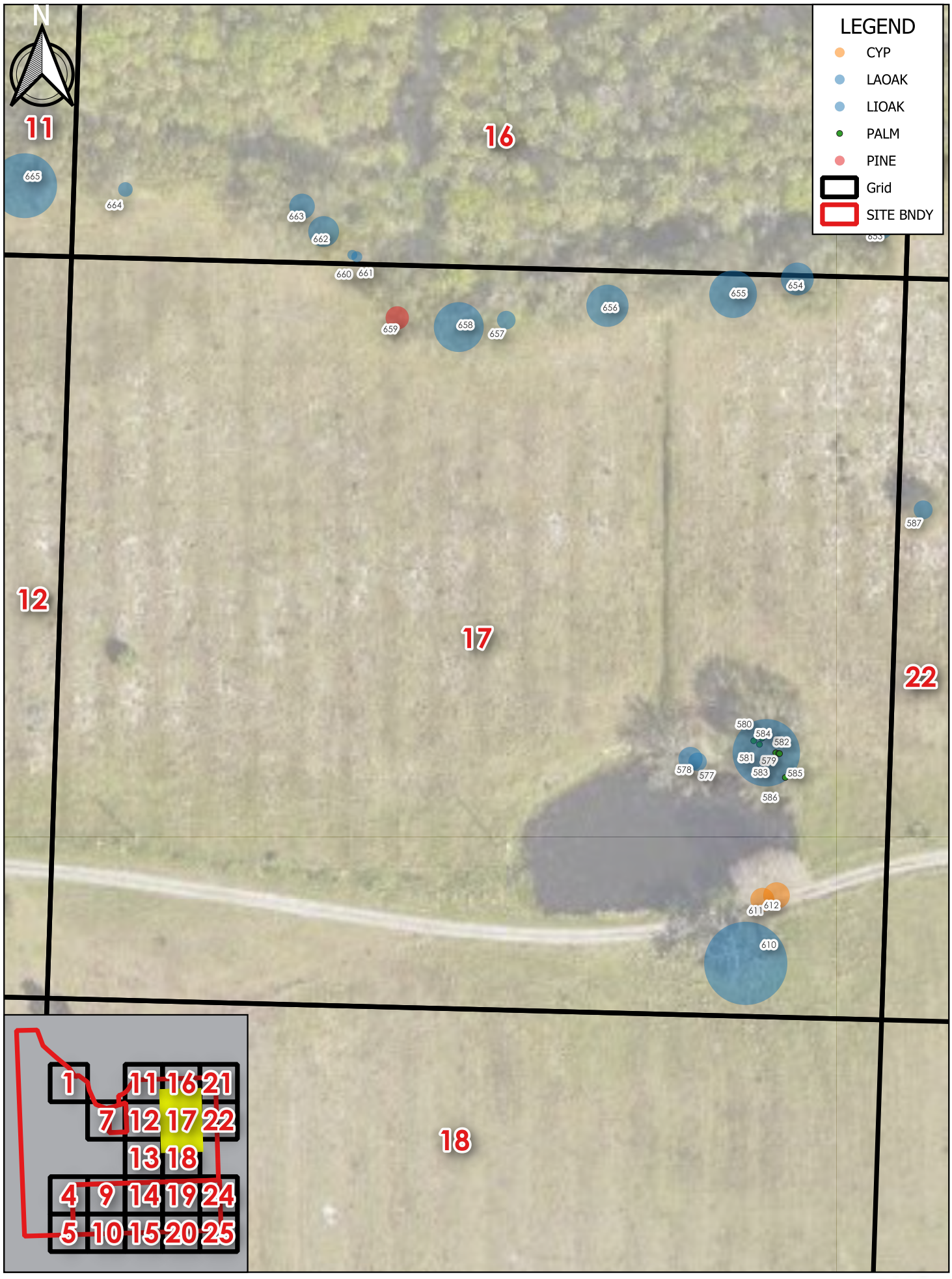


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas



Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

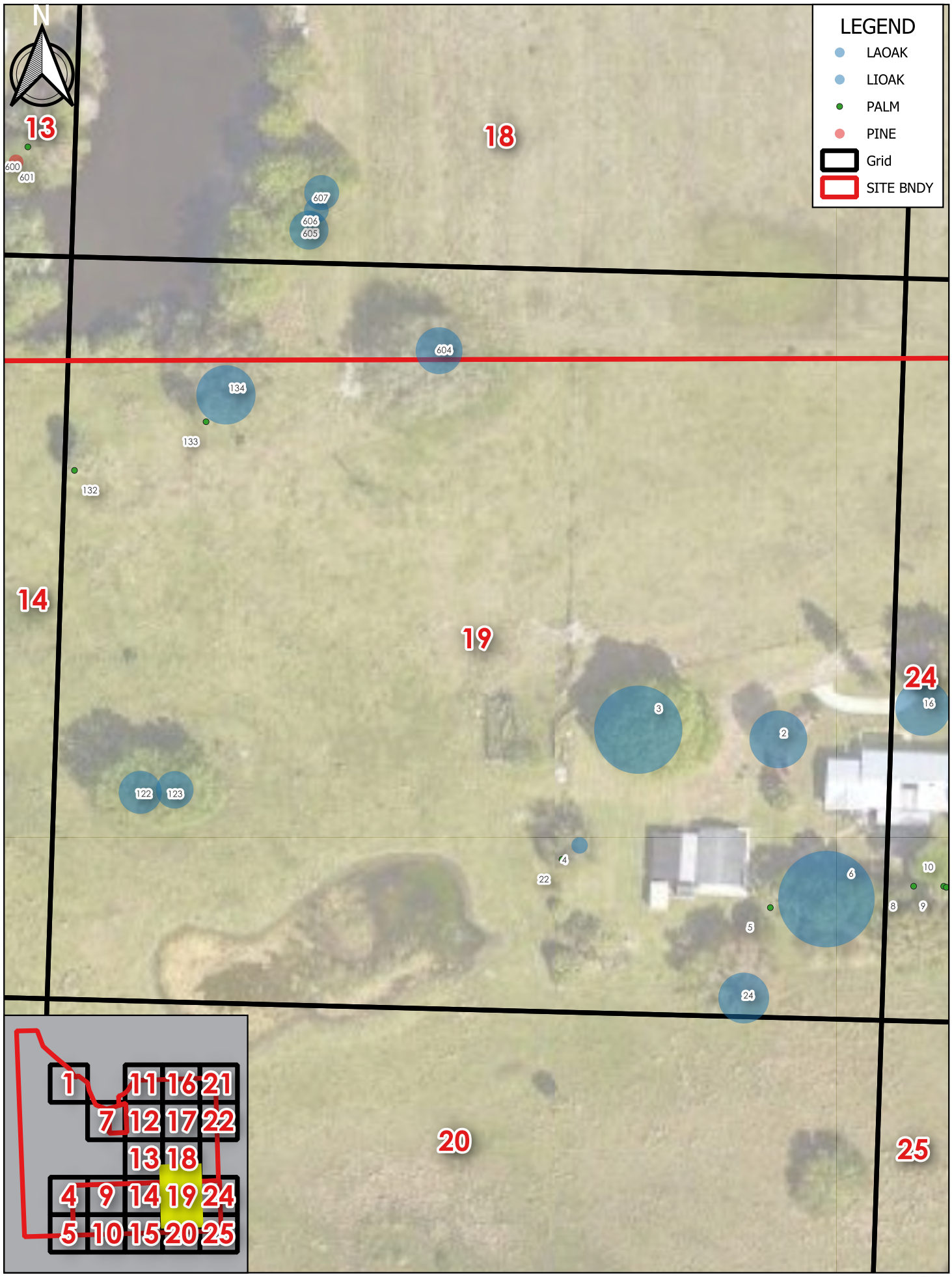


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

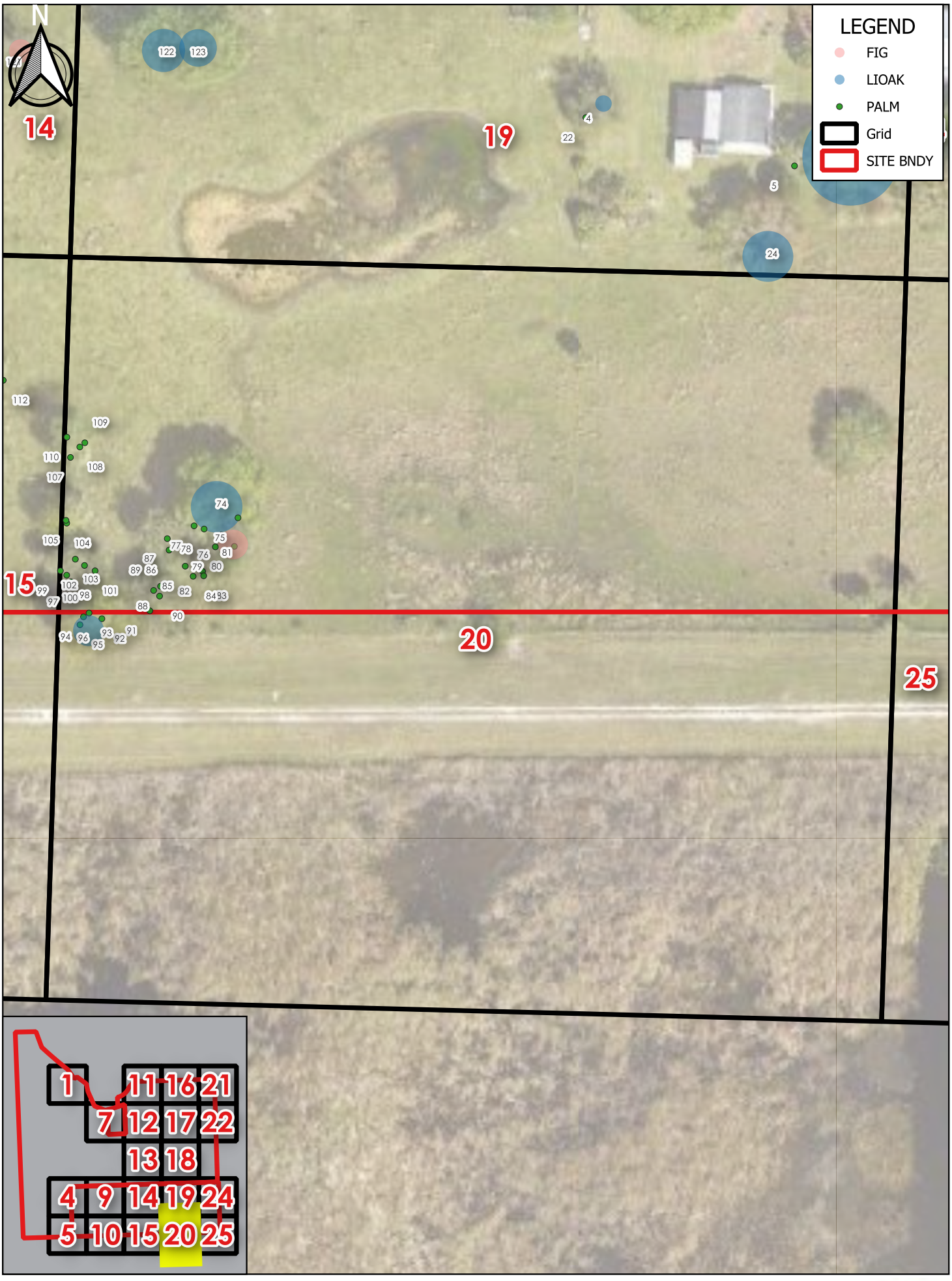


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

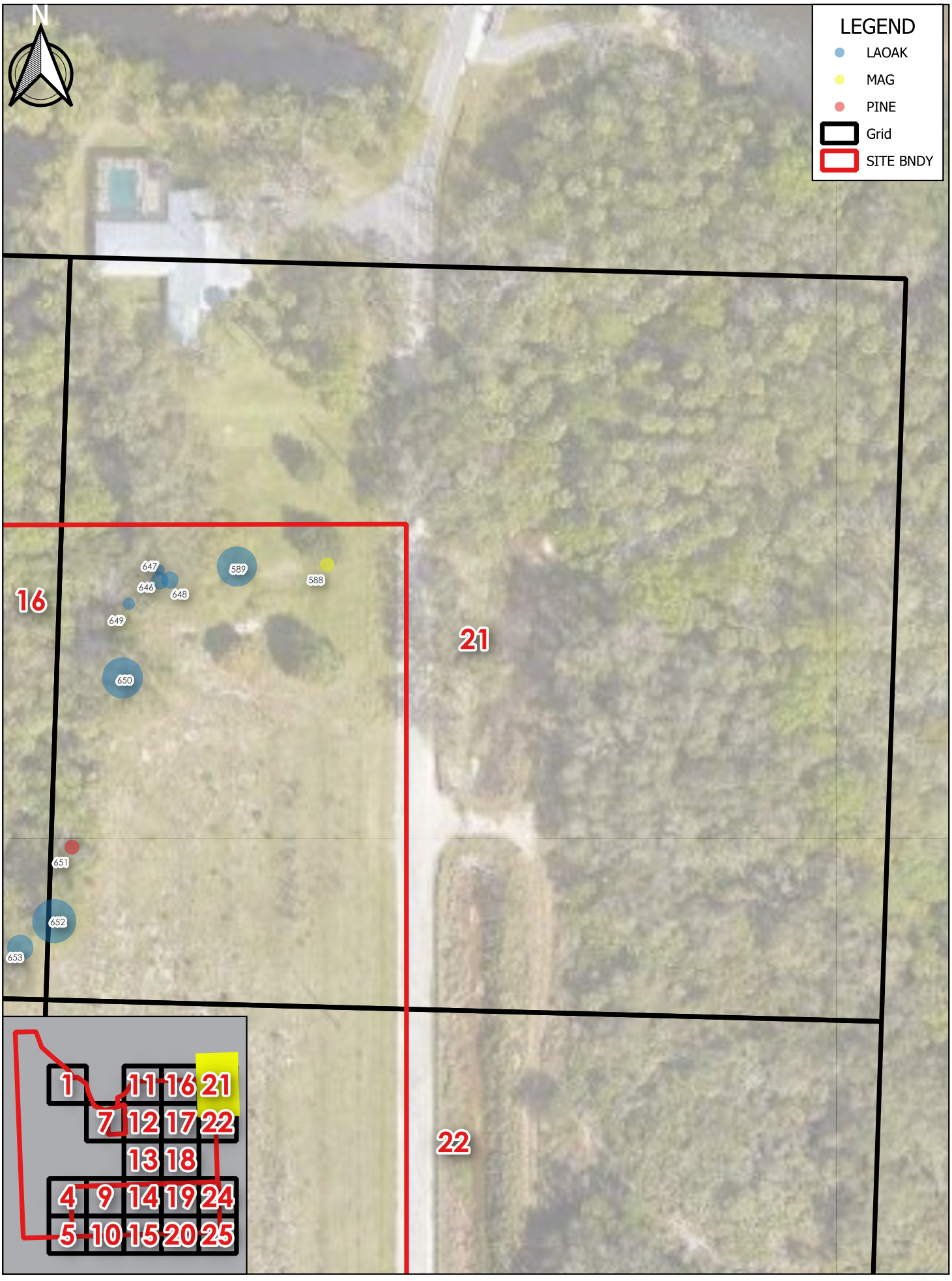
Hickory Branch - Gordy Road - Tree Atlas



Project# 25-131
17 December 2025

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas



Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas

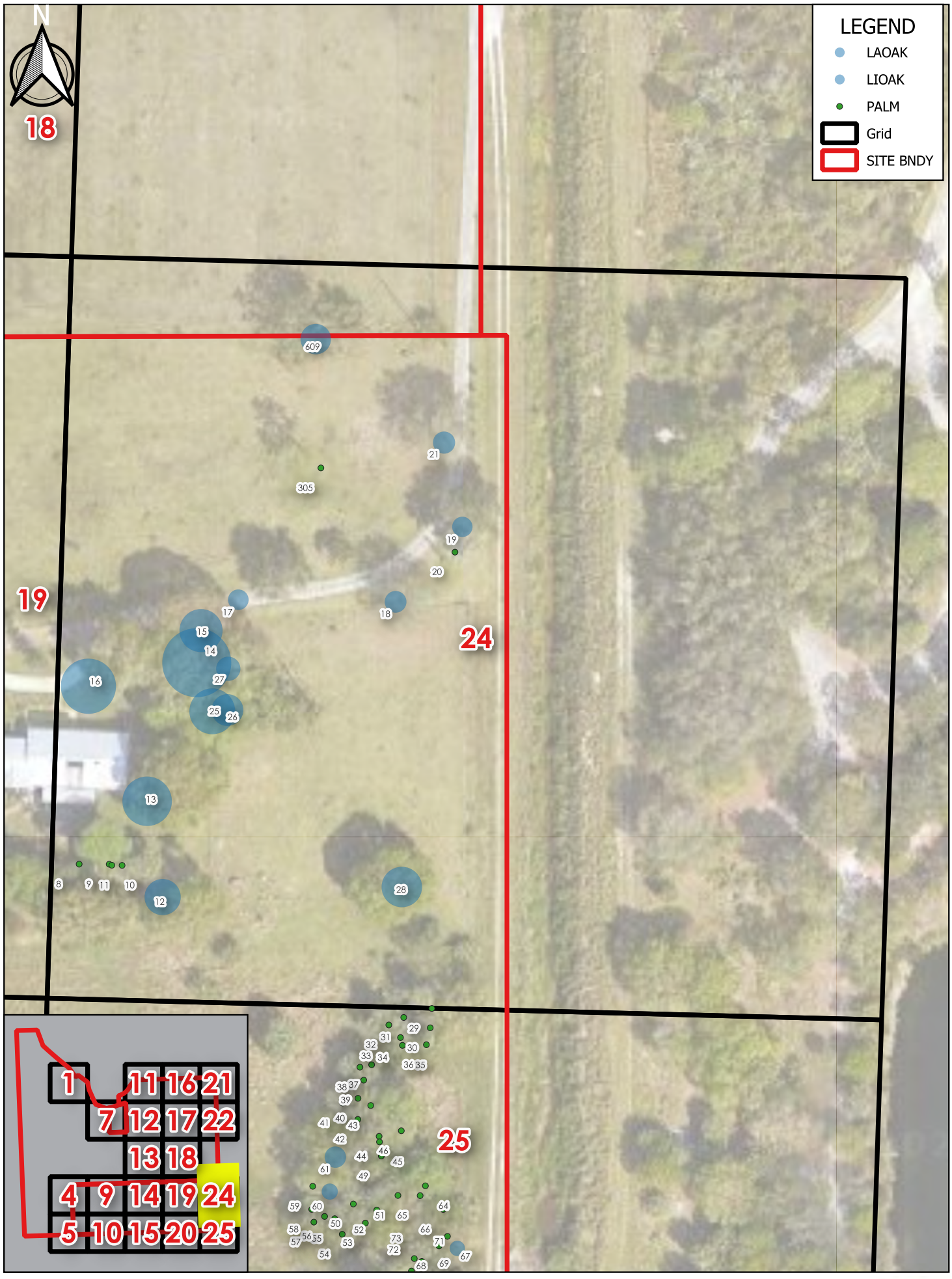


Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

Hickory Branch - Gordy Road - Tree Atlas



Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD

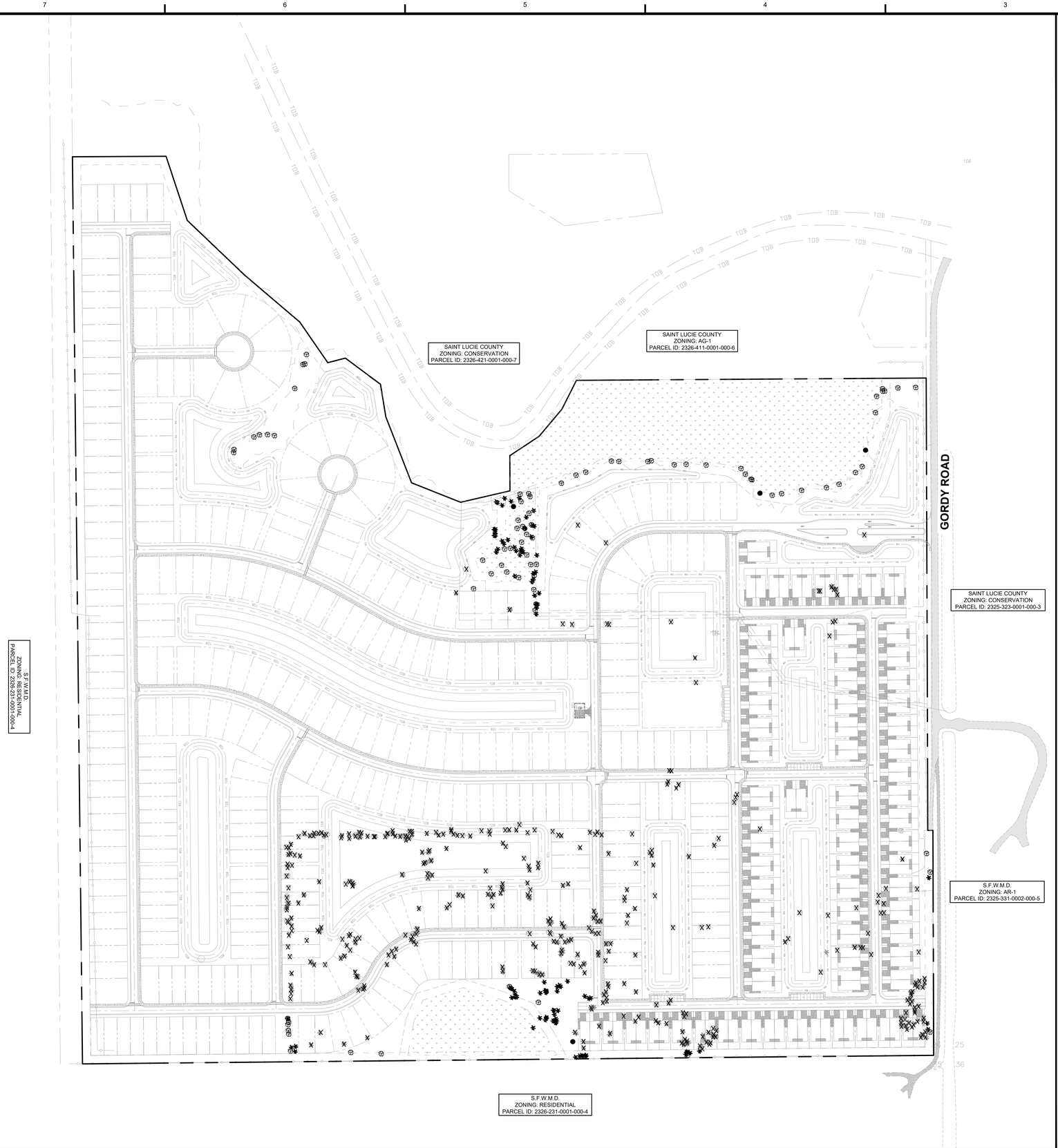
Hickory Branch - Gordy Road - Tree Atlas



Project# 25-131
17 December 2025

0 70 140 210 ft

HALEY WARD



SITE DATA

FUTURE LAND USE:	RS/RC
ZONING:	AG-1/RC
FUTURE LAND USE:	RS/RC
PARCEL ID #:	2326-413-0000-000-5 2326-413-0001-000-2 2326-434-0000-000-0
GROSS ACREAGE:	5,518,216 S.F. (126.681 AC) = 100.00%
PROJECT DENSITY:	
TOTAL DWELLING UNITS:	512 UNITS (4.04 D/U PER ACRES)
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%

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHWEST 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID NW 1/4 OF SE 1/4, A DISTANCE OF 284 FEET; THENCE SOUTH 18 DEG. EAST, A DISTANCE OF 205 FEET; THENCE SOUTH 46 DEG. EAST A DISTANCE OF 240 FEET; THENCE SOUTH 49 DEG. 15 MIN. EAST, A DISTANCE OF 175 FEET; THENCE SOUTH 49 DEG. 30 MIN. EAST, A DISTANCE OF 45 FEET; THENCE SOUTH 34 DEG. 15 MIN. EAST, A DISTANCE OF 150 FEET; THENCE NORTH 75 DEG. 45 MIN. EAST, A DISTANCE OF 55 FEET; THENCE SOUTH 53 DEG. EAST, A DISTANCE OF 133 FEET; THENCE SOUTH 9 DEG. EAST, A DISTANCE OF 100 FEET, THENCE SOUTH 21 DEG. EAST, A DISTANCE OF 215 FEET; THENCE SOUTH 68 DEG. EAST, A DISTANCE OF 160 FEET; THENCE NORTH 77 DEG. 15 MIN. EAST, A DISTANCE OF 143 FEET TO THE EAST SIDE OF SAID NORTHWEST QUARTER OF SE 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 350 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE WEST ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 OF SE 1/4 TO THE POINT OF BEGINNING,

PARCEL 2:
THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

PARCEL 3:
THE NE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THE FOLLOWING:
BEGINNING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 26, RUN THENCE SOUTH 110.5 FEET; RUN THENCE, TURNING EASTERLY AT ANGLE OF 122 DEG. 57 MIN. TO THE FOREGOING LINE, 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEG. 13 MIN. AND RUN 300 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 82 DEG. 42 MIN. AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE RUN WESTERLY ON SAID QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE FOLLOWING: THAT PIECE OR PARCEL OF LAND CONVEYED BY K. F. GORDY AND MERYL M. GORDY, HIS WIFE TO AL C. GORDY AND HAZEL C. GORDY, HIS WIFE BY DEED DATED AUGUST 31, 1964, RECORDED IN OFFICIAL RECORD BOOK 98, PAGE 285, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THE LAND CONTAINED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 266, PAGE 2361 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2456, PAGE 239, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35, SOUTH, RANGE 39 EAST.

EXCEPTING FURTHERMORE FROM ALL OF THE ABOVE PARCELS 1 THROUGH 4, THE FOLLOWING DESCRIBED PARCEL WHICH LIES WITHIN THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST: FROM THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 0 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET; NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
A PARCEL OF LAND IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1,691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 0 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET; NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, AND THE S 1/2 OF THE SE 1/4 OF THE SE 1/4, SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1 THROUGH 6 ABOVE: RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING 5,518,216 SQUARE FEET OR 126.681 ACRES, MORE OR LESS.

SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST

WETLAND IMPACT TABLE

RESIDENTIAL	
WETLAND IMPACTS:	2,007 S.F. (0.05 AC.)
WETLAND BUFFER IMPACTS:	7,779 S.F. (0.18 AC.)
COMMERICAL	
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.)

LEGEND

#	EX. OAK TREE TO REMAIN # - TREE TAG
#	EX. PALM TREE TO REMAIN # - TREE TAG
#	EX. PINE TREE # - TREE TAG
#	EX. OAK TREE TO BE REMOVED. # TREE TAG.
#	EX. PALM TREE TO BE REMOVED. # - TREE TAG.
#	EX. PINE TREE TO BE REMOVED. # - TREE TAG.
#	EX. OAK TREE NOT INCLUDED (OFFSITE)
#	EX. PALM TREE NOT INCLUDED (OFFSITE)
#	EX. OAK TREE NOT INCLUDED (OFFSITE)
#	EX. PALM TREE NOT INCLUDED (OFFSITE)

GRAPHIC SCALE

150 0 75 150 300 450

(IN FEET)
1 inch = 150 ft.

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
Port 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

TREE MITIGATION PLAN

DATE	SCALE
1/12/2026	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
VER	---	---

PROJECT No.
25-131 ENG 1-9-26.DWG

DRAWING No.
TREE-101

REV.

FILE LOCATION: Z:\EDC-2025\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWGS\25-131 ENG 1-9-26.DWG, 2026-01-12, 8:53 AM

PALMS PRESERVED		PALMS PRESERVED	
TREE #	TYPE	TREE #	TYPE
T-20	PALM	T-532	PALM
T-66	PALM	T-533	PALM
T-67	PALM	T-534	PALM
T-91	PALM	T-535	PALM
T-92	PALM	T-536	PALM
T-93	PALM	T-537	PALM
T-94	PALM	T-540	PALM
T-95	PALM	T-541	PALM
T-233	PALM	T-542	PALM
T-234	PALM	T-543	PALM
T-235	PALM	T-544	PALM
T-236	PALM	T-545	PALM
T-237	PALM	T-546	PALM
T-238	PALM	T-547	PALM
T-240	PALM	T-548	PALM
T-241	PALM	T-549	PALM
T-242	PALM	T-552	PALM
T-243	PALM	T-554	PALM
T-244	PALM	T-555	PALM
T-245	PALM	T-561	PALM
T-246	PALM	T-563	PALM
T-247	PALM	T-567	PALM
T-248	PALM	T-570	PALM
T-249	PALM	T-571	PALM
T-250	PALM	T-572	PALM
T-252	PALM	T-573	PALM
T-253	PALM	T-574	PALM
T-254	PALM		
T-255	PALM		
T-256	PALM		
T-257	PALM		
T-258	PALM		
T-259	PALM		
T-260	PALM		
T-273	PALM		
T-274	PALM		
T-275	PALM		
T-285	PALM		
T-287	PALM		
T-288	PALM		
T-289	PALM		
T-290	PALM		
T-291	PALM		
T-292	PALM		
T-293	PALM		
T-294	PALM		
T-295	PALM		
T-296	PALM		
T-297	PALM		
T-298	PALM		
T-299	PALM		
T-300	PALM		
T-383	PALM		
T-385	PALM		
T-386	PALM		
T-391	PALM		
T-507	PALM		
T-509	PALM		
T-511	PALM		
T-512	PALM		
T-513	PALM		
T-518	PALM		
T-519	PALM		
T-521	PALM		
T-522	PALM		
T-523	PALM		
T-525	PALM		
T-526	PALM		
T-529	PALM		
T-531	PALM		

PALMS REMOVED		PALMS REMOVED		PALMS REMOVED		PALMS REMOVED		PALMS REMOVED	
TREE #	TYPE	TREE #	TYPE	TREE #	TYPE	TREE #	TYPE	TREE #	TYPE
T-5	PALM	T-111	PALM	T-204	PALM	T-339	PALM	T-470	PALM
T-8	PALM	T-112	PALM	T-205	PALM	T-342	PALM	T-471	PALM
T-9	PALM	T-115	PALM	T-206	PALM	T-343	PALM	T-472	PALM
T-10	PALM	T-116	PALM	T-207	PALM	T-344	PALM	T-473	PALM
T-11	PALM	T-117	PALM	T-209	PALM	T-345	PALM	T-474	PALM
T-22	PALM	T-118	PALM	T-213	PALM	T-346	PALM	T-475	PALM
T-29	PALM	T-119	PALM	T-214	PALM	T-352	PALM	T-476	PALM
T-30	PALM	T-120	PALM	T-215	PALM	T-353	PALM	T-478	PALM
T-31	PALM	T-125	PALM	T-216	PALM	T-354	PALM	T-480	PALM
T-32	PALM	T-126	PALM	T-217	PALM	T-355	PALM	T-482	PALM
T-33	PALM	T-128	PALM	T-218	PALM	T-356	PALM	T-483	PALM
T-34	PALM	T-129	PALM	T-219	PALM	T-357	PALM	T-484	PALM
T-35	PALM	T-130	PALM	T-220	PALM	T-358	PALM	T-486	PALM
T-36	PALM	T-132	PALM	T-223	PALM	T-359	PALM	T-487	PALM
T-37	PALM	T-133	PALM	T-224	PALM	T-361	PALM	T-488	PALM
T-38	PALM	T-136	PALM	T-225	PALM	T-362	PALM	T-489	PALM
T-39	PALM	T-139	PALM	T-227	PALM	T-363	PALM	T-490	PALM
T-40	PALM	T-141	PALM	T-228	PALM	T-364	PALM	T-494	PALM
T-41	PALM	T-142	PALM	T-229	PALM	T-365	PALM	T-495	PALM
T-42	PALM	T-143	PALM	T-230	PALM	T-366	PALM	T-496	PALM
T-43	PALM	T-144	PALM	T-231	PALM	T-367	PALM	T-497	PALM
T-44	PALM	T-145	PALM	T-232	PALM	T-370	PALM	T-498	PALM
T-45	PALM	T-146	PALM	T-261	PALM	T-371	PALM	T-501	PALM
T-46	PALM	T-147	PALM	T-262	PALM	T-372	PALM	T-515	PALM
T-49	PALM	T-148	PALM	T-263	PALM	T-373	PALM	T-516	PALM
T-50	PALM	T-149	PALM	T-264	PALM	T-375	PALM	T-517	PALM
T-51	PALM	T-150	PALM	T-265	PALM	T-376	PALM	T-579	PALM
T-52	PALM	T-152	PALM	T-267	PALM	T-380	PALM	T-580	PALM
T-53	PALM	T-153	PALM	T-268	PALM	T-381	PALM	T-581	PALM
T-54	PALM	T-155	PALM	T-270	PALM	T-382	PALM	T-583	PALM
T-55	PALM	T-156	PALM	T-272	PALM	T-396	PALM	T-584	PALM
T-56	PALM	T-157	PALM	T-276	PALM	T-397	PALM	T-585	PALM
T-57	PALM	T-158	PALM	T-277	PALM	T-398	PALM	T-586	PALM
T-58	PALM	T-159	PALM	T-278	PALM	T-402	PALM	T-599	PALM
T-59	PALM	T-160	PALM	T-279	PALM	T-404	PALM	T-600	PALM
T-64	PALM	T-161	PALM	T-280	PALM	T-405	PALM	T-602	PALM
T-65	PALM	T-162	PALM	T-281	PALM	T-408	PALM	T-614	PALM
T-68	PALM	T-165	PALM	T-282	PALM	T-411	PALM	T-616	PALM
T-70	PALM	T-167	PALM	T-283	PALM	T-412	PALM	T-618	PALM
T-71	PALM	T-168	PALM	T-286	PALM	T-413	PALM	T-620	PALM
T-72	PALM	T-169	PALM	T-302	PALM	T-414	PALM	T-621	PALM
T-73	PALM	T-170	PALM	T-303	PALM	T-415	PALM	T-622	PALM
T-75	PALM	T-171	PALM	T-304	PALM	T-416	PALM	T-624	PALM
T-76	PALM	T-172	PALM	T-305	PALM 17.0	T-417	PALM	T-630	PALM
T-77	PALM	T-173	PALM	T-306	PALM	T-423	PALM	T-631	PALM
T-78	PALM	T-174	PALM	T-307	PALM	T-424	PALM	T-638	PALM
T-79	PALM	T-175	PALM	T-308	PALM	T-427	PALM	T-640	PALM
T-80	PALM	T-176	PALM	T-309	PALM	T-428	PALM	T-642	PALM
T-82	PALM	T-177	PALM	T-310	PALM	T-430	PALM	T-643	PALM
T-83	PALM	T-178	PALM	T-311	PALM	T-433	PALM		
T-84	PALM	T-179	PALM	T-312	PALM	T-435	PALM		
T-85	PALM	T-180	PALM	T-313	PALM	T-437	PALM		
T-86	PALM	T-182	PALM	T-314	PALM	T-438	PALM		
T-87	PALM	T-183	PALM	T-315	PALM	T-439	PALM		
T-88	PALM	T-184	PALM	T-316	PALM	T-443	PALM		
T-89	PALM	T-185	PALM	T-317	PALM	T-444	PALM		
T-90	PALM	T-186	PALM	T-318	PALM	T-445	PALM		
T-97	PALM	T-187	PALM	T-319	PALM	T-446	PALM		
T-98	PALM	T-188	PALM	T-323	PALM	T-449	PALM		
T-99	PALM	T-189	PALM	T-325	PALM	T-454	PALM		
T-100	PALM	T-192	PALM	T-326	PALM	T-455	PALM		
T-101	PALM	T-193	PALM	T-327	PALM	T-456	PALM		
T-102	PALM	T-194	PALM	T-328	PALM	T-457	PALM		
T-103	PALM	T-195	PALM	T-329	PALM	T-458	PALM		
T-104	PALM	T-197	PALM	T-330	PALM	T-460	PALM		
T-105	PALM	T-198	PALM	T-331	PALM	T-461	PALM		
T-107	PALM	T-199	PALM	T-332	PALM	T-462	PALM		
T-108	PALM	T-200	PALM	T-333	PALM	T-463	PALM		
T-109	PALM	T-201	PALM	T-337	PALM	T-465	PALM		
T-110	PALM	T-203	PALM	T-338	PALM	T-467	PALM		

TREES PRESERVED		TREES PRESERVED	
TREE #	TYPE / DBH	TREE #	TYPE / DBH
T-19	LIOAK 20.0"	T-670	LAOAK 33.2"
T-21	LIOAK 21.4"	T-671	LAOAK 47.8"
T-69	LAOAK 16.2"	T-672	LAOAK 20.9"
T-96	LIOAK 28.2"	T-673	LAOAK 18.8"
T-239	LAOAK 26.3"	T-684	LAOAK 17.2"
T-284	PINE 19.5"	T-685	LAOAK 19.5"
T-301	LAOAK 27.2"	T-686	LAOAK 22.8"
T-377	LAOAK 30.3"	T-687	LAOAK 16.5"
T-378	LAOAK 34.3"	T-688	LAOAK 32.4"
T-384	LAOAK 15.2"	T-689	LAOAK 26.3"
T-387	LAOAK 32.9"	T-690	LAOAK 18.3"
T-388	LAOAK 15.2"	T-691	LAOAK 9.3"
T-389	LAOAK 27.5"	T-692	LAOAK 23.2"
T-390	LAOAK 16.2"	T-693	LAOAK 7.3"
T-392	LAOAK 37.5"		
T-500	LIOAK 56.8"		
T-503	LIOAK 44.0"		
T-504	LIOAK 65.7"		
T-505	LIOAK 46.8"		
T-506	LIOAK 52.8"		
T-508	LAOAK 45.2"		
T-510	LAOAK 32.2"		
T-514	LIOAK 28.1"		
T-520	LAOAK 38.3"		
T-524	LIOAK 30.2"		
T-527	LIOAK 22.7"		
T-528	LIOAK 14.8"		
T-530	LIOAK 41.9"		
T-538	LIOAK 18.2"		
T-539	LIOAK 32.0"		
T-550	LAOAK 34.4"		
T-551	LAOAK 36.5"		
T-553	LAOAK 16.8"		
T-556	LAOAK 35.4"		
T-557	PINE 15.3"		
T-558	LIOAK 29.0"		
T-559	LIOAK 28.0"		
T-560	LIOAK 50.25"		
T-562	LIOAK 31.6"		
T-564	LAOAK 34.2"		
T-565	LIOAK 24.8"		
T-566	LIOAK 27.5"		
T-568	LIOAK 24.7"		
T-569	PINE 19.4"		
T-588	MAG 15.6"		
T-589	LAOAK 35.2"		
T-646	LAOAK 12.7"		
T-647	LAOAK 17.8"		
T-648	LAOAK 17.8"		
T-649	LAOAK 13.8"		
T-650	LAOAK 35.8"		
T-651	PINE 15.8"		
T-652	LAOAK 38.2"		
T-653	LAOAK 24.6"		
T-654	LAOAK 29.6"		
T-655	LAOAK 41"		
T-656	LAOAK 36.8"		
T-657	LAOAK 18.6"		
T-658	LAOAK 42.7"		
T-659	PINE 22.3"		
T-660	LAOAK 12.8"		
T-661	LAOAK 12"		
T-662	LAOAK 28.1"		
T-663	LAOAK 24"		
T-664	LAOAK 15.6"		
T-665	LAOAK 54.2"		
T-666	LAOAK 15.7"		
T-667	LAOAK 28.7"		
T-668	LAOAK 27.2"		
T-669	LAOAK 24.4"		

TREES REMOVED		TREES REMOVED	
TREE #	TYPE / DBH	TREE #	TYPE / DBH
T-2	LIOAK 48.8"	T-395	LAOAK 26.6"
T-3	LIOAK 72.1"	T-399	LAOAK 14.7"
T-4	LIOAK 17.0"	T-401	LAOAK 20.0"
T-6	LIOAK 78.5"	T-403	LAOAK 16.0"
T-12	LIOAK 32.2"	T-407	LAOAK 16.0"
T-13	LIOAK 42.4"	T-409	LAOAK 26.0"
T-14	LIOAK 57.4"	T-410	LAOAK 26.0"
T-15	LIOAK 37.5"	T-418	LAOAK 26.2"
T-16	LIOAK 46.8"	T-419	LAOAK 16.0"
T-17	LIOAK 20.2"	T-420	LAOAK 22.0"
T-18	LIOAK 21.1"	T-421	LAOAK 14.0"
T-24	LIOAK 43.4"	T-422	LAOAK 14.0"
T-25	LIOAK 39.6"	T-425	LIOAK 14.0"
T-26	LIOAK 28.8"	T-426	LAOAK 14.0"
T-27	LIOAK 23.0"	T-429	LAOAK 23.3"
T-28	LIOAK 35.5"	T-434	LAOAK 14.5"
T-60	LIOAK 16.8"	T-436	LAOAK 18.0"
T-61	LIOAK 20.8"	T-440	LAOAK 20.1"
T-74	LIOAK 44.0"	T-441	LAOAK 14.5"
T-81	FIG 27.2"	T-442	LAOAK 15.3"
T-113	LAOAK 20.3"	T-448	LAOAK 23.4"
T-114	FIG 24.9"	T-450	LAOAK 16.1"
T-121	FIG 22.5"	T-453	LAOAK 17.6"
T-122	LIOAK 37.5"	T-459	LAOAK 16.3"
T-123	LIOAK 33.2"	T-466	LAOAK 17.0"
T-124	LIOAK 35.4"	T-479	LAOAK 15.8"
T-127	LIOAK 41.8"	T-481	LAOAK 16.6"
T-131	LAOAK 30.0"	T-485	LAOAK 31.1"
T-134	LIOAK 49.9"	T-491	LAOAK 15.8"
T-135	LIOAK 22.2"	T-493	LAOAK 22.8"
T-137	LAOAK 32.8"	T-499	LAOAK 18.2"
T-138	LAOAK 27.5"	T-502	LIOAK 48.8"
T-140	LAOAK 49.5"	T-575	LAOAK 16.0"
T-151	LAOAK 24.8"	T-576	LAOAK 14.0"
T-154	FIG 29.2"	T-577	LIOAK 18.6"
T-163	LAOAK 28.5"	T-578	LIOAK 23.0"
T-164	LAOAK 27.0"	T-582	LIOAK 56.2"
T-166	LAOAK 37.0"	T-587	LAOAK 18.9"
T-181	LAOAK 27.3"	T-590	LIOAK 40.0"
T-190	LAOAK 24.9"	T-591	LIOAK 29.9"
T-191	LAOAK 32.4"	T-592	LAOAK 32.8"
T-196	PINE 17.1"	T-594	LAOAK 39.5"
T-202	LAOAK 23.2"	T-595	LAOAK 40.0"
T-208	LAOAK 32.0"	T-596	PINE 17.3"
T-210	LAOAK 20.0"	T-597	LAOAK 44.6"
T-211	LAOAK 48.2"	T-598	PINE 19.8"
T-212	LAOAK 26.7"	T-601	PINE 15.8"
T-221	LAOAK 29.1"	T-603	PINE 20.3"
T-222	LAOAK 36.5"	T-604	LAOAK 40.4"
T-226	LAOAK 17.0"	T-605	LAOAK 34.4"
T-266	LAOAK 19.1"	T-606	LAOAK 23.3"
T-269	LAOAK 22.0"	T-607	LAOAK 31.3"
T-271	LAOAK 22.0"	T-609	LAOAK 27.8"
T-320	LAOAK 20.1"	T-610	LIOAK 68.3"
T-321	LAOAK 28.8"	T-611	CYP 22.8"
T-324	LAOAK 24.5"	T-612	CYP 24.8"
T-334	PINE 20.5"	T-613	LAOAK 17.0"
T-335	LAOAK 25.0"	T-615	LIOAK 22.5"
T-336	LAOAK 24.1"	T-619	LIOAK 19.5"
T-340	PINE 22.5"	T-623	LAOAK 22.8"
T-341	LIOAK 16.2"	T-625	LAOAK 16.0"
T-347	LAOAK 41.9"	T-626	LAOAK 19.0"
T-348	LAOAK 14.5"	T-627	LAOAK 19.0"
T-350	LAOAK 32.2"	T-628	LAOAK 21.0"
T-351	LAOAK 27.8"	T-629	LAOAK 18.0"
T-360	LAOAK 30.1"	T-632	LAOAK 18.0"
T-368	LAOAK 37.2"	T-633	LAOAK 20.0"
T-369	PINE 18.2"	T-636	LAOAK 19.5"
T-374	PINE 16.0"	T-637	LIOAK 20.0"
T-379	PINE 18.8"	T-641	LAOAK 14.0"
T-394	LAOAK 35.0"		

SITE TREE SUMMARY

TYPE OF TREE	TOTAL # TREES	TOTAL SIZE DBH(INCHES)	PRESERVATION CREDIT	REQUIRED MITIGATION
TREES PRESERVED	84	2,319.95	4,639.9	0
TREES TO BE REMOVED	141	3,794.8	0	7,589.6
PALM TREES TO BE PRESERVED	97	N/A	97	0
PALM TREES TO BE REMOVED	329	N/A	0	329
TOTAL # OF TREES: 651				
TOTAL # OF TREES MITIGATED: 651				

TOTAL PROJECT TREE MITIGATION

TOTAL TREE MITIGATION
MITIGATION RATIO = 2:1 (DBH)

+ 4,639.9 (TREES TO BE PRESERVED)
- 7,589.6 (TREES TO BE REMOVED)
- 2,949.7 MITIGATION CREDITS

TOTAL PALM TREE MITIGATION
MITIGATION RATIO = 1:1

+ 97 (PALM TREES TO BE PRESERVED)
- 329 (PALM TREES TO BE REMOVED)
- 232 MITIGATION CREDITS

TREE NOTES:

1. PALM TREES HAVE A CLEAR TRUNK HEIGHT OF 10' OR GREATER.
2. OAK & PINE TREES ARE MEASURED @ (DBH) 4½' ABOVE GRADE.
3. PER COUNTY REQUIREMENTS ALL EXISTING PALM TREES THAT ARE IN GOOD CONDITION THAT DO NOT REMAIN IN PLACE MUST BE RELOCATED/REPLANTED ON THE SITE.
4. METHOD OF MITIGATION PER SLC: FEE IN LIEU OF.

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
Port 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

TREE MITIGATION PLAN

DATE	SCALE
10/27/2025	AS SHOWN

DRAWN BY	DESIGNED BY	CHECKED BY
VER	---	---

PROJECT No.
25-131 ENG 1-9-26.DWG

DRAWING No.
TREE-102

REV.

FILE LOCATION: Z:\EDC-2025\25-131 - RYAN HOMES - GORDY ROAD HICKORY BRANCH PROPERTIES\ENGINEERING\AUTOCAD\DWG\25-131 ENG 1-9-26.DWG, 2026 01-12, 9:53 AM

Preserve Area Management Plan

Gordy Road

FORT PIERCE, FLORIDA

PREPARED BY:
WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
561-687-2220

PREPARED FOR:
NVR., INC. D/B/A RYAN HOMES

DECEMBER 1, 2025

TABLE OF CONTENTS

Contents

INTRODUCTION 1

OBJECTIVES 1

SOURCES OF INFORMATION 1

SITE DESCRIPTION 1

SOILS 2

VEGETATIVE COMMUNITIES 3

CONSTRUCTION PHASE 3

I. PROTECTION 3

II. EXOTIC VEGETATION CONTROL 4

III. VEGETATION RELOCATION AND PRESERVE AREA ENHANCEMENT 4

IV. FIRE HAZARD PREVENTION 4

MAINTENANCE 5

I. PROHIBITED ACTIVITIES 5

II. EXOTIC PLANT SPECIES CONTROL 5

CONCLUSION 6

EXHIBITS

LOCATION MAP ..... Exhibit A

SOIL SURVEY MAP ..... Exhibit B

LAND USE MAP ..... Exhibit C

WETLAND PRESERVE PLAN ..... Exhibit D

Preserve Area Management Plan
Gordy Road
Fort Pierce, Florida
December 1, 2025

INTRODUCTION

The intent of the Preserve Area Management Plan (PAMP) is to provide an outline of methods to provide the long-term protection and maintenance of the values and functions of the preserve areas, as required by Section 125-212 of the City of Fort Pierce Code of Ordinances. A detailed description of the preserve area's natural history, including its vegetative condition prior to development, will be included in the report.

OBJECTIVES

I. To preserve three of the existing wetland ecosystems including canopy, understory, and groundcover.
II. Enhance the viability of the preserves through the removal and control of invasive exotic plant species.
III. Prevent the activities of construction equipment, vehicular traffic, recreational or other potentially destructive uses within the preserve area.
IV. Sustain areas of viable habitat for regional flora and fauna through the implementation of regular maintenance programs.

SOURCES OF INFORMATION

Literature reviews, agency database searches and coordination, and a field review were conducted to document existing habitat types within and around the property. The information collected and databases reviewed included:

- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Map
- USDA NRCS Soil Survey of St. Lucie County, Florida, 1980;
- Florida Association of Professional Soil Classifiers, Hydric Soils of Florida Handbook, 4th ed. (Hurt et. al. 2007)
- National Wetland Inventory Maps
- Florida Department of Transportation (FDOT) Florida Land Use, Cover and Forms Classifications System (FLUCFCS), 3rd ed., January 1999
- City of Fort Pierce Code of Ordinances
- St. Lucie County Property Appraiser's Website
- South Florida Water Management District (SFWMD)

SITE DESCRIPTION

The subject property consists of three parcels totaling approximately 126.91 acres at 3605 Gordy Rd in Fort Pierce, Florida (Parcel Control Numbers: 2326-434-0000-000-0, 2326-413-0000-000-5, 2326-413-0001-000-2). Please refer to **Exhibit A** (Location Map) for details. There are three wetland preserve areas within the subject property. **Preserve Area 1** is **2.13 acres** (including **0.43 acres of wetland buffer**) and is located along the

southern boundary. Vegetation within this area primarily consists of southern cattail, bahia grass, dollarweed, and pickerelweed. **Preserve Area 2** is **9.1 acres** (including **1.29 acres of wetland buffer**) situated along the northeastern boundary, parallel to Ten Mile Creek. Vegetation within this area includes sabal palm, bamboo, sword fern, and duckweed. **Preserve Area 3** is **0.55 acres** and is located along the northwestern boundary adjacent to Ten Mile Creek. Vegetation within this area consists of sabal palm, laurel oak, duckweed, and sword fern.

SOILS

Based upon the USDA NRCS Soil Survey for St. Lucie County, Florida, seven soil types are mapped within the property. A soil map is included as **Exhibit B**. Listed below are each of the soil types found within the property and a general description of the characteristics of each soil type.

2) Ankona and Farmton sands: This poorly drained, nearly level soil is on broad flatwoods. The water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 months or more during most years. Natural vegetation is south Florida slash pine, saw palmetto, wax myrtle, paw paw, inkberry, fetterbush, lopsided indiangrass, creeping bluestem, chalky bluestem, Florida three awn, and pineland three awn.

14) Fluvaquents, frequently flooded: This poorly drained, nearly level soil is on flood plains on marine terraces. The water table is within 6 inches for most of the year. Natural vegetation in the depressional areas is sandweed and stillingia. Blue maidencane and, in places cypress grow along the ridges of the depressional areas.

20) Kaliga Muck, frequently ponded, 0 to 1 percent slopes: This poorly drained, organic soil typically found in low-lying areas such as marshes, ponds, and depressions that are frequently ponded. Natural vegetation in the depressional areas is wax myrtle, bald cypress, spatterdock, duck potato, pickerelweed, and water hyssop.

37) Riviera sand, frequently ponded, 0 to 1 percent slopes: This poorly drained, nearly level soil is in depressional areas. This soil is ponded for 6 to 9 months or more annually. The water table is within a depth of about 40 inches for most of the rest of the year. Natural vegetation in the depressional areas is sandweed and stillingia. Blue maidencane and, in places cypress grow along the ridges of the depressional areas.

38) Riviera fine sand, 0 to 2 percent slopes: This poorly drained, nearly level soil is in hammocks and along drainageways. The water table is at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. Natural vegetation is cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland three awn and blue maidencane.

44) Tantile and Pomona sands: This is typically well-drained to moderately well-drained sandy soils. These soils are often found in upland or slightly depressional areas and are generally associated with pine flatwoods, scrub, or prairie ecosystems, depending on the region. Natural vegetation is slash pines, cabbage palms, saw palmetto, longleaf pine, and wiregrass.

48) Wabasso sand, 0 to 2 percent slopes: This poorly drained, nearly level soil is in flatwoods areas. The water table is at a depth of less than 10 inches for 1 to 4 months during the summer rainy season and between depths of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is second growth longleaf pine or slash

pine and scattered to many cabbage palms. The understory is saw palmetto, running oak, and in places inkberry and fetterbush. The most common native grasses are Pineland three awn and Florida three awn and in places several varieties of bluestem.

VEGETATIVE COMMUNITIES

The preserve areas consist of two wetland forested mixed communities (Preserve Areas 2 and 3) and one vegetated non-forested wetland community (Preserve Area 1). The forested preserves (Areas 2 and 3) contain a mixed canopy and understory typical of wetland forested systems, with species such as sabal palm and laurel oak providing moderate canopy cover. Understory vegetation includes bamboo, sword fern, and duckweed. The non-forested wetland community (Area 1) is characterized by herbaceous wetland vegetation with limited vertical structure, dominated by southern cattail, bahia grass, dollarweed, and pickerelweed.

The following is a list of the native and non-native plant species that currently inhabit preserve 1:

Common Name	Scientific Name	Designation
Southern Cattail	*Typha domingensis*	Native
Dollarweed	*Hydrocotyle umbellata*	Native
Pickerelweed	*Pontederia cordata*	Native
Bahia Grass	*Paspalum notatum*	Non-Native

The following is a list of the native and non-native plant species that currently inhabit preserves 2 and 3:

Common Name	Scientific Name	Designation
Sabal Palm	*Sabal palmetto*	Native
Laurel Oak	*Quercus laurifolia*	Native
Duckweed	*Lemna spp.*	Native
Sword Fern	*Nephrolepis exaltata*	Native
Bamboo	*Bambusoideae spp.*	Non-Native

CONSTRUCTION PHASE

I. PROTECTION

In order to control erosion drifting into the wetland preserves during the development activities, a silt fence may be installed around the perimeters for control. This requirement will be determined prior to the pre-clearing inspection. If a silt fence is installed, it can double as the protective barricade for the preserve area.

The wetland preserve areas should be protected from surrounding development with protective measures such as orange construction fencing or equivalent. These measures must be maintained in good condition until the development area surrounding the preserve is stabilized.

Prohibited activities inside and adjacent to the preserve during the construction phase of the project include but are not limited to the de-watering of the project site into the preserve area and the storage, temporary or permanent placement of equipment, vehicles, and construction materials within the preserve boundaries or twice the dripline of existing native trees to be preserved.

In order to preserve the integrity of the wetland preserve areas in perpetuity, a split rail fence or similar barrier will be installed along the surveyed boundary of all wetland preserve areas that are located adjacent to single-family development (including recreational areas, roadways, parking, etc.). The split rail fences will be installed as early in the development process as possible in order to provide a hard demarcation between preservation area and development areas. At the least, all necessary split rail fencing will be installed prior to issuance of the first Certificate of Occupancy (C.O.) of each section of residential development adjacent to each wetland preserve area.

Failure to comply with these guidelines will be considered a violation of the permit and approved PAMP. Further work on the project may be stopped until compliance with the guidelines of the approved PAMP.

II. EXOTIC VEGETATION CONTROL

See Maintenance section II, Exotic Plant Species Control, for detail description and of extent of current exotic vegetation coverage and eradication methodology.

All invasive and prohibited non-native plant species, as identified in the City of Fort Pierce's Tree Protection, Removal, and Mitigation – Invasive Species list and the most current FISC Category I list (target species), shall be removed during the initial clearing process and disposed of off-site with other site vegetative debris.

The conditions of the approved management plan, and conditions of the Tree Removal Permit shall be strictly adhered to.

III. VEGETATION RELOCATION AND PRESERVE AREA ENHANCEMENT

The preserve areas as it exists are wooded or herbaceous with primarily native canopy. Any non-native canopy, subcanopy, and groundcover will need to be removed from all preservation areas. Due to the existing dense native canopy, subcanopy, and groundcover throughout the preservation area, no supplemental plantings are proposed. Removing non-native vegetation will promote the natural recruitment of existing native species.

IV. FIRE HAZARD PREVENTION

During the construction phase, appropriate measures shall be taken to reduce fire risk within and adjacent to the preserve areas. The following actions shall be implemented:

- Accumulated vegetative debris, such as branches, brush, and invasive plant material, shall be removed promptly from the preserves and surrounding construction area to prevent fuel buildup.
- No open burning of vegetation or construction materials shall occur on-site.
- Equipment and vehicles shall be maintained in good working condition to avoid sparking or overheating, especially near dry vegetation.
- A cleared buffer of at least 10 feet shall be maintained between any active construction staging area and the edge of the preserve.
- Fire suppression equipment (e.g., extinguishers) shall be readily accessible on site at all times during construction activities near the preserve.

Failure to adhere to these fire hazard prevention guidelines will be considered a violation of the approved PAMP.

MAINTENANCE

I. PROHIBITED ACTIVITIES

All activities not associated with good environmental practice for the perpetual maintenance of the wetland preserve areas will be prohibited. Prohibited activities may include but are not limited to: mowing, sodding, trimming, man-made structures, play equipment, permanent irrigation, dumping, grubbing, man-made runoff or the creation of point source discharge into the preserve area or other alteration will not occur within the boundaries of the preserve areas.

Post-development runoff shall not exceed pre-development runoff and point source discharge shall be prohibited into the preserve.

A wooden, split rail fence or similar barrier will be installed along the boundary of the wetland preserves to demarcate a definitive line between common areas of the residential complex and the preserve. This should act as a clear delineation and deterrent for activities that may encroach into the preserve areas.

Passive recreational activities including nature walks, bird and wildlife watching and photography are allowed within the boundaries of the wetland preserves.

Any activity which may possibly impact the integrity and continued viability of the preserve is prohibited.

II. EXOTIC PLANT SPECIES CONTROL

All invasive and prohibited non-native plant species, as identified in the City of Fort Pierce's Tree Protection, Removal, and Mitigation – Invasive Species list and the most current FISC Category I list (target species), shall be removed and eradicated from the wetland preserves as well as the entire subject property. These species shall be completely removed or otherwise eradicated prior to the final vegetation inspection associated with the City's Tree Removal / Land Clearing Permit. The entire subject property shall be maintained free from invasive and non-native vegetation. The process of exotic target species vegetation removal will include the following activities:

All chemicals shall be handled and applied by a Florida Licensed Applicator.

The following is the proposed methodology to remove and eradicate the exotic vegetation:

- cut larger, woody exotic plant species to a stump near flush with existing ground level with hand tools (chain saw, machete).
- remove large trunks and limbs by hand (or gabled to equipment) to be pulled out of the preserves avoiding damage/impacts to existing native plant species.
- treat the stumps of the removed exotic plants with the appropriate herbicide (Garlon 4®, Rodeo ®).
- cut exotic and nuisance vines at the base of the tree, palm, or shrub.
- leave the vine in the tree canopy so as not to damage tree by pulling on the vine to remove.
- treat the base of the vine, rhizome, or root mat with the appropriate herbicide.
- remove all debris from the wetland preserves to be chipped and hauled off site for proper disposal.
- perform a follow-up treatment of any resprouting or newly seeded exotic and nuisance plant species

prior to the final inspection.

CONCLUSION

The preservation of the 11.78 acres of on-site wetland habitat, including the mixed forested wetlands along Ten Mile Creek and the herbaceous non-forested wetland within the southern portion of the property, supports the continued function of these wetland communities and maintains the ecological value they provide. The removal and ongoing control of exotic and nuisance plant species will enhance these preserves and promote healthier native vegetative structure and hydrologic function. Perpetual maintenance will ensure that the preserve areas remain intact and continue to contribute to the natural character of the site and the limited wildlife utilization associated with these wetland systems.

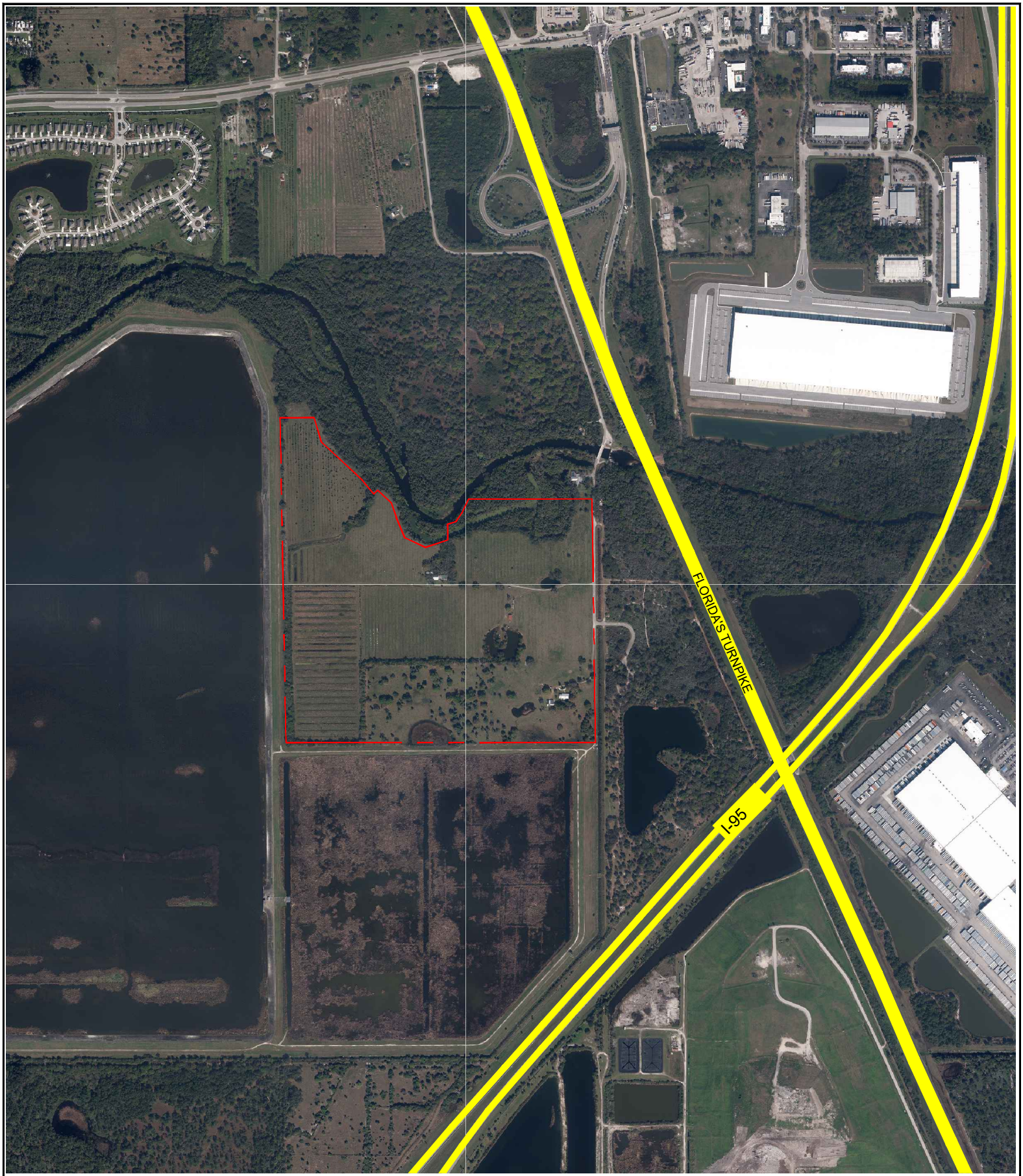
Affidavit of Responsibility - NVR., INC. D/B/A RYAN HOMES is the party responsible for compliance during the developmental phase of the site. The long-term/perpetuity responsibility for complying with the standards set forth in this Preserve Area Management Plan and all conditions of the City of Fort Pierce Tree Removal / Land Clearing Permit shall remain with NVR., INC. D/B/A RYAN HOMES or its successors. The wetland preserve areas shall remain free of all invasive and non-native plant species, and no prohibited activities as outlined in this PAMP shall occur within the designated preserves.

Failure to comply with these guidelines will be considered a violation of the permit and the approved PAMP. Further work on the project may be stopped until compliance with the guidelines of the approved PAMP is achieved.

The wetland preserve areas will be monitored throughout the clearing, vegetation management, and construction processes by a knowledgeable environmental professional.

Property which changes ownership is subject to disclosure laws notifying new owners of this management plan and any outstanding code enforcement issues. Results of code enforcement violations will be assumed by the owner of the property on which the violation occurs. Failure to disclose in writing the existence and nature of a proceeding to the prospective transferee creates a rebuttable presumption of fraud.

The City of Fort Pierce shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Appropriate revegetation and other remedies may be required of any person, corporation, or other entity found in violation of any of the provisions of this PAMP.



SOURCE: GOOGLE EARTH PRO

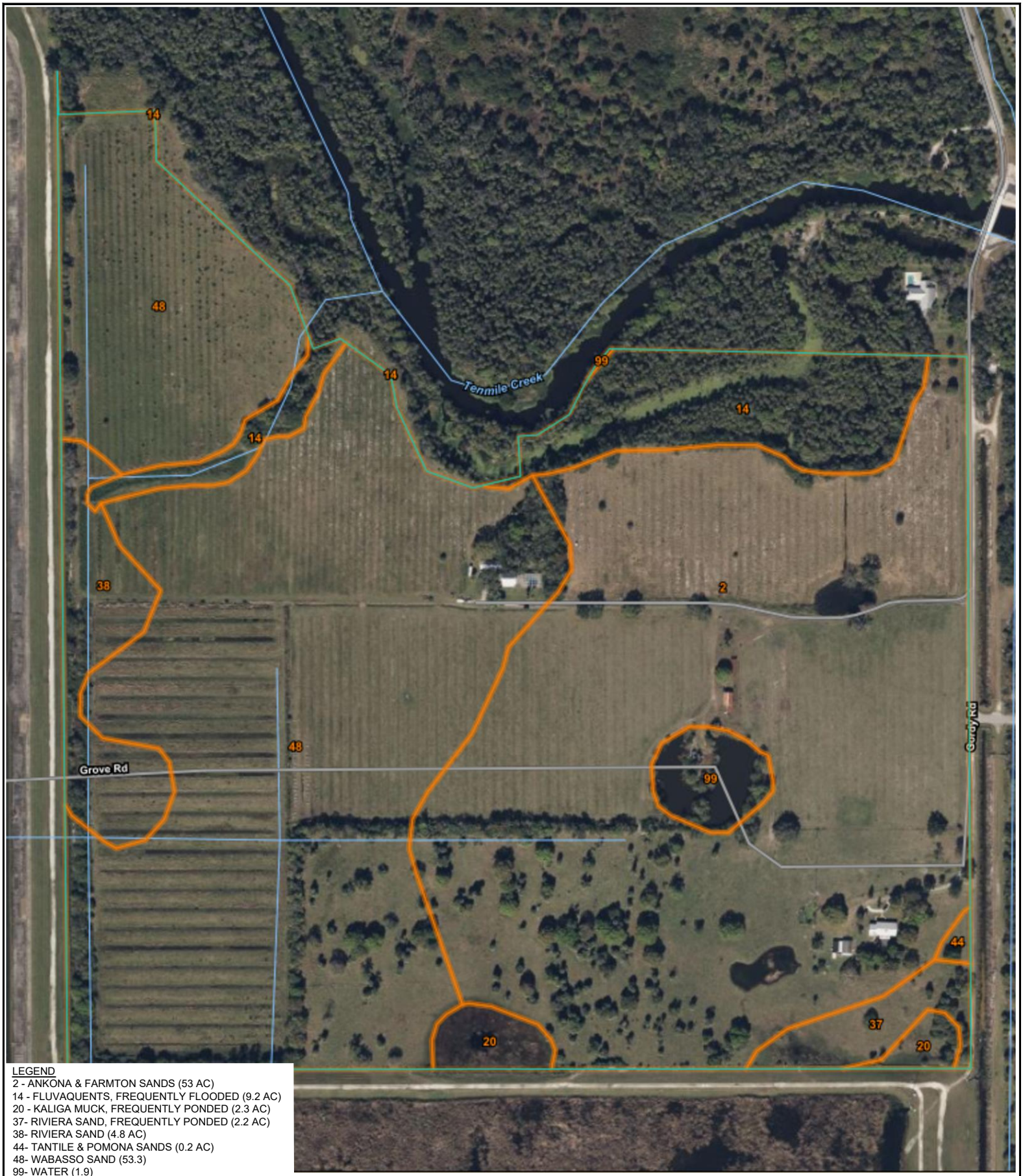
PROJECT NAME:	GORDY ROAD
PROJECT #:	11131.00
DATE:	02/07/25
CREATED BY:	AMS
CHECKED BY:	RMH

LOCATION MAP
EXHIBIT A

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



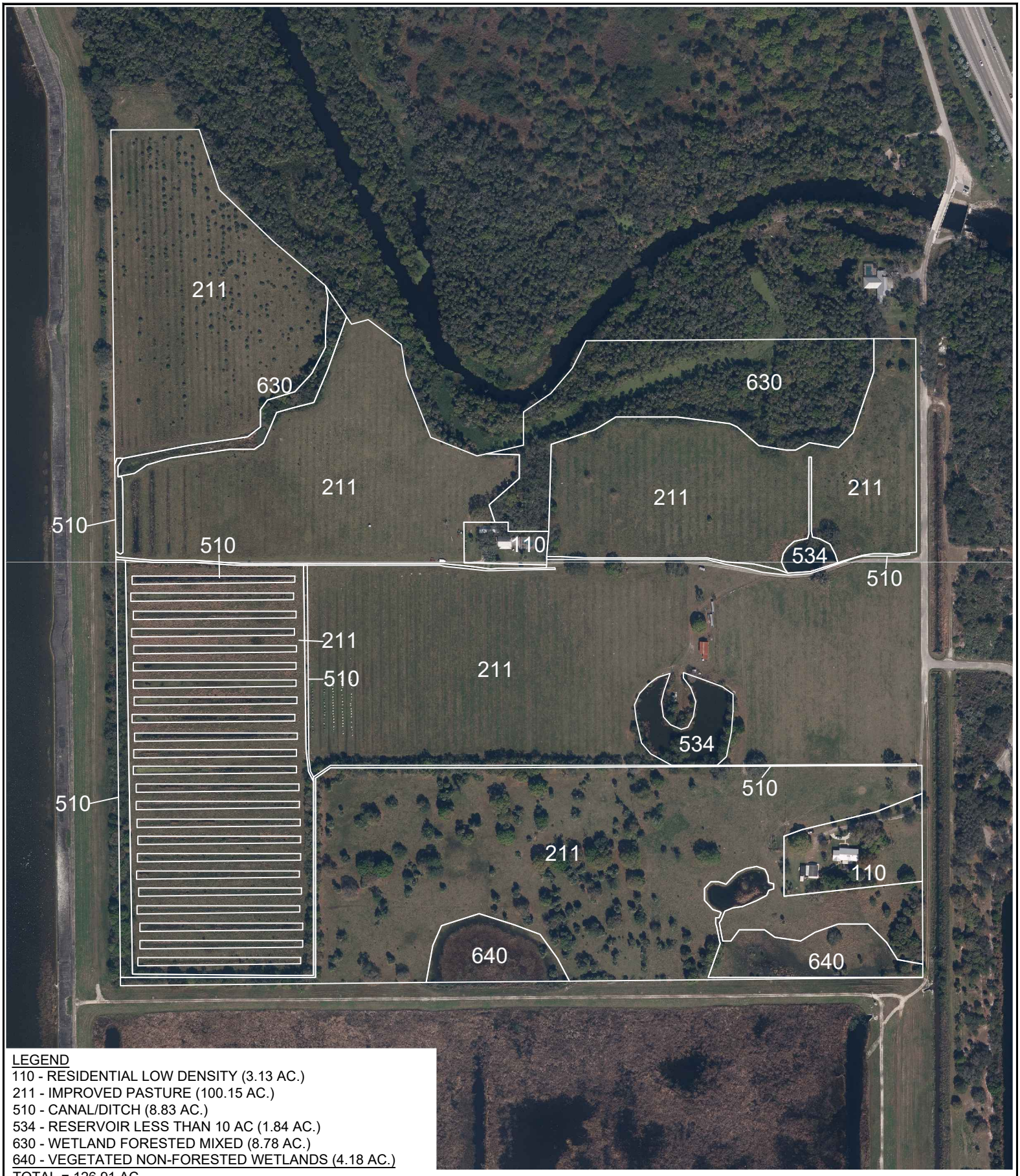
LEGEND
2 - ANKONA & FARMTON SANDS (53 AC)
14 - FLUVAQUENTS, FREQUENTLY FLOODED (9.2 AC)
20 - KALIGA MUCK, FREQUENTLY PONDED (2.3 AC)
37- RIVIERA SAND, FREQUENTLY PONDED (2.2 AC)
38- RIVIERA SAND (4.8 AC)
44- TANTILE & POMONA SANDS (0.2 AC)
48- WABASSO SAND (53.3)
99- WATER (1.9)

SOURCE: USDA WEB SOIL SURVEY

PROJECT NAME:	GORDY ROAD
PROJECT #:	11131.00
DATE:	12/01/25
CREATED BY:	CAO
CHECKED BY:	RMH

SOIL SURVEY MAP
EXHIBIT B

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055
WGI.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



LEGEND
110 - RESIDENTIAL LOW DENSITY (3.13 AC.)
211 - IMPROVED PASTURE (100.15 AC.)
510 - CANAL/DITCH (8.83 AC.)
534 - RESERVOIR LESS THAN 10 AC (1.84 AC.)
630 - WETLAND FORESTED MIXED (8.78 AC.)
640 - VEGETATED NON-FORESTED WETLANDS (4.18 AC.)
TOTAL = 126.91 AC.

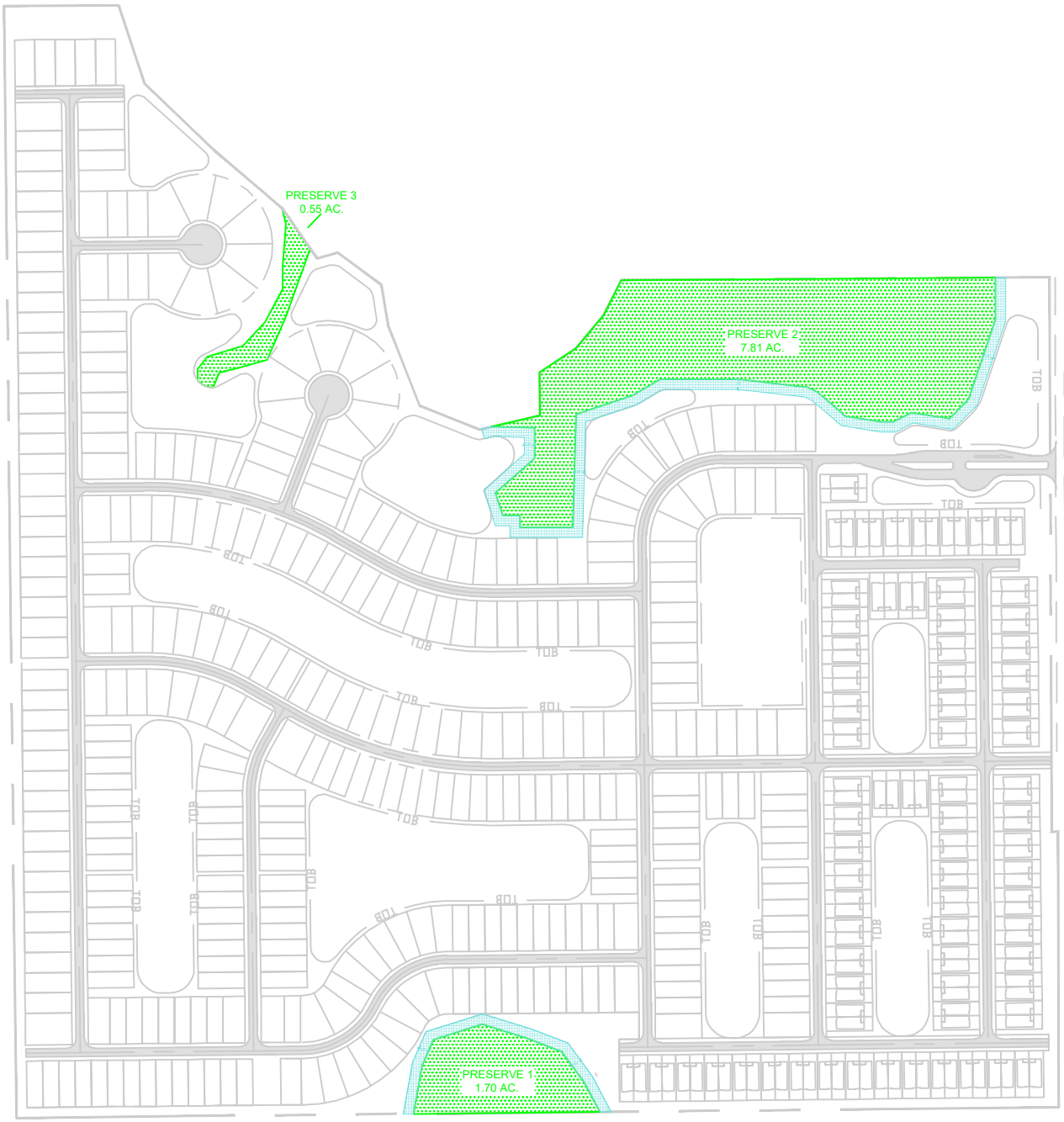
0 400 800 Feet

SOURCE: FDOT AERIALS GIS

PROJECT NAME:	GORDY ROAD
PROJECT #:	11131.00
DATE:	12/01/25
CREATED BY:	CAO
CHECKED BY:	RMH

LAND USE MAP
EXHIBIT C

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055
WGI.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



LEGEND

WTL PRESERVE 1 =	1.70 AC.	WTL BUFFER 1 =	0.43 AC.
WTL PRESERVE 2 =	7.81 AC.	WTL BUFFER 2 =	1.29 AC.
WTL PRESERVE 3=	0.55 AC.		

0 400 800 Feet

PROJECT NAME:	GORDY ROAD
PROJECT #:	11131.00
DATE:	12/01/25
CREATED BY:	CAO
CHECKED BY:	RMH

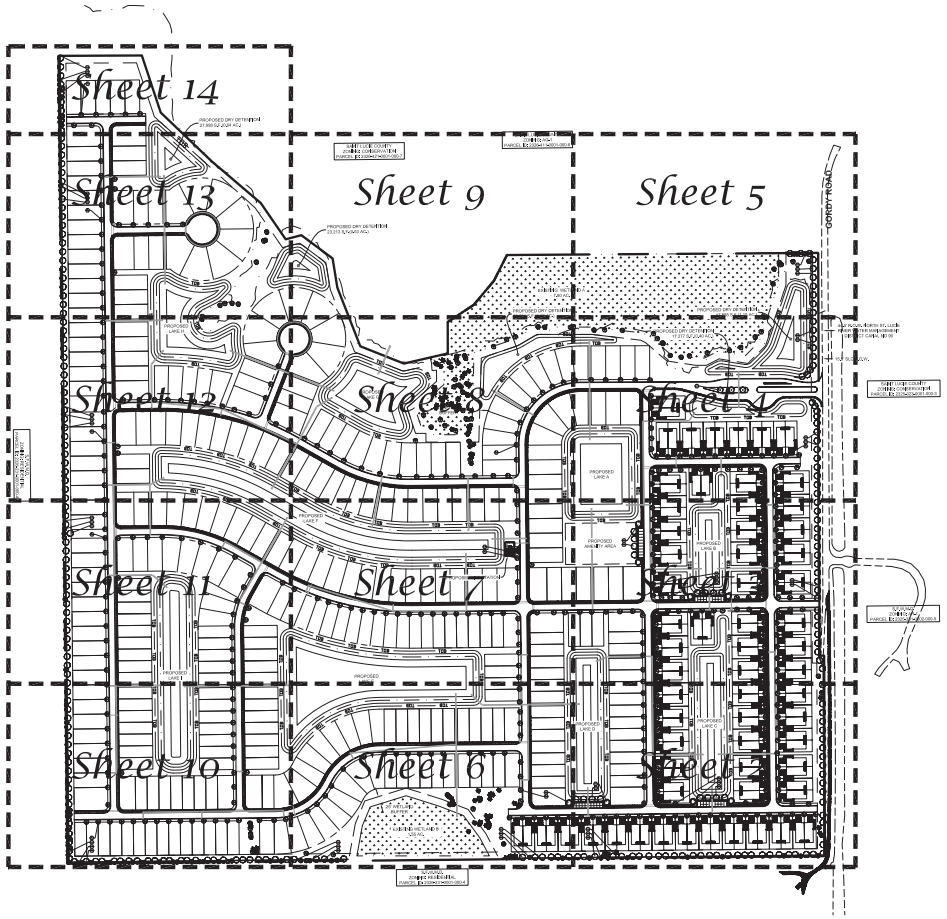
WETLAND PRESERVE PLAN
EXHIBIT D

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055
WGI.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

ELECTRONIC SIGNATURE AND SEAL
Jeffrey W. Smith, RLA
Florida Registration Number
LA 0001635
Prepared, Reviewed & Supervised By:
Conceptual Design Group, Inc.
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340

Jeffrey W Smith
2025.12.19 00:53:02 -05'00'

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



Sheet Legend

Sheet L-1	Key Sheet
Sheet L-2	Landscape Plan
Sheet L-3	Landscape Plan
Sheet L-4	Landscape Plan
Sheet L-5	Landscape Plan
Sheet L-6	Landscape Plan
Sheet L-7	Landscape Plan
Sheet L-8	Landscape Plan
Sheet L-9	Landscape Plan
Sheet L-10	Landscape Plan
Sheet L-11	Landscape Plan
Sheet L-12	Landscape Plan
Sheet L-13	Landscape Plan
Sheet L-14	Landscape Plan
Sheet L-15	Landscape Data, Plant List, Details & Specifications

Gordy Road

Hickory Branch Properties

City of Fort Pierce, Florida

City Project Number:

Landscape Plan

North
Scale: 1" = 200'
0 100' 200' 400'

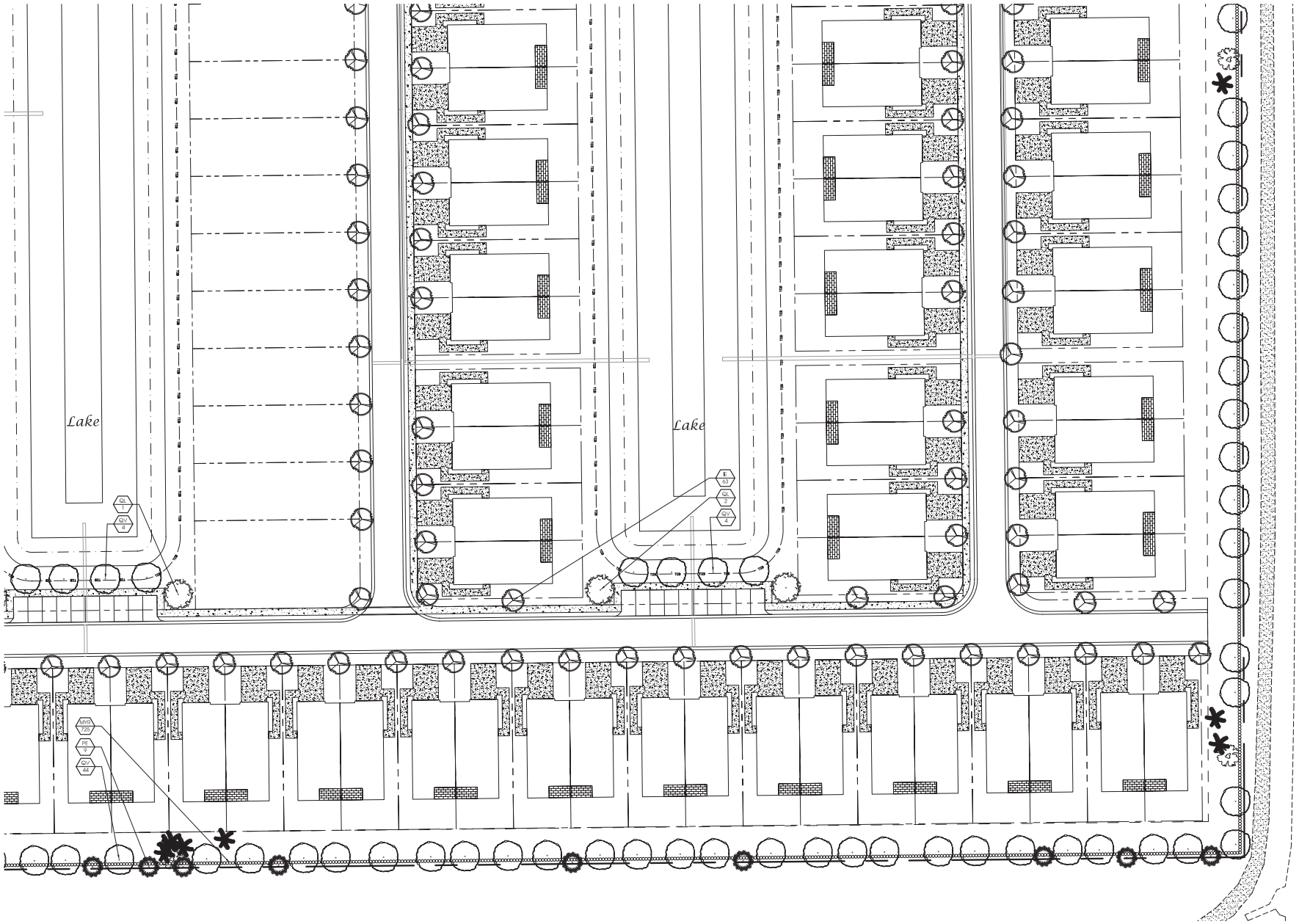
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-1 of 15



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road

Hickory Branch Properties
City of Fort Pierce, Florida

City Project Number:

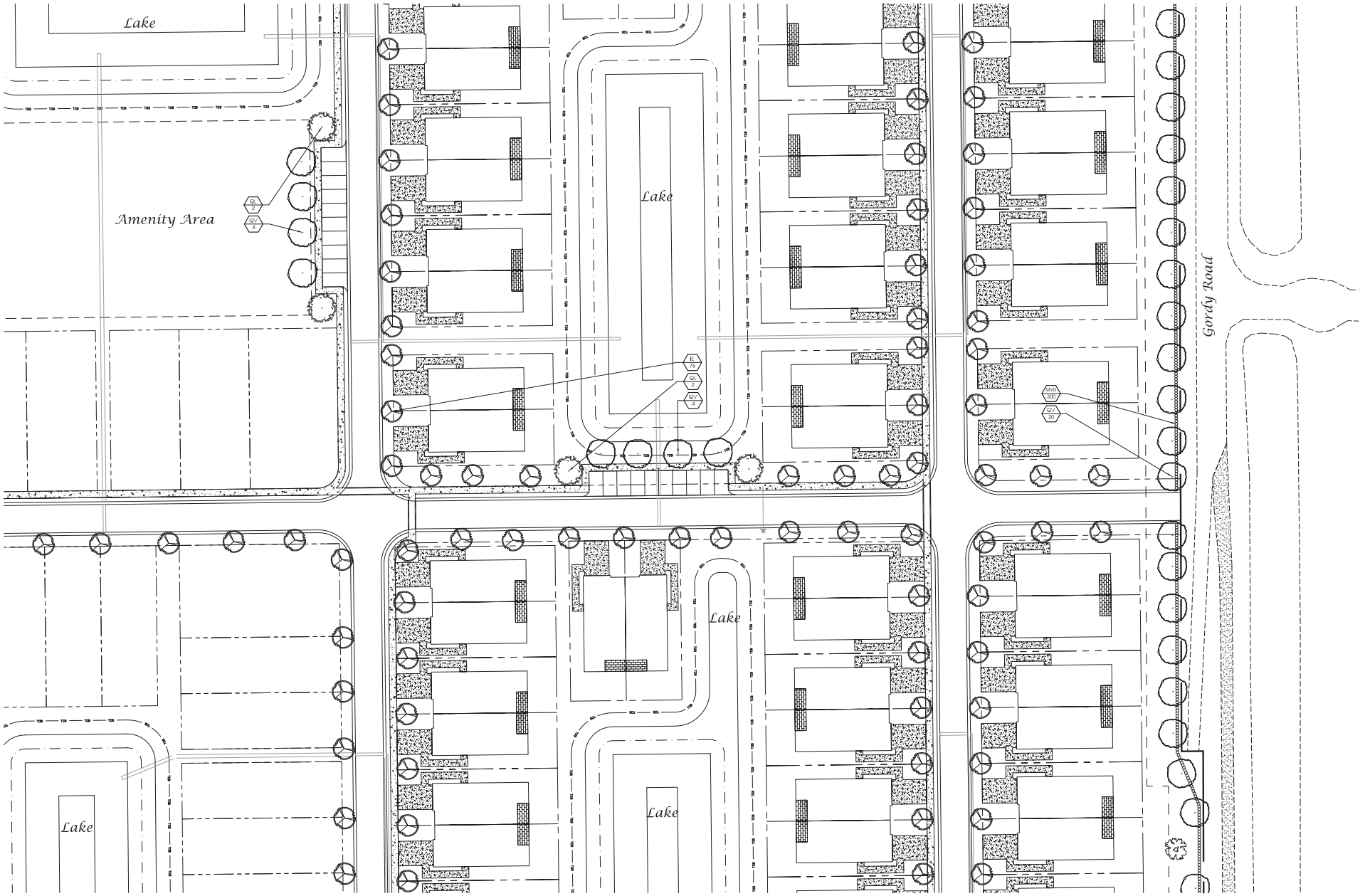
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-2 of 15



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road

Hickory Branch Properties
City of Fort Pierce, Florida

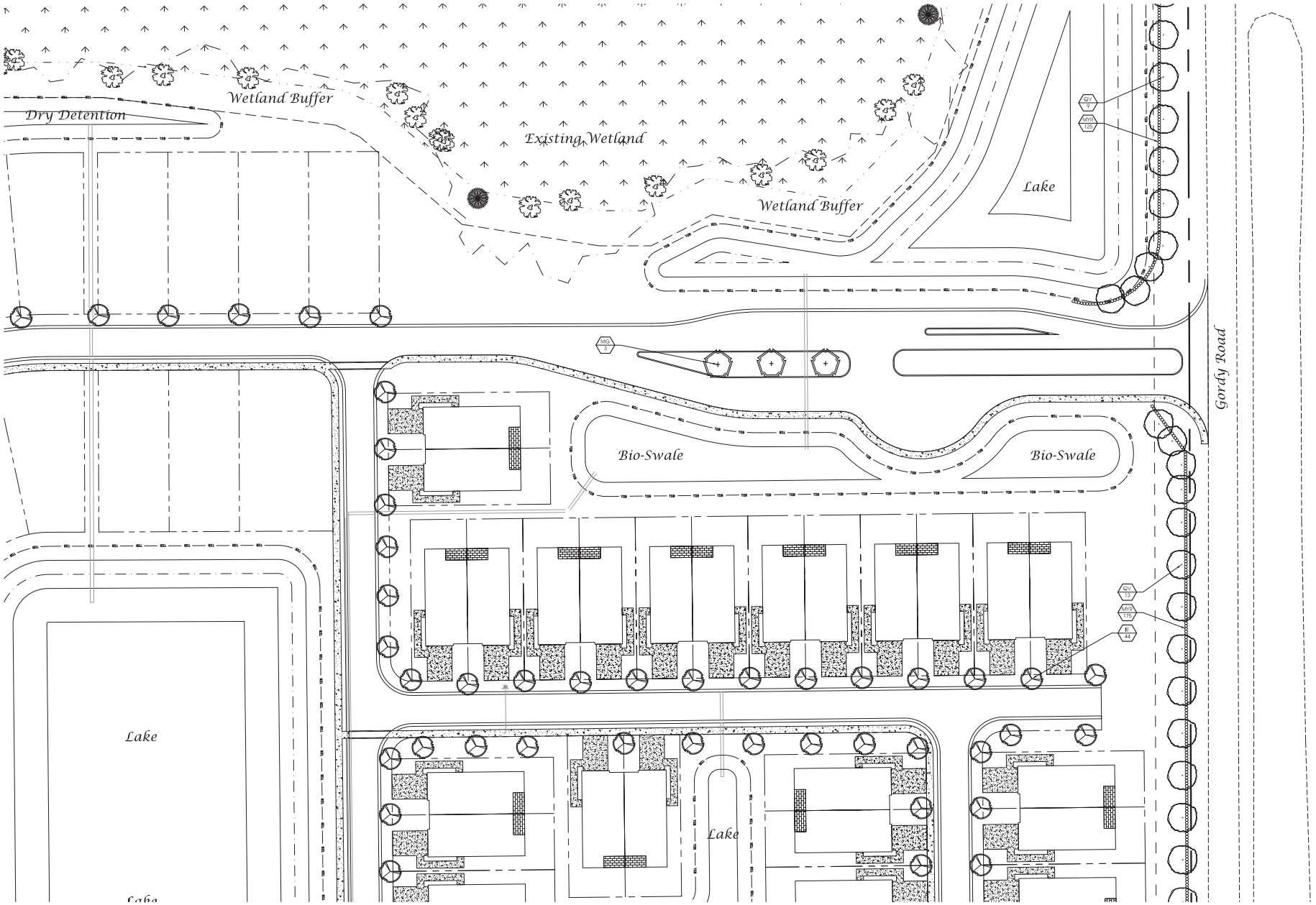
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number
LA 0001635

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road

Hickory Branch Properties
City of Fort Pierce, Florida

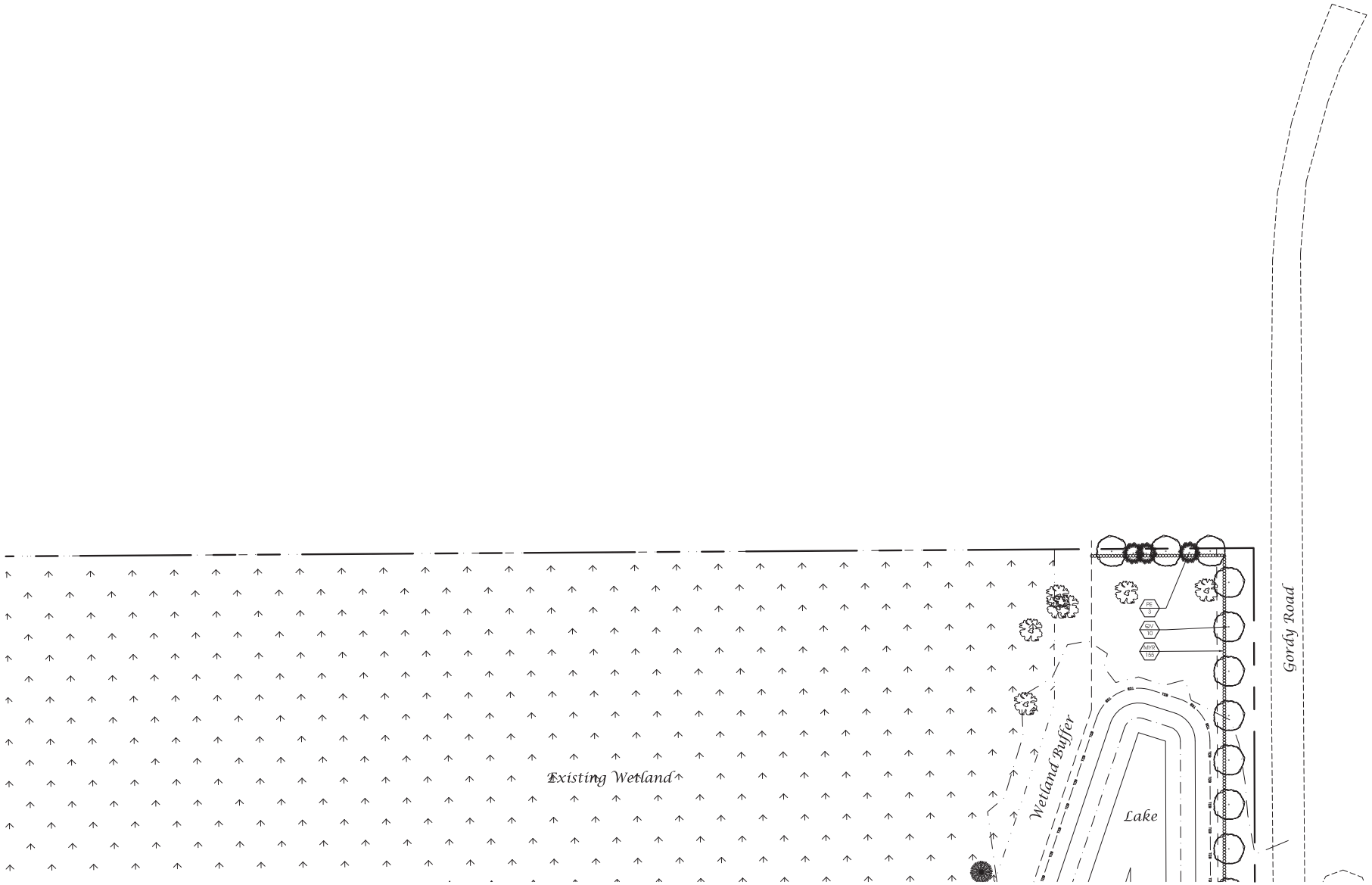
City Project Number:

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

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



Landscape Plan

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

Gordy Road

Hickory Branch Properties

City of Fort Pierce, Florida

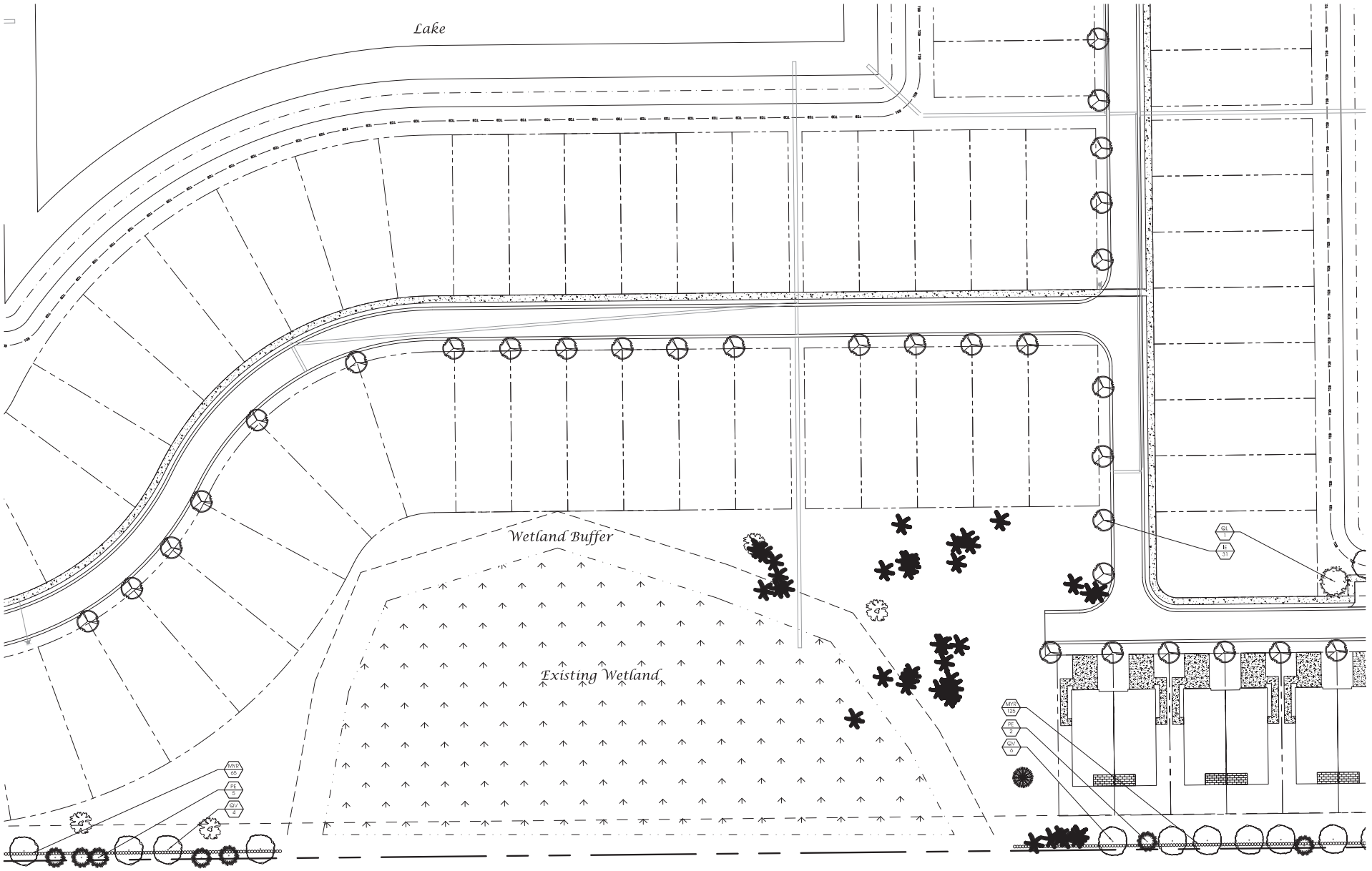
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number
LA 0001635

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road

Hickory Branch Properties
City of Fort Pierce, Florida

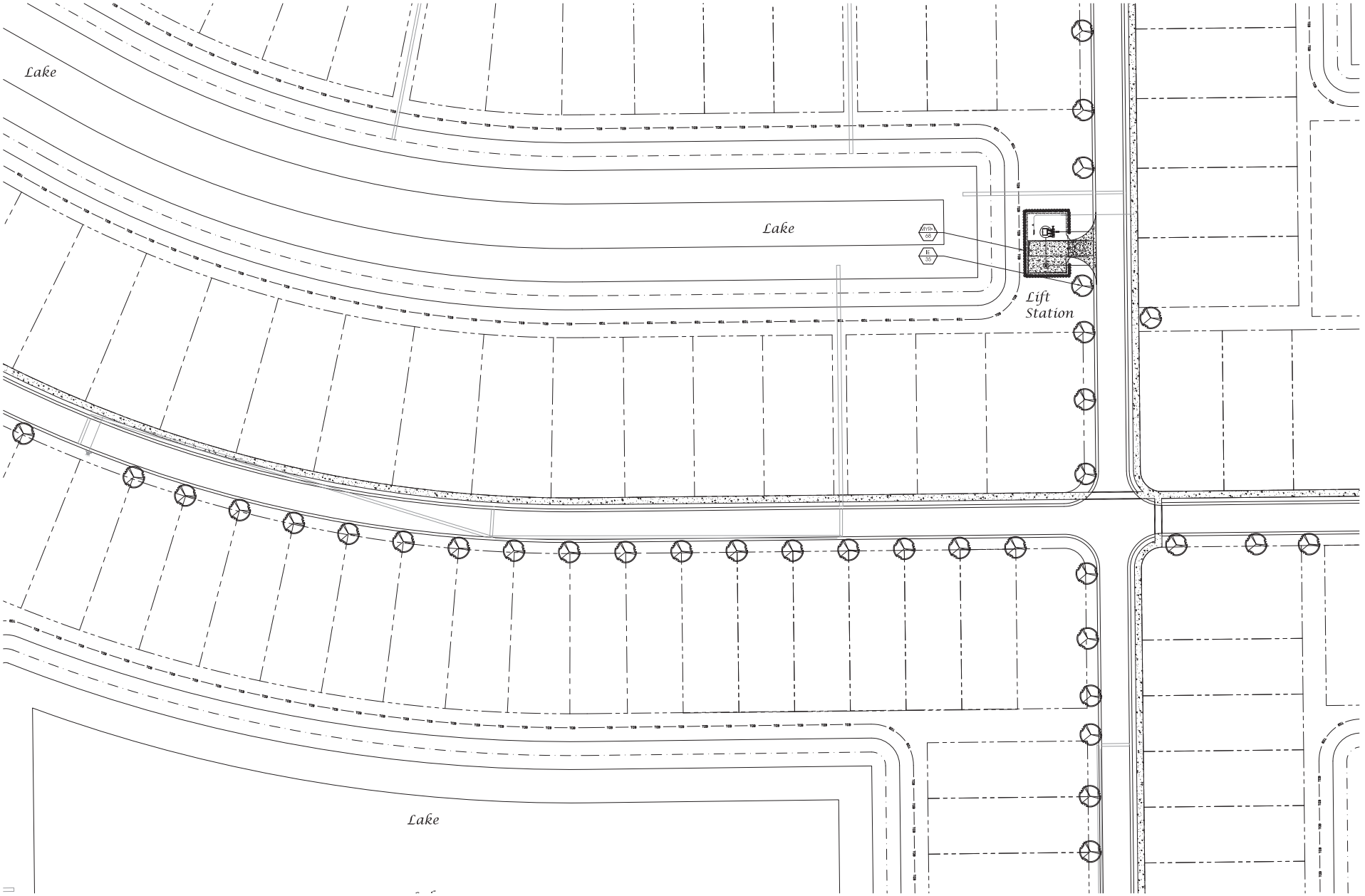
City Project Number:

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

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road

Hickory Branch Properties
City of Fort Pierce, Florida

City Project Number:

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

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road

Hickory Branch Properties
City of Fort Pierce, Florida

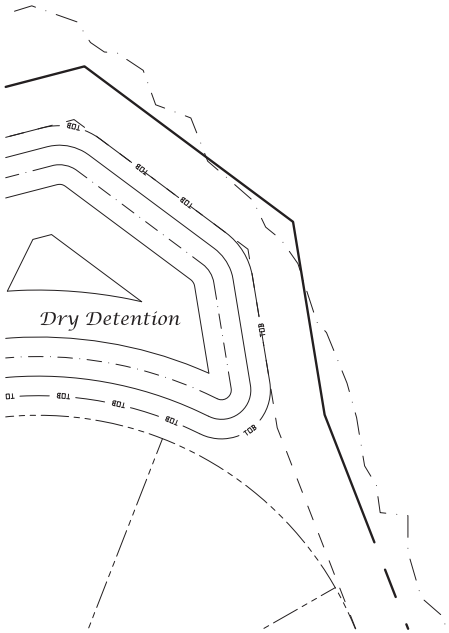
City Project Number:

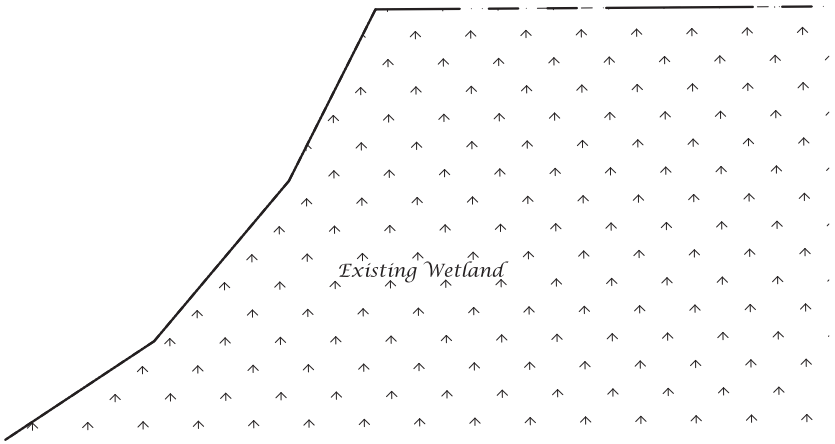
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.





Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road

Hickory Branch Properties
City of Fort Pierce, Florida

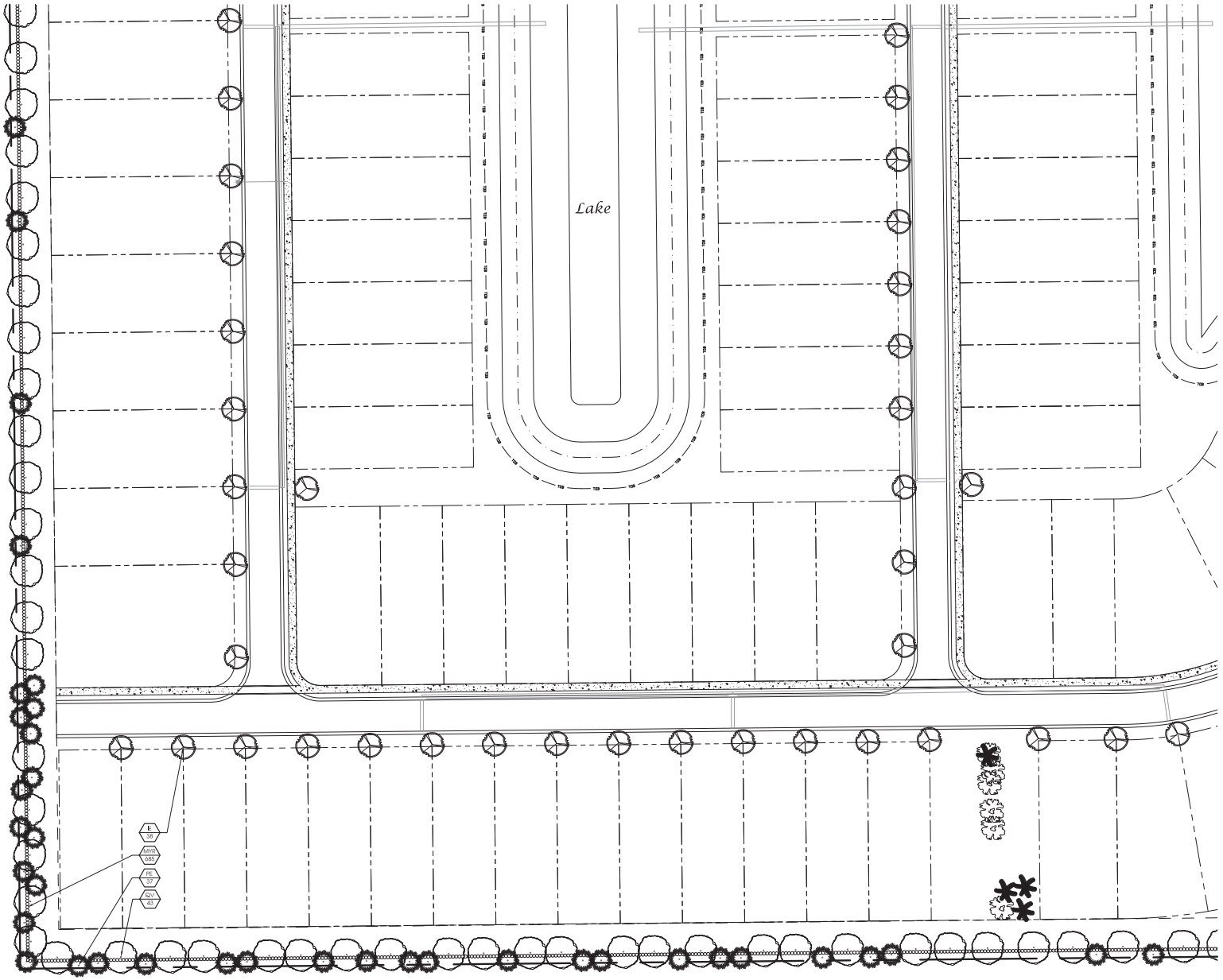
City Project Number:

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

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road

Hickory Branch Properties
City of Fort Pierce, Florida

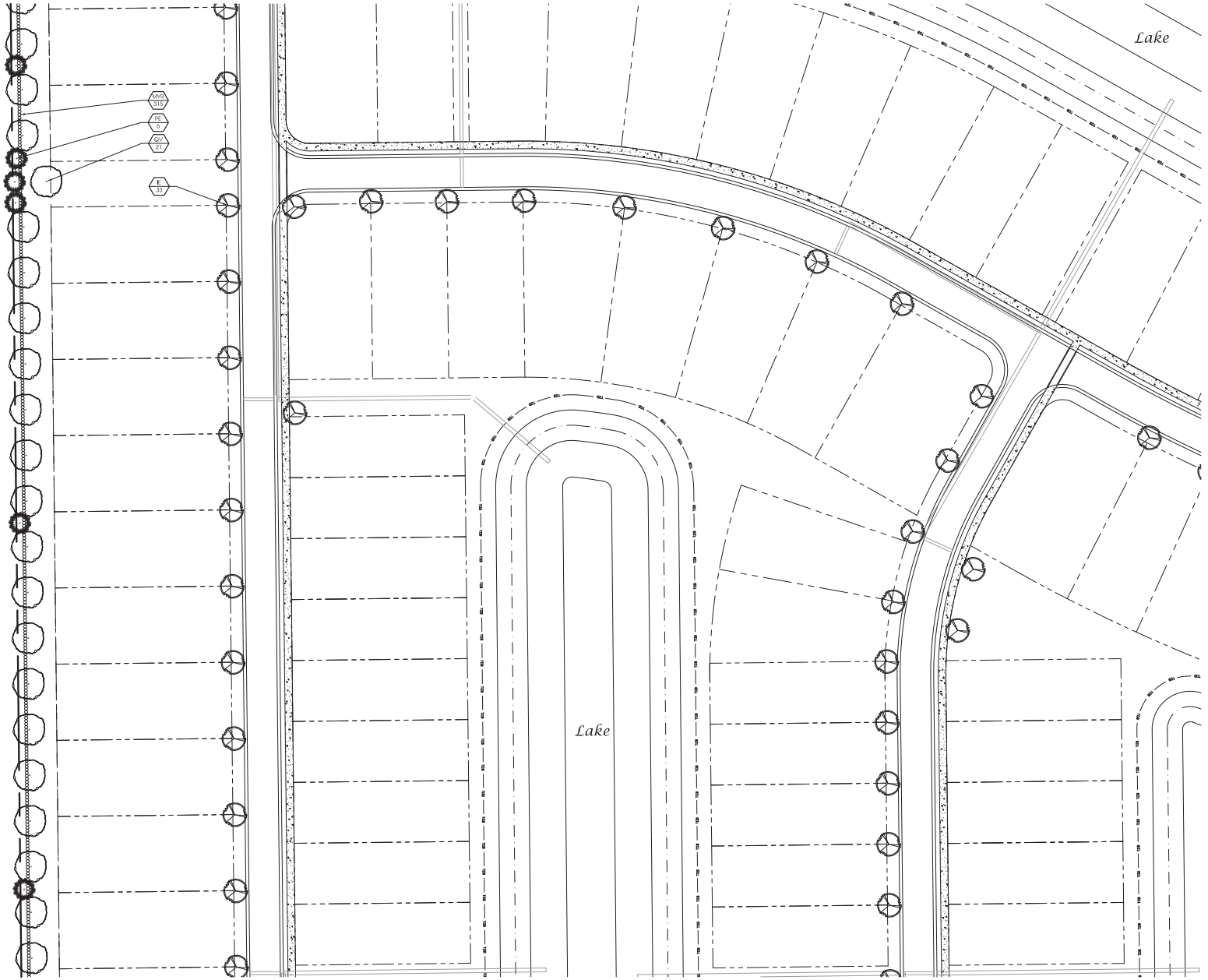
City Project Number:

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

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road

Hickory Branch Properties
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number
LA 0001635

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road

Hickory Branch Properties
City of Fort Pierce, Florida

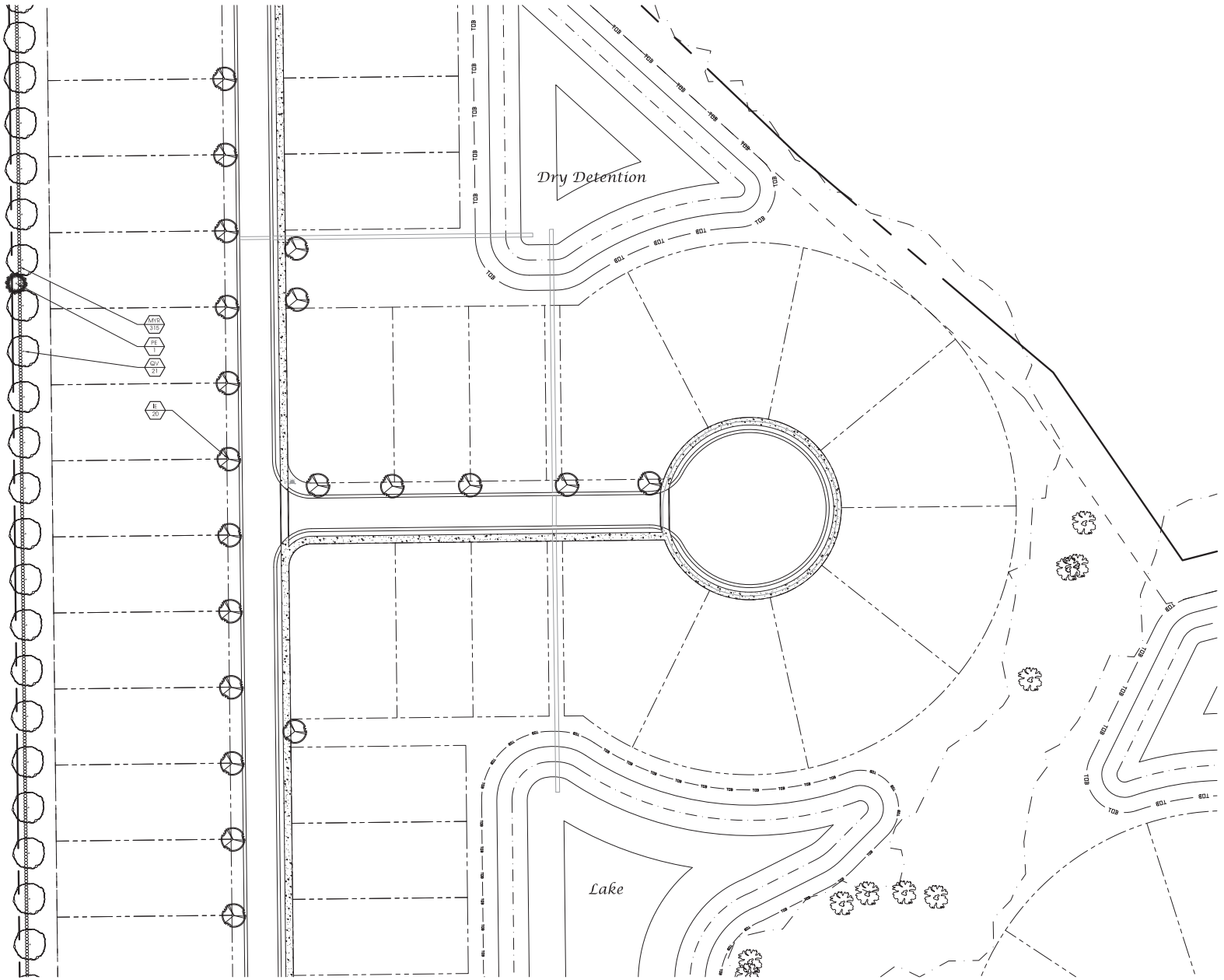
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number
LA 0001635

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road
Hickory Branch Properties
City of Fort Pierce, Florida

City Project Number:

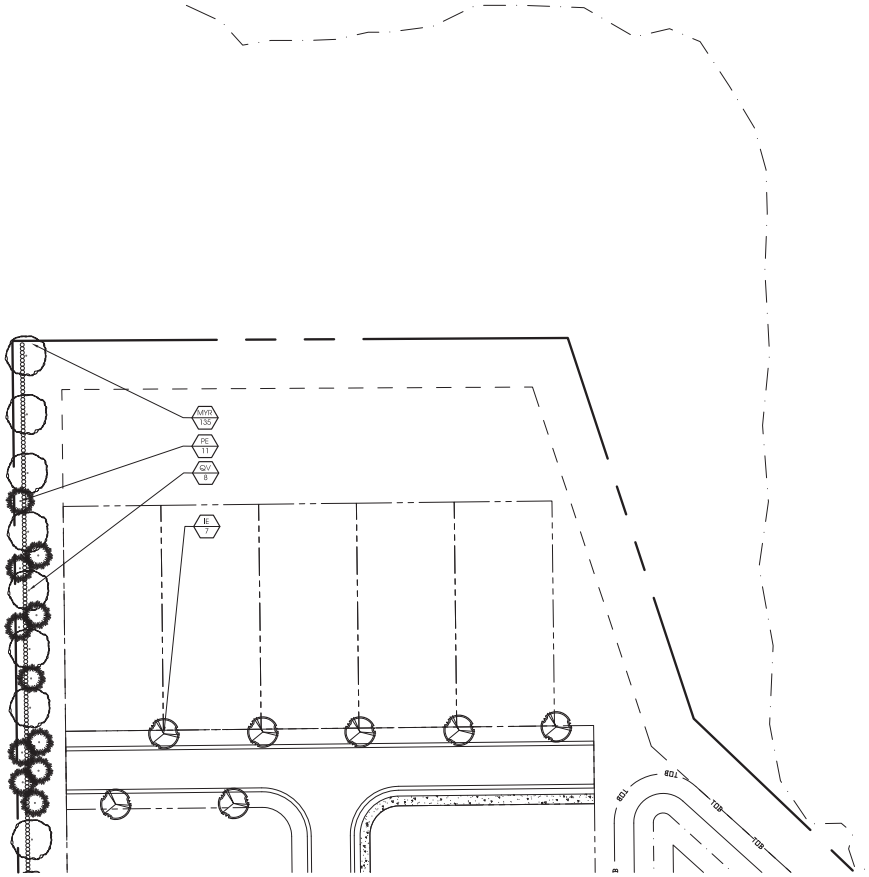
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Sheet L-13 of 15



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Gordy Road

Hickory Branch Properties
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number
LA 0001635

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors. Immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:2:2 or 3:1:1 (e.g. one labeled 12-4-8). Similar analysis such as 16-4-8 (4:2:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place table(s) beside rootball about 1" from root tips. Do not place table(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized sdips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
A) Dig each planting pit to the minimum specified size.
B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
D) Discard all material removed from the drainage channel.
E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #6 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Fort Pierce's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	DROUGHT TOLERANCE
CANOPY / ORNAMENTAL TREES							
402	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
3	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
77	PE*	PINUS ELLIOTTI DENSA	SOUTH FLORIDA SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
8	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
236	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	HIGH
SHRUBS / GROUNDCOVERS							
68	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	97, 4' x 2'	2' O.C.	FULL & THICK	HIGH
3435	MYR*	USE 1,145 OF EACH PLANT BELOW FOR MYR AS SHOWN ON THE PLAN. PLANT IN A MINIMUM 200' LENGTH WITH 100 SHRUBS IN EACH 200' LENGTH					
1,145		ILLICIUM PARVIFLORUM	FLORIDA ANISE	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
1,145		MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
1,145		VIBURNUM OBOVATUM	WALTER'S VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK	HIGH
SOD-1		PASPALUM NOTATUM	BAHIA SOD			SEE SPECS	HIGH

* = Florida Native

NOTES:
T. D.B.H. IS MEASURED 4.5" ABOVE GRADE
2. ALL AREAS NOT MULCHED FOR INDIVIDUAL PLANT MATERIALS AND PLANTING BEDS SHALL BE SODDED. NO EXPOSED SOIL AREAS SHALL REMAIN ON SITE. THIS INCLUDES ALL OPEN AREAS, LAKE BANKS, DRY RETENTION AREAS, DRY DETENTION AREAS, AND ANY OTHER AREAS NOT COVERED BY IMPERVIOUS MATERIALS OR PLANTING MATERIALS.

Landscape Data

Landscaping Adjacent to Property (South Buffer) 2.583'
Sec. 123-37(4)(b) 2,583 l.f. - 510' wetland = 2,073 l.f.
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
2,073 l.f. x 10' = 20,730 s.f. / 200 = 104 Trees
Provided = 104 Trees (3 Existing + 10 Palms = 3 + 98 Planted)

Shrubs Required = Continuous Hedge @ 2' o.c.
2,073 l.f. / 2 o.c. = 1,037 Shrubs
Provided = 1,037 Shrubs

Landscaping Adjacent to Property (North Buffer) 3,395'
Sec. 123-37(4)(b) 3,395 - 3,286 Wetland = 109'
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
109 l.f. x 10' = 1,090 s.f. / 200 = 6 Trees
Provided = 6 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
109 l.f. / 2' o.c. = 55 Shrubs
Provided = 55 Shrubs

Landscaping to Adjacent to R.O.W. (East Buffer) 2,072'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
2,072 l.f. x 10' = 20,720 s.f. / 300 = 69 Trees
Provided = 69 Trees (3 Existing + 66 Planted)

Shrubs Required = Continuous Hedge @ 2' o.c.
2,072 l.f. / 2' o.c. = 1,036 Shrubs
Provided = 1,036 Shrubs

Landscaping to Adjacent Property (West Buffer) 2,554'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
2,554 l.f. x 10' = 25,540 s.f. / 200 = 128 Trees
Provided = 128

Shrubs Required = Continuous Hedge @ 2' o.c.
2,554 l.f. / 2' o.c. = 1,277 Shrubs
Provided = 1,277 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of Interior landscaping per 15 s.f. of vehicular use area (357,923 s.f./15 = 43,862 s.f.)
Landscape Area Provided = 43,900 s.f.
Trees Required = 1 Tree/100 s.f. of Interior landscape area
357,923 s.f./15 = 43,862 s.f. / 100 = 439 Trees
Trees Provided = 439

Lift Station
Shrubs Required = Continuous Hedge @ 2' o.c.
136 l.f. / 2' o.c. = 68 Shrubs
Provided = 68 Shrubs

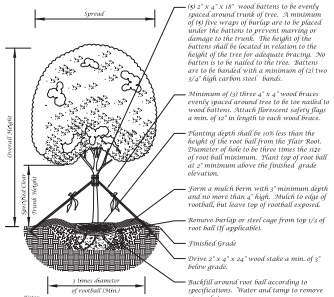
Total Trees Required = 746 Trees
Total Trees Provided = 746 Trees
6 Existing Trees + 12 Palms @ 3:1 = 4 Trees + 736 Planted = 746 Trees

Total Trees Required = 746 Trees
Total Native Trees Provided = 746 (100%)

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

Total Shrubs Required = 3,473
Total Native Shrubs Provided = 3,473 (100%)

Landscape Details



(6) 2" x 4" x 16" wood battens to be evenly spaced around trunk of tree. A minimum of (6) five wraps of burlap are to be placed under the battens to prevent marring or damage to the trunk. The height of the battens shall be located in relation to the height of the tree for adequate bracing. No batten is to be nailed to the tree. Battens are to be banded with a minimum of (2) two 3/4" high carbon steel bands.

Minimum of (3) three 4" x 4" wood braces evenly spaced around tree to be toe nailed to wood battens. Attach florescent safety flags a min. of 12" in length to each wood brace.

Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be three times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation.

Form a mulch berm with 3" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed.

Remove burlap or steel cage from top 1/3 of root ball (if applicable).

Finished Grade

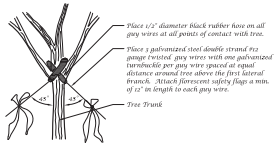
Drive 2" x 4" x 24" wood stake a min. of 3' below grade.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

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

Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



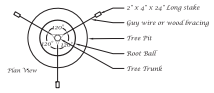
Place 1/2" diameter black rubber hose on all guy wires at all points of contact with tree.

Place 3 galvanized steel double strand #12 gauge twisted guy wires with one galvanized turnbuckle per guy wire spaced at equal distance around tree. Attach florescent safety flags a min. of 12" in length to each guy wire.

Tree Trunk

Guy Wire Attachment Detail

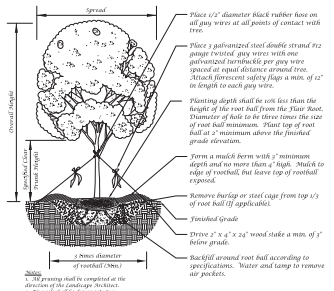
Not to Scale



2" x 4" x 24" Long stake
Guy wire or wood bracing
Tree Pit
Root Ball
Tree Trunk

Staking Detail

Not to Scale



Place 1/2" diameter black rubber hose on all guy wires at all points of contact with tree.

Place 3 galvanized steel double strand #12 gauge twisted guy wires with one galvanized turnbuckle per guy wire spaced at equal distance around tree. Attach florescent safety flags a min. of 12" in length to each guy wire.

Planting depth shall be 10% less than the height of the root ball from the Flair Root. Diameter of hole to be three times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation.

Form a mulch berm with 3" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed.

Remove burlap or steel cage from top 1/3 of root ball (if applicable).

Finished Grade

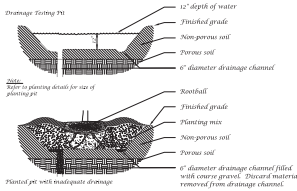
Drive 2" x 4" x 24" wood stake a min. of 3' below grade.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

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

Tree Planting Detail

Not to Scale

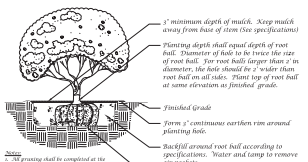


12" depth of water
Finished grade
Non-porous soil
Porous soil
6" diameter drainage channel

Rootball
Finished grade
Planting mix
Non-porous soil
Porous soil
6" diameter drainage channel filled with course gravel. Discard material removed from drainage channel.

Drainage Testing Detail

Not to Scale



Prune & tie all fronds together with degradable twine. There is to be a minimum of 6-8 fronds (unless noted below).

(6) 2" x 4" x 16" wood battens to be evenly spaced around trunk of palm. A minimum of (6) five wraps of burlap are to be placed under the battens to prevent marring or damage to the trunk. The height of the battens shall be located in relation to the height of the palm for adequate bracing. No batten is to be nailed to the palm. Battens are to be banded with a minimum of (2) two 3/4" high carbon steel bands.

Minimum of (3) three 4" x 4" wood braces evenly spaced around palm to be toe nailed to wood battens. Attach florescent safety flags a minimum of 12" in length to each brace

Planting depth shall be 10% less than the height of the root ball. Diameter of hole to be two times the size of root ball minimum. Plant top of root ball at 2" minimum above the finished grade elevation.

Form a mulch berm with 3" minimum depth and no more than 4" high. Mulch to edge of rootball, but leave top of rootball exposed.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

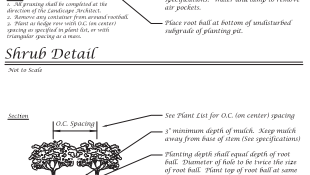
Finished Grade

2" x 4" x 24" wood stake to be 2' below grade.

Size of rootball will be in proportion to type and size of palm, in accordance with Florida Grades and Standards for Nursery Plants Part I & II Latest Edition.

Palm Planting Detail

Not to Scale



See Plant List for O.C. (on center) spacing

3" minimum depth of mulch. Keep mulch away from base of stem (See specifications)

Planting depth shall equal depth of root ball. Diameter of hole to be twice the size of root ball. Plant top of root ball at same elevation as finished grade.

Finished Grade

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Place root ball at bottom of undisturbed subgrade of planting pit.

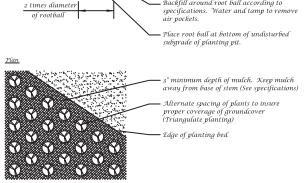
3" minimum depth of mulch. Keep mulch away from base of stem (See specifications)

Alternate spacing of plants to insure proper coverage of groundcover (Triangulate planting)

Edge of planting bed

Ground Cover Detail

Not to Scale



3" minimum depth of mulch. Keep mulch away from base of item (See specifications)

Planting depth shall equal depth of root ball. Diameter of hole to be twice the size of root ball. Tar root balls larger than 2' in diameter, the hole should be 2' wider than root ball on all sides. Plant top of root ball at same elevation as finished grade.

Finished Grade

Form 3" continuous earthen rim around planting hole.

Backfill around root ball according to specifications. Water and tamp to remove air pockets.

Place root ball at bottom of undisturbed subgrade of planting pit.

Shrub Detail

Not to Scale

Landscape Plan

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 1300
Stuart, Florida 34994
(772) 344-2340
LA 0001635

Gordy Road
Hickory Branch Properties
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number
LA 0001635

Job No. 25-1103
Drawn By JWS
Submittal Dates 12-19-2025

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

GORDY ROAD ESTATES

CITY OF FORT PIERCE, FLORIDA

TRAFFIC IMPACT ANALYSIS

PREPARED FOR:
RYAN HOMES

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

Revised November 14, 2025
October 27, 2025

JUAN F. ORTEGA
LICENSE
No. 63422
Digitally signed by Juan F Ortega
Date: 2025.11.14 11:58:36 +12'00'
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on November 14, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

This Page Intentionally Left Blank

TABLE OF CONTENTS

SECTION **PAGE**

1. INTRODUCTION....1

2. TRIP GENERATION....2

3. EXISTING CONDITIONS....3

4. BACKGROUND TRAFFIC....3

5. TRIP DISTRIBUTION AND ASSIGNMENT....4

6. DRIVEWAY ANALYSIS....8

7. INTERSECTION ANALYSES....9

8. CONCLUSIONS AND RECOMMENDATIONS....10

EXHIBIT 1: PROPERTY APPRAISER

EXHIBIT 2: CONCEPTUAL SITE PLAN

EXHIBIT 3: ITE TRIP GENERATION RATES

EXHIBIT 4: UF BEBR POPULATIONS PROJECTIONS

EXHIBIT 5: 2025 TRAFFIC COUNTS AND LOS

EXHIBIT 6: FIVE YEAR WORK PROGRAM

EXHIBIT 7: DRIVEWAY ANALYSIS

EXHIBIT 8: FDOT CONCEPTUAL APPROVAL

EXHIBIT 9: SIGNAL WARRANT ANALYSIS

EXHIBIT 10: SYNCHRO ANALYSES

TABLE **PAGE**

Table 1: Trip Generation Rates 2

Table 2: Trip Generation 2

Table 3: 2025 UF-BEBR Growth Rate 3

Table 4: Project Impact 4

Table 5: Peak Hour Link Analysis 7

Table 6: Intersection Analyses.....9

FIGURE **PAGE**

Figure 1: Project Location 1

Figure 2: Traffic Assignment.....5

Figure 3: Project Driveway Volumes.....8

1. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie* for the Gordy Road Estates PD project. The subject property is located west of Florida's Turnpike and south of Okeechobee Road, and is currently in the process of annexation into the City of Fort Pierce, Florida.



Figure 1: Project Location

Parcel Control Numbers associated with this project are 2326-434-0000-000-0, 2326-413-0000-000-5, and 2326-413-0001-000-2. Exhibit 1 includes information from the Saint Lucie County Property Appraiser's office for the parcels included in the proposed site plan. Figure 1 shows an aerial location of the site in relation to the transportation network.

The subject property is proposing a Future Land Use Designation of Low Density Residential (RL) with a Zoning designation of Planned Development (PD). The Gordy Road Estates PD project is proposing 369 single family homes and 146 townhomes. Exhibit 2 includes a copy of a conceptual site plan. Project build-out is expected in the year 2030.

2. TRIP GENERATION

Project traffic potentially generated by the proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 11th Edition.* When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis.

Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	210	LN(T)=0.92 LN(X)+2.68	26%	74%	LN(T)=0.91 LN(X)+0.12	63%	37%	LN(T)=0.94 LN(X)+0.27
Townhomes	220	T = 6.41(X) + 75.31	24%	76%	T = 0.31(X) + 22.85	63%	37%	T = 0.43(X) + 20.55

According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 4,365, 312 (79 In/233 Out) and 422 (266 In/156 Out) trips respectively.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family	369 DUs	3,354	63	181	244	214	125	339
Townhomes	146 DUs	1,011	16	52	68	52	31	83
Net Proposed Traffic		***4,365***	***79***	***233***	***312***	***266***	***156***	***422***

3. EXISTING CONDITIONS

Okeechobee Road is the major roadway serving as primary access to the project. It consists of a four (4) lane divided road in the project vicinity.

4. BACKGROUND TRAFFIC

The University of Florida's Bureau of Economic and Business Research (BEBR) from the College of Liberal Arts and Sciences calculates population projections for Florida and Its Counties. Table 3 includes the St. Lucie County BEBR growth rates for Year 2030 based on data included in the BEBR Bulletin 198 from January 2024. Exhibit 4 includes the applicable excerpts from the BEBR bulletin.

Table 3: 2025 UF-BEBR Growth Rate

County	BEBR Population Estimate April 1, 2023	BEBR Population Projections (April 1)		2030
		Range	2030	
St. Lucie	368,628	Low	381,600	0.44%
		Medium	423,900	1.88%
		High	466,300	3.31%

In order to provide a conservative analysis, the BEBR medium growth rate (1.88%) was used in this analysis to determine background traffic on the transportation network.

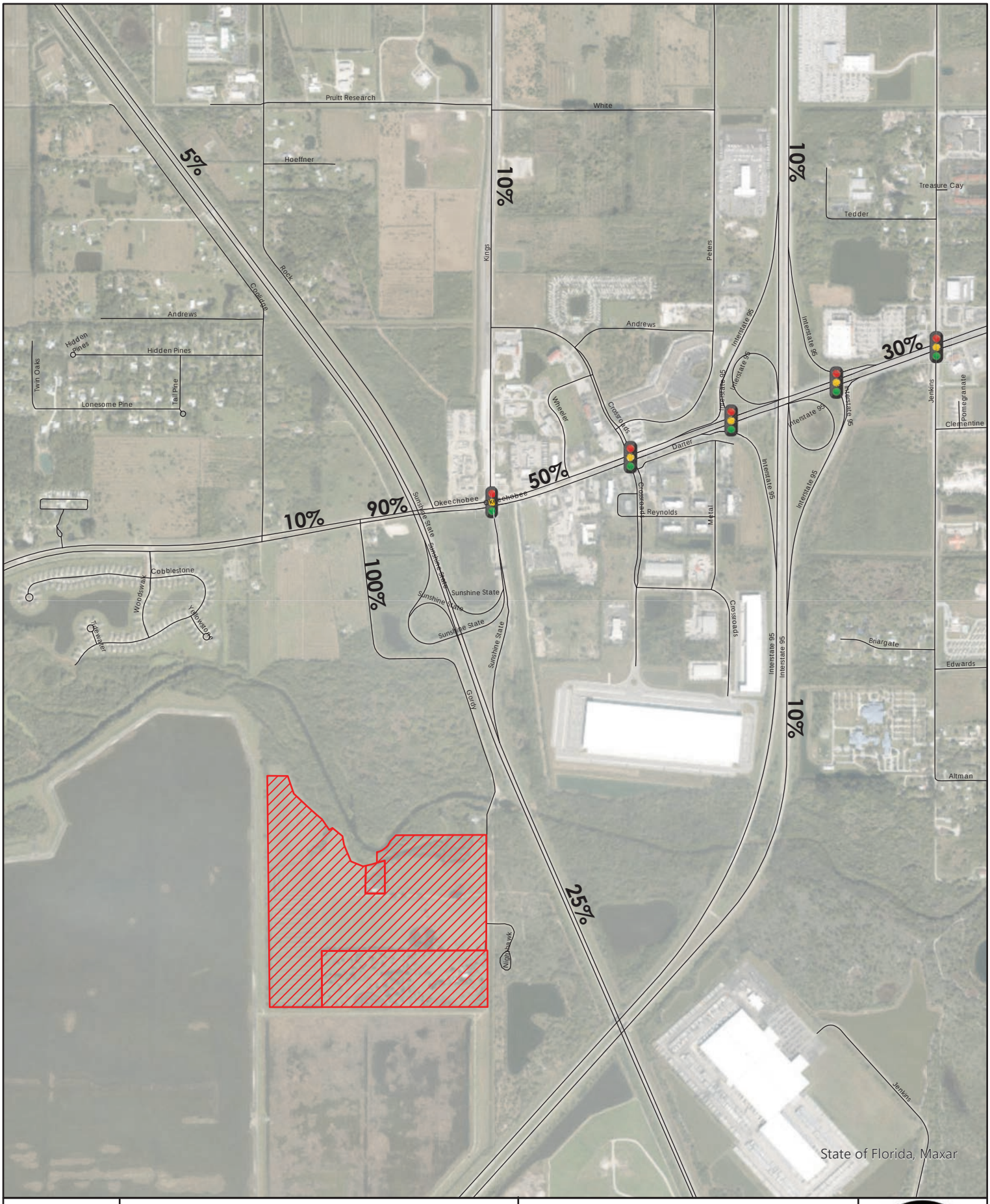
5. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Figure 2 shows the project trip distribution for all roadway links in the project vicinity, as well as the signalized intersections.

Table 4: Project Impact

Roadway	From	To	Lanes	Context Class	LOS	Traffic Assignment	Project Traffic	Project Impact
Okeechobee Rd	McCarty Rd to Gordy Rd		2	C3R	1,850	10%	27	1.46%
Okeechobee Rd	Gordy Rd to Florida's Turnpike		2	C3R	1,850	90%	239	12.92%
Okeechobee Rd	Florida's Turnpike to Kings Hwy		2	C3C	1,810	60%	160	8.84%
Okeechobee Rd	Kings Hwy to Crossroads Pkwy		3	C3C	2,680	50%	133	4.96%
Okeechobee Rd	Crossroads Pkwy to I-95		3	C3C	2,680	50%	133	4.96%
Okeechobee Rd	I-95 to Jenkins Rd		3	C3C	2,680	30%	80	2.99%
Okeechobee Rd	Jenkins Rd to Mcneil Rd		3	C3C	2,680	20%	53	1.98%
Okeechobee Rd	Mcneil Rd to Virginia Ave		3	C4	2,810	10%	27	0.96%
Florida's Turnpike	Port St Lucie Blvd to Okeechobee Rd		2	LA	3,790	25%	67	1.77%
Florida's Turnpike	Okeechobee Rd to Indian River C.L.		2	LA	3,790	5%	13	0.34%
Kings Hwy	Okeechobee Rd to Crossroads Pkwy		2	C3C	1,810	10%	27	1.49%
Kings Hwy	Crossroads Pkwy to Graham Rd		2	C2	2,910	10%	27	0.93%
Kings Hwy	Graham Rd to Picos Rd		2	C2	2,910	10%	27	0.93%
Kings Hwy	Picos Rd to Orange Ave		2	C3C	1,810	10%	27	1.49%
I-95	Midway Rd to Okeechobee Rd		3	LA	5,610	10%	27	0.48%
I-95	Okeechobee Rd to Orange Ave		4	LA	7,440	10%	27	0.36%
Jenkins Rd	Edwards Rd to Okeechobee Rd		1	SLC	880	10%	27	3.07%
Jenkins Rd	Okeechobee Rd to Graham Rd		1	SLC	920	10%	27	2.93%
Mcneil Rd	Okeechobee Rd to Kirby Loop Rd		1	SLC	790	5%	13	1.65%

Peak-Hour Peak-Direction = 266 Trips



Project Site

0.15 0.07 0 0.15 0.3 0.45 0.6 Miles

Figure 2 : Traffic Assignment GORDY ROAD ESTATES

JFO GROUP INC

As can be seen in Table 4, the project impact to the first connection to the Major Road Network will consume more than one percent (1%) of the peak-hour peak-direction capacity while in the remaining Major Roadway Segments, Okeechobee Road from Florida's Turnpike to I-95 will consume more than five percent (5%).

Exhibit 5 includes excerpts from the St. Lucie Transportation Planning Organization 2025 Traffic Counts and Level of Service Report and the 2023 Multimodal Quality/Level of Service Handbook used in this analysis. Table 5 includes Level of Service analysis on the significantly impacted links as required by the *St Lucie TPO Standardized Traffic Impact Studies (TIS) Methodology and Procedures for St Lucie County, City of Fort Pierce and the City of Port St Lucie*. As shown in Table 5, the significantly impacted links will be expected to meet the adopted service volume at project buildout.

This Space Intentionally Left Blank

Table 5: Peak Hour Link Analysis

Road	From	To	Ln	2024 Traffic		2030 Background Traffic[1]		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	Meets peak direction LOS?
				AM	PM	AM	PM		AM	PM	AM	PM		
Okeechobee Rd	McCarty Rd to Gordy Rd		2	570	663	637	741	10%	23	27	660	768	1,850	YES
	Gordy Rd to Florida's Turnpike		2	570	663	637	741	90%	210	239	847	980	1,850	YES
	Florida's Turnpike to Kings Hwy		2	1,128	1,221	1,261	1,365	60%	140	160	1,401	1,525	1,810	YES
	Kings Hwy to Crossroads Pkwy		3	1,128	1,221	1,261	1,365	50%	117	133	1,378	1,498	2,680	YES
	Crossroads Pkwy to I-95		3	1,123	1,721	1,256	1,924	50%	117	133	1,373	2,057	2,680	YES

Peak Hour-Peak Direction	
AM	PM
233	266

[1] Calculated GR = 1.88%. See Table 3.

6. DRIVEWAY ANALYSIS

The Gordy Road Estates PD development is proposing one (1) full driveway on Gordy Road. According to the National Cooperative Highway Research Program (NCHRP) Report 457, a left-turn lane is recommended on the unstopped approach of any intersection when the combination of intersection volumes intersect above or to the right of the appropriate trend line shown in Figure 2-5 of the NCHRP Report. Likewise, the October 2023 FDOT Access Management Guidebook includes recommended guidelines for exclusive right-turn lanes to unsignalized driveways based on the NCHRP Report 457, *Evaluating Intersection Improvements: An Engineering Study Guide, Chapter 2 – Add a Right-Turn Bay on the Major Road*.

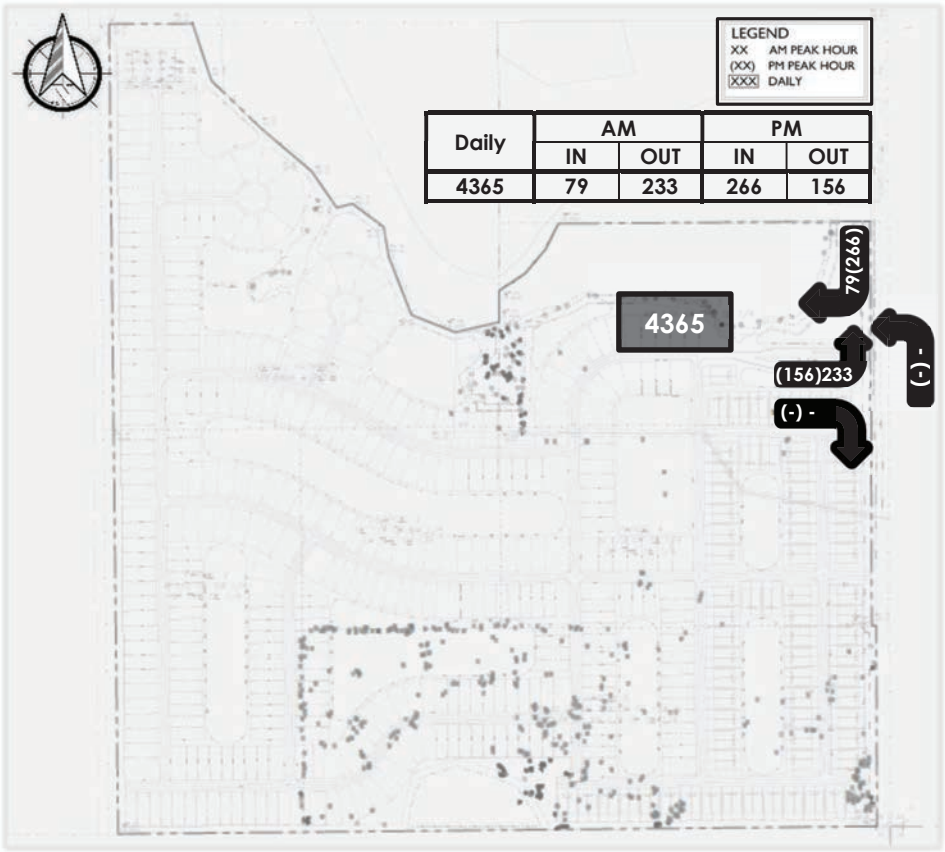


Figure 3: Project Driveway Volumes

Figure 3 provides Daily, AM and PM peak hour driveway volumes for the Gordy Road Estates PD Property project. Based on the information presented in this figure, NCHRP Reports 457 and 420, additional turn lanes are not warranted. Exhibit 7 includes right-turn lane requirements.

7. INTERSECTION ANALYSES

As required by FDOT in the conceptual approval letter that allows the project to connect to Okeechobee Road, AM and PM intersection operational analysis were carried out at the intersections of Okeechobee Road & Gordy Road, and Okeechobee Road & Rock Road.

Table 6: Intersection Analyses

MOEs		Okeechobee Road & Gordy Road											
		Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
AM	Volume	**-**	**576**	**10**	**85**	**364**	**-**	**23**	**-**	**213**	**-**	**-**	**-**
	95% Queue Length	-	-	-	0.3	-	-	2.2	-	-	**-**	**-**	**-**
	Control Delay (s/veh)	-	-	-	9.1	-	-	16.0	-	-	**-**	**-**	**-**
	Level of Service (LOS)	-	-	-	A	-	-	C	-	-	**-**	**-**	**-**
	Volume/Capacity	-	-	-	0.093	-	-	0.435	-	-	**-**	**-**	**-**
	Overall LOS	A											
PM	Volume	**-**	**514**	**28**	**286**	**586**	**-**	**20**	**-**	**141**	**-**	**-**	**-**
	95% Queue Length	-	-	-	1.3	-	-	2.4	-	-	**-**	**-**	**-**
	Control Delay (s/veh)	-	-	-	10.2	-	-	23.0	-	-	**-**	**-**	**-**
	Level of Service (LOS)	-	-	-	B	-	-	C	-	-	**-**	**-**	**-**
	Volume/Capacity	-	-	-	0.302	-	-	0.462	-	-	**-**	**-**	**-**
	Overall LOS	A											
MOEs		Okeechobee Road & Rock Road											
		Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
AM	Volume	**9**	**1001**	**-**	**-**	**577**	**12**	**-**	**-**	**-**	**10**	**-**	**4**
	95% Queue Length	0	-	-	-	-	-	-	-	-	0.2	-	-
	Control Delay (s/veh)	8.8	-	-	-	-	-	-	-	-	21.3	-	-
	Level of Service (LOS)	A	-	-	-	-	-	-	-	-	C	-	-
	Volume/Capacity	0.01	-	-	-	-	-	-	-	-	0.062	-	-
	Overall LOS	A											
PM	Volume	**4**	**732**	**-**	**-**	**1053**	**22**	**-**	**-**	**-**	**8**	**-**	**7**
	95% Queue Length	0	-	-	-	-	-	-	-	-	0.3	-	-
	Control Delay (s/veh)	10.9	-	-	-	-	-	-	-	-	28.2	-	-
	Level of Service (LOS)	B	-	-	-	-	-	-	-	-	D	-	-
	Volume/Capacity	0.007	-	-	-	-	-	-	-	-	0.093	-	-
	Overall LOS	A											

Exhibit 8 includes a copy of the FDOT conceptual approval. Exhibit 9 includes a copy of the signal warrant analysis at the intersection of Okeechobee Road and Gordy Road as required by FDOT. Exhibit 10 includes the synchro files and results associated with the analyzed intersections. Table 6 summarizes the Synchro results for the analyzed intersections.

8. CONCLUSIONS AND RECOMMENDATIONS

The Gordy Road Estates PD project is located west of Florida's Turnpike and south of Okeechobee Road, and is currently in the process of annexation into the City of Fort Pierce, Florida. The subject property is proposing a Future Land Use Designation of Low Density Residential (RL) with a Zoning designation of Planned Development (PD). The Gordy Road Estates PD project is proposing 369 single family homes and 146 townhomes.

The proposed project will likely generate 4,365 daily trips where 312 (79 In/233 Out) trips will occur during the AM peak hour and 422 (266 In/156 Out) during the PM peak hour. The project's first connection to the Major Road Network is on Okeechobee Road between McCarty Road and Florida's Turnpike. There is an existing westbound left turn at the proposed connection (Gordy Road) to Okeechobee Road that will remain and improve as required by FDOT. An additional westbound right turn lane will be warranted at project buildout.

It is recommended that the westbound left-turn lane at Okeechobee Road and Gordy Road be reconstructed to provide 325 feet of storage with a 50-foot taper, or as otherwise required by FDOT. Similarly, the eastbound left-turn lane at Okeechobee Road and Rock Road should be modified to accommodate 300 feet of storage with a 50-foot taper, or as required by FDOT. In addition, an eastbound right-turn lane at Okeechobee Road and Gordy Road is recommended, consisting of 300 feet of storage and a 50-foot taper.

At the time this traffic analysis was prepared, the *St Lucie TPO Transportation Improvement Program (TIP) - FY 2024/25 - FY 2028/2029* shows resurfacing improvements along Okeechobee Road from Ideal Holding Road to Rock Road.

The proposed Gordy Road Estates PD Property project has been evaluated in accordance with the *St. Lucie TPO Standardized Traffic Impact Study (TIS) Methodology and Procedures for St. Lucie County, the City of Fort Pierce, and the City of Port St. Lucie*. The analysis demonstrates that the proposed development will operate within the adopted Level of Service (LOS) standards on the roadway links significantly impacted by the project.

EXHIBIT 1: PROPERTY APPRAISER

This Page Intentionally Left Blank

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 1/22/2025, 10:20 AM

Property Identification

Site Address: 3725 GORDY RD
Map ID: 23/26S

Parcel ID: 2326-434-0000-000-0
Zoning: AG-1 Count

Account #: 14343
Use Type: 6000

Sec/Town/Range: 26/35S/39E
Jurisdiction: Saint Lucie County

Ownership

Varn Groves Inc

PO Box 550
Fort Pierce, FL 34954-0550

Legal Description

26 35 39 S 1/2 OF SE 1/4 OF SE 1/4 AND SE 1/4 OF SW 1/4 OF SE 1/4-LESS E 44.5 FT FOR CANAL R/W- (30.80 AC) (OR 317-2428)

Current Values

Just/Market:	$1,141,240	Assessed:	$277,530
Exemptions:	$0	Taxable:	$277,530

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$1,141,240	$277,530	$0	$277,530
2023	$1,153,040	$253,020	$0	$253,020
2022	$1,040,620	$230,739	$0	$230,739

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
10-01-1979	0317 / 2428	XX00	CV		$190,000
10-01-1975	0244 / 2791	XX00	CV		$86,000

Primary Building Information

Finished Area of this building: 2,314 SF
Gross Sketched Area: 3,467 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable	Building Type: SFAV
Year Built: 1957	Frame:	Grade: SFAV-Avg	Effective Year: 1977
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 2	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Hardwood





Total Areas

Finished/Under Air (SF):	3,082
Gross Sketched Area (SF):	5,671
Land Size (acres):	30.8
Land Size (SF):	1,341,648
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt
UTILITY AVG	1	160	1999
Driv-Concret	1	400	2009

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 1/22/2025, 10:21 AM

Property Identification

Site Address: 3605 GORDY RD	Parcel ID: 2326-413-0001-000-2	Account #: 14336	Sec/Town/Range: 26/35S/39E
Map ID: 23/26S	Zoning: AG-1 Count	Use Type: 6000	Jurisdiction: Saint Lucie County

Ownership

Hickory Branch Properties Inc

c/o Suzanne B Varn
1124 Coral St
Fort Pierce, FL 34982-7606

Legal Description

26 35 39 THAT PART OF SE 1/4 LYG SLY AND WLY OF TEN MILE CREEK MPDAF: N 1/2 OF SE 1/4 OF SE 1/4 AND NE 1/4 OF SW 1/4 OF SE 1/4 AND W 1/2 OF SW 1/4 OF SE 1/4 AND S 1/2 OF NE 1/4 OF SE 1/4 AND NW 1/4 OF SE 1/4- LESS THAT PART MPDAF: FROM NE COR OF SE 1/4 RUN S ALG SEC LI 1691.16 FT,TH N 79 07 00 W 507.9 FT, TH N 34 19 30 W 241.51 FT,TH S 89 37 10 W 611.83 FT, TH N 00 22 50 W 10 FT FOR POB; TH S 89 37 10 W 234.70 FT, TH N 01 13 10 E 335 FT TO S BANK OF OLD CREEK CHANNEL,TH N 87 49 10 E 73.58 FT,TH N 73 46 10 E 156.84 FT TO S BANK OF OLD CREEK CHANNEL, TH S 00 22 50 E 379.83 FT TO POB- AND LESS THAT PART MPDAF: FROM NW COR OF NW 1/4 OF SE 1/4 RUN E 284 FT FOR POB;TH S 18 E 205 FT,TH S 46 E 240 FT,TH S 49 15 E 175 FT,TH S 49 30 E 45 FT,TH S 34 15 E 150 FT,TH N 75 45 E 55 FT,TH S 53 E 133 FT,TH S 9 E 100 FT,TH S 21 E 215 FT,TH S 68 E 160 FT,TH N 77 15 E 143 FT TO E SIDE OF NW 1/4 OF SE 1/4,TH N TO 10 MILE CREEK,TH MEANDER 10 MILE CREEK NLY AND WLY TO N LI OF NW 1/4 OF SE 1/4,TH W TO POB- AND LESS CANAL AND RD R/W (93.66 AC) (OR 2138-947: 2279-1426)

Current Values

Just/Market:	$2,033,279	Assessed:	$33,957
Exemptions:	$0	Taxable:	$33,957

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$2,033,279	$33,957	$0	$33,957
2023	$2,033,379	$34,057	$0	$34,057
2022	$1,867,122	$36,557	$0	$36,557

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-29-2004	2138 / 0947	XX02	WD	Varn Groves Inc	$100
01-01-1900					$0

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 216 SF

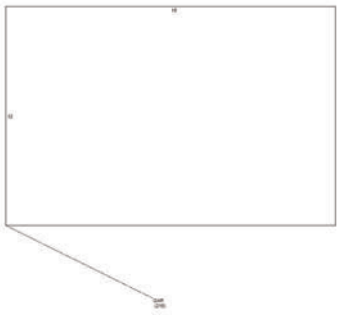
Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Gable	Building Type: FarmPole
Year Built: 1984	Frame:	Grade: FarmPLA	Effective Year: 1984
Primary Wall:	Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

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





Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	1,272
Land Size (acres):	93.66
Land Size (SF):	4,079,830
Total Building Count:	2

Special Features and Yard Items

Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 1/22/2025, 10:22 AM

Property Identification

Site Address: 3601 GORDY RD	Parcel ID: 2326-413-0000-000-5	Account #: 14340	Sec/Town/Range: 26/35S/39E
Map ID: 23/26S	Zoning: AG-1 Count	Use Type: 0100	Jurisdiction: Saint Lucie County

Ownership

Donald M Varn

3601 Gordy Rd
Fort Pierce, FL 34945-0000

Legal Description

26 35 39 THAT PART OF N 1/2 OF SE 1/4 MPDAF: FROM NE COR OF SE 1/4 RUN S ALG SEC LI 1691.16 FT, TH N 79 DEG 7 MIN W 507.9 FT, TH N 34 DEG 19 MIN 30 SEC W 241.51 FT, TH S 89 DEG 37 MIN 10 SEC W 611.83 FT, TH N 0 DEG 22 MIN 50 SEC W 10 FT FOR POB, TH S 89 DEG 37 MIN 10 SEC W 234.70 FT, TH N 1 DEG 23 MIN 10 SEC E 335 FT TO CONC MONU ON S BANK OF OLD CREEK CHANNEL, TH N 87 DEG 49 MIN 10 SEC E 73.58 FT, TH N 73 DEG 46 MIN 10 SEC E 156.84 FT TO CONC MONU ON S BANK OF OLD CREEK CHANNEL, TH S 0 DEG 22 MIN 50 SEC E 379.83 FT TO POB (1.83 AC)(OR 883-2345: 1376-2704: 3247-992)

Current Values

Just/Market:	$457,400	Assessed:	$146,701
Exemptions:	$50,000	Taxable:	$96,701

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$457,400	$146,701	$50,000	$96,701
2023	$427,900	$142,429	$50,000	$92,429
2022	$425,200	$138,281	$50,000	$88,281

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-24-2010	3247 / 0992	0116	QC	Varn Donald M	$100
03-28-2001	1376 / 2704	XX01	WD	Varn Jean F	$85,000
12-21-1993	0883 / 2345	XX01	QC	Varn Jean F	$100

Primary Building Information

Finished Area of this building: 2,620 SF
Gross Sketched Area: 7,041 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable	Building Type: SFAV
Year Built: 1923	Frame:	Grade: SFAV-High	Effective Year: 1980
Primary Wall: Hardi Plank	Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 4	A/C %: 100%	Electric: AVERAGE	Primary Int Wall:
Full Baths: 3	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Carpet





Total Areas

Finished/Under Air (SF):	2,620
Gross Sketched Area (SF):	7,041
Land Size (acres):	1.83
Land Size (SF):	79,714.8
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
POOL DK-AVG	1	1698	1976
POOL ENC-AVG	1	2274	1976
RES POOL AVG	1	576	1976

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

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

Property Identification

Site Address: 3605 GORDY RD	Parcel ID: 2326-413-0001-000-2	Account #: 14336	Sec/Town/Range: 26/35S/39E
Map ID: 23/26S	Zoning: AG-1 Count	Land Use Code: 6000	Jurisdiction: Saint Lucie County

Ownership

Hickory Branch Properties Inc
c/o Suzanne B Varn
1124 Coral St
Fort Pierce, FL 34982-7606

Legal Description

26 35 39 THAT PART OF SE 1/4 LYG SLY AND WLY OF TEN MILE CREEK MPDAF: N 1/2 OF SE 1/4 OF SE 1/4 AND NE 1/4 OF SW 1/4 OF SE 1/4 AND W 1/2 OF SW 1/4 OF SE 1/4 AND S 1/2 OF NE 1/4 OF SE 1/4 AND NW 1/4 OF SE 1/4- LESS THAT PART MPDAF: FROM NE COR OF SE 1/4 RUN S ALG SEC LI 1691.16 FT,TH N 79 07 00 W 507.9 FT, TH N 34 19 30 W 241.51 FT,TH S 89 37 10 W 611.83 FT, TH N 00 22 50 W 10 FT FOR POB; TH S 89 37 10 W 234.70 FT, TH N 01 13 10 E 335 FT TO S BANK OF OLD CREEK CHANNEL,TH N 87 49 10 E 73.58 FT,TH N 73 46 10 E 156.84 FT TO S BANK OF OLD CREEK CHANNEL, TH S 00 22 50 E 379.83 FT TO POB- AND LESS THAT PART MPDAF: FROM NW COR OF NW 1/4 OF SE 1/4 RUN E 284 FT FOR POB;TH S 18 E 205 FT,TH S 46 E 240 FT,TH S 49 15 E 175 FT,TH S 49 30 E 45 FT,TH S 34 15 E 150 FT,TH N 75 45 E 55 FT,TH S 53 E 133 FT,TH S 9 E 100 FT,TH S 21 E 215 FT,TH S 68 E 160 FT,TH N 77 15 E 143 FT TO E SIDE OF NW 1/4 OF SE 1/4,TH N TO 10 MILE CREEK,TH MEANDER 10 MILE CREEK NLY AND WLY TO N LI OF NW 1/4 OF SE 1/4,TH W TO POB- AND LESS CANAL AND RD R/W (93.66 AC) (OR 2138-947: 2279-1426)

Current Values

Just/Market:	$2,097,467	Assessed:	$33,857
Exemptions:	$0	Taxable:	$33,857

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2024	$2,033,279	$33,957	$0	$33,957
2023	$2,033,379	$34,057	$0	$34,057
2022	$1,867,122	$36,557	$0	$36,557

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-29-2004	2138/0947	XX02	WD	Varn Groves Inc	$100
01-01-1900	/				$0

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 216 SF

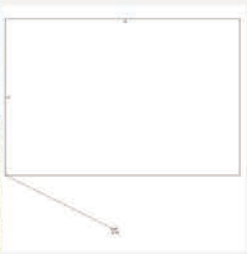
Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Gable	Building Type: FarmPole
Year Built: 1984	Quality: FarmPLA	Effective Year: 1984	Primary Wall:
Story Height: 1 Story	Number of Units: 1	Secondary Wall:	

Interior Data

Bedrooms: 0	A/C %: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: 0	Heat Type:	Half Baths: 0
Heat Fuel:	Primary Floors:		





Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	1,272
Land Size (acres):	93.66
Land Size (SF):	4,079,830
Total Building Count:	2

Special Features and Yard Items

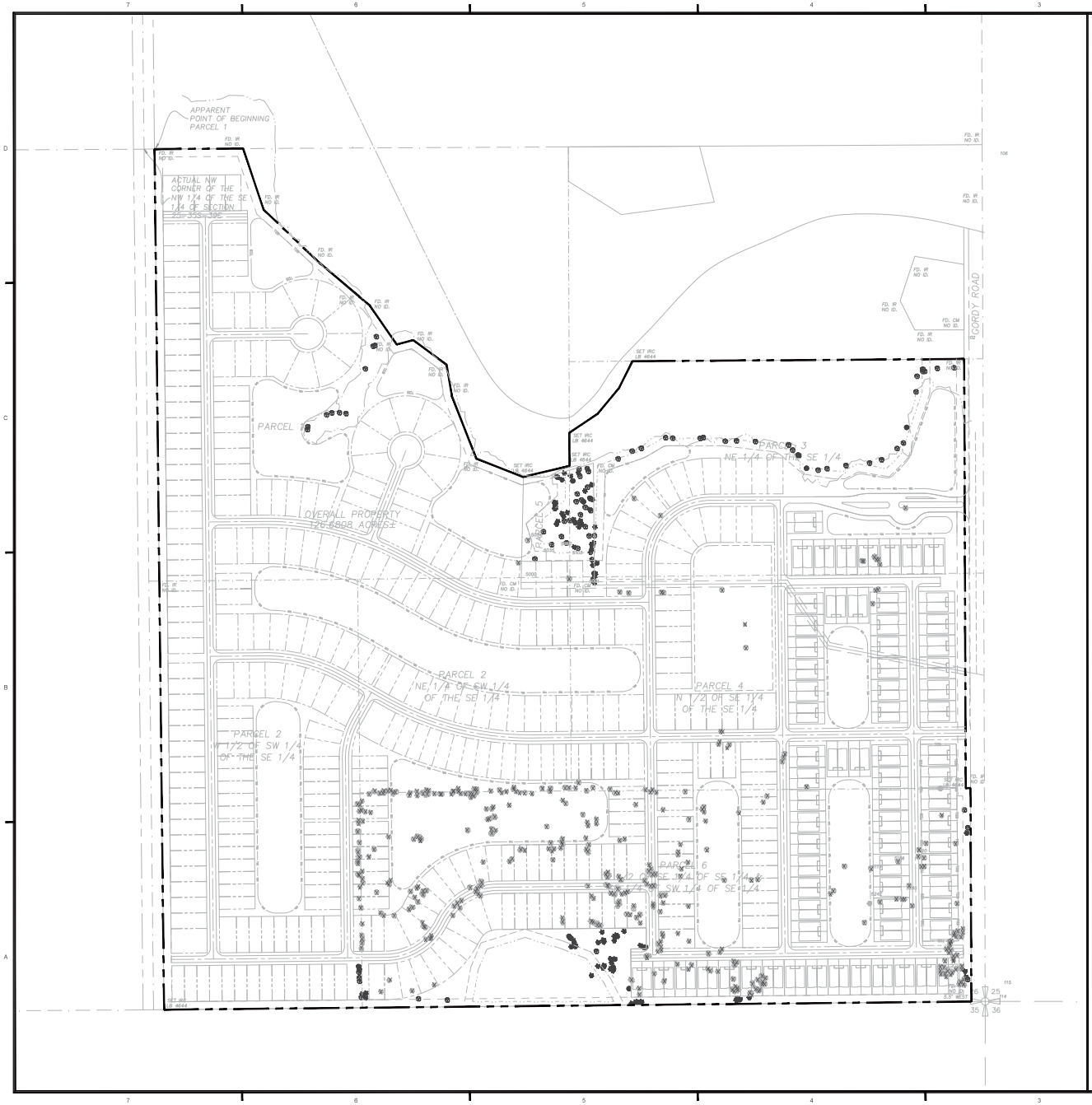
Type	Qty	Units	Year Blt

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

This Page Intentionally Left Blank

EXHIBIT 2: CONCEPTUAL SITE PLAN

This Page Intentionally Left Blank


APPARENT POINT OF BEGINNING PARCEL 1
ACTUAL NW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION
P.O.B. 335' SSE
PARCEL 1
OVERALL PROPERTY 1,126,808 ACRES±
PARCEL 2 NE 1/4 OF SW 1/4 OF THE SE 1/4
PARCEL 2 W 1/2 OF SW 1/4 OF THE SE 1/4
PARCEL 3 NE 1/4 OF THE SE 1/4
PARCEL 4 N 1/2 OF SE 1/4 OF THE SE 1/4
PARCEL 6 S 1/2 OF SE 1/4 OF SW 1/4 OF SE 1/4
GORDY ROAD
SET IRC LB 4644
FD. IR NO ID.
FD. CM NO ID.
N 89°38'10" E 1,126.81'
S 89°38'10" W 1,126.81'
N 0°22'50" W 195.00'
S 0°22'50" E 195.00'
N 0°22'50" W 1,320.00'
S 0°22'50" E 1,320.00'
N 89°38'10" E 1,320.00'
S 89°38'10" W 1,320

PALMS PRESERVED		PALMS PRESERVED	
TREE #	TYPE	TREE #	TYPE
T-20	PALM	T-532	PALM
T-86	PALM	T-533	PALM
T-87	PALM	T-534	PALM
T-91	PALM	T-535	PALM
T-92	PALM	T-536	PALM
T-93	PALM	T-537	PALM
T-94	PALM	T-540	PALM
T-95	PALM	T-541	PALM
T-233	PALM	T-542	PALM
T-234	PALM	T-543	PALM
T-235	PALM	T-544	PALM
T-236	PALM	T-545	PALM
T-237	PALM	T-546	PALM
T-238	PALM	T-547	PALM
T-240	PALM	T-548	PALM
T-241	PALM	T-549	PALM
T-242	PALM	T-552	PALM
T-243	PALM	T-554	PALM
T-244	PALM	T-555	PALM
T-245	PALM	T-561	PALM
T-246	PALM	T-563	PALM
T-247	PALM	T-567	PALM
T-248	PALM	T-570	PALM
T-249	PALM	T-571	PALM
T-250	PALM	T-572	PALM
T-252	PALM	T-573	PALM
T-253	PALM	T-574	PALM
T-254	PALM		
T-255	PALM		
T-256	PALM		
T-257	PALM		
T-258	PALM		
T-259	PALM		
T-260	PALM		
T-273	PALM		
T-274	PALM		
T-275	PALM		
T-285	PALM		
T-287	PALM		
T-288	PALM		
T-289	PALM		
T-290	PALM		
T-291	PALM		
T-292	PALM		
T-293	PALM		
T-294	PALM		
T-295	PALM		
T-296	PALM		
T-297	PALM		
T-298	PALM		
T-299	PALM		
T-300	PALM		
T-383	PALM		
T-385	PALM		
T-386	PALM		
T-391	PALM		
T-507	PALM		
T-509	PALM		
T-511	PALM		
T-512	PALM		
T-513	PALM		
T-518	PALM		
T-519	PALM		
T-521	PALM		
T-522	PALM		
T-523	PALM		
T-525	PALM		
T-526	PALM		
T-529	PALM		
T-531	PALM		

PALMS REMOVED		PALMS REMOVED		PALMS REMOVED		PALMS REMOVED		PALMS REMOVED	
TREE #	TYPE	TREE #	TYPE	TREE #	TYPE	TREE #	TYPE	TREE #	TYPE
T-5	PALM	T-111	PALM	T-204	PALM	T-339	PALM	T-470	PALM
T-8	PALM	T-112	PALM	T-205	PALM	T-342	PALM	T-471	PALM
T-9	PALM	T-115	PALM	T-206	PALM	T-343	PALM	T-472	PALM
T-10	PALM	T-116	PALM	T-207	PALM	T-344	PALM	T-473	PALM
T-11	PALM	T-117	PALM	T-209	PALM	T-345	PALM	T-474	PALM
T-22	PALM	T-118	PALM	T-213	PALM	T-346	PALM	T-475	PALM
T-29	PALM	T-119	PALM	T-214	PALM	T-352	PALM	T-476	PALM
T-30	PALM	T-120	PALM	T-215	PALM	T-353	PALM	T-478	PALM
T-31	PALM	T-125	PALM	T-216	PALM	T-354	PALM	T-480	PALM
T-32	PALM	T-126	PALM	T-217	PALM	T-355	PALM	T-482	PALM
T-33	PALM	T-128	PALM	T-218	PALM	T-356	PALM	T-483	PALM
T-34	PALM	T-129	PALM	T-219	PALM	T-357	PALM	T-484	PALM
T-35	PALM	T-130	PALM	T-220	PALM	T-358	PALM	T-486	PALM
T-36	PALM	T-132	PALM	T-223	PALM	T-359	PALM	T-487	PALM
T-37	PALM	T-133	PALM	T-224	PALM	T-361	PALM	T-488	PALM
T-38	PALM	T-136	PALM	T-225	PALM	T-362	PALM	T-489	PALM
T-39	PALM	T-139	PALM	T-227	PALM	T-363	PALM	T-490	PALM
T-40	PALM	T-141	PALM	T-228	PALM	T-364	PALM	T-494	PALM
T-41	PALM	T-142	PALM	T-229	PALM	T-365	PALM	T-495	PALM
T-42	PALM	T-143	PALM	T-230	PALM	T-366	PALM	T-496	PALM
T-43	PALM	T-144	PALM	T-231	PALM	T-367	PALM	T-497	PALM
T-44	PALM	T-145	PALM	T-232	PALM	T-370	PALM	T-498	PALM
T-45	PALM	T-146	PALM	T-261	PALM	T-371	PALM	T-501	PALM
T-46	PALM	T-147	PALM	T-262	PALM	T-372	PALM	T-515	PALM
T-49	PALM	T-148	PALM	T-263	PALM	T-373	PALM	T-516	PALM
T-50	PALM	T-149	PALM	T-264	PALM	T-375	PALM	T-517	PALM
T-51	PALM	T-150	PALM	T-265	PALM	T-376	PALM	T-579	PALM
T-52	PALM	T-152	PALM	T-267	PALM	T-380	PALM	T-580	PALM
T-53	PALM	T-153	PALM	T-268	PALM	T-381	PALM	T-581	PALM
T-54	PALM	T-155	PALM	T-270	PALM	T-382	PALM	T-583	PALM
T-55	PALM	T-156	PALM	T-272	PALM	T-396	PALM	T-584	PALM
T-56	PALM	T-157	PALM	T-276	PALM	T-397	PALM	T-585	PALM
T-57	PALM	T-158	PALM	T-277	PALM	T-398	PALM	T-586	PALM
T-58	PALM	T-159	PALM	T-278	PALM	T-402	PALM	T-599	PALM
T-59	PALM	T-160	PALM	T-279	PALM	T-404	PALM	T-600	PALM
T-64	PALM	T-161	PALM	T-280	PALM	T-405	PALM	T-602	PALM
T-65	PALM	T-162	PALM	T-281	PALM	T-408	PALM	T-614	PALM
T-68	PALM	T-165	PALM	T-282	PALM	T-411	PALM	T-616	PALM
T-70	PALM	T-167	PALM	T-283	PALM	T-412	PALM	T-618	PALM
T-71	PALM	T-168	PALM	T-286	PALM	T-413	PALM	T-620	PALM
T-72	PALM	T-169	PALM	T-302	PALM	T-414	PALM	T-621	PALM
T-73	PALM	T-170	PALM	T-303	PALM	T-415	PALM	T-622	PALM
T-75	PALM	T-171	PALM	T-304	PALM	T-416	PALM	T-624	PALM
T-76	PALM	T-172	PALM	T-305	PALM 17.0	T-417	PALM	T-630	PALM
T-77	PALM	T-173	PALM	T-306	PALM	T-423	PALM	T-631	PALM
T-78	PALM	T-174	PALM	T-307	PALM	T-424	PALM	T-638	PALM
T-79	PALM	T-175	PALM	T-308	PALM	T-427	PALM	T-640	PALM
T-80	PALM	T-176	PALM	T-309	PALM	T-428	PALM	T-642	PALM
T-82	PALM	T-177	PALM	T-310	PALM	T-430	PALM	T-643	PALM
T-83	PALM	T-178	PALM	T-311	PALM	T-433	PALM		
T-84	PALM	T-179	PALM	T-312	PALM	T-435	PALM		
T-85	PALM	T-180	PALM	T-313	PALM	T-437	PALM		
T-86	PALM	T-182	PALM	T-314	PALM	T-438	PALM		
T-87	PALM	T-183	PALM	T-315	PALM	T-439	PALM		
T-88	PALM	T-184	PALM	T-316	PALM	T-443	PALM		
T-89	PALM	T-185	PALM	T-317	PALM	T-444	PALM		
T-90	PALM	T-186	PALM	T-318	PALM	T-445	PALM		
T-97	PALM	T-187	PALM	T-319	PALM	T-446	PALM		
T-98	PALM	T-188	PALM	T-323	PALM	T-449	PALM		
T-99	PALM	T-189	PALM	T-325	PALM	T-454	PALM		
T-100	PALM	T-192	PALM	T-326	PALM	T-455	PALM		
T-101	PALM	T-193	PALM	T-327	PALM	T-456	PALM		
T-102	PALM	T-194	PALM	T-328	PALM	T-457	PALM		
T-103	PALM	T-195	PALM	T-329	PALM	T-458	PALM		
T-104	PALM	T-197	PALM	T-330	PALM	T-460	PALM		
T-105	PALM	T-198	PALM	T-331	PALM	T-461	PALM		
T-107	PALM	T-199	PALM	T-332	PALM	T-462	PALM		
T-108	PALM	T-200	PALM	T-333	PALM	T-463	PALM		
T-109	PALM	T-201	PALM	T-337	PALM	T-465	PALM		
T-110	PALM	T-203	PALM	T-338	PALM	T-467	PALM		

TREES PRESERVED		TREES PRESERVED	
TREE #	TYPE / DBH	TREE #	TYPE / DBH
T-19	LIOAK 20.0"	T-670	LAOAK 33.2"
T-21	LIOAK 21.4"	T-671	LAOAK 47.8"
T-69	LAOAK 16.2"	T-672	LAOAK 20.9"
T-96	LIOAK 28.2"	T-673	LAOAK 18.8"
T-239	LAOAK 26.3"	T-684	LAOAK 17.2"
T-284	PINE 19.5"	T-685	LAOAK 19.5"
T-301	LAOAK 27.2"	T-686	LAOAK 22.8"
T-377	LAOAK 30.3"	T-687	LAOAK 16.5"
T-378	LAOAK 34.3"	T-688	LAOAK 32.4"
T-384	LAOAK 15.2"	T-689	LAOAK 26.3"
T-387	LAOAK 32.9"	T-690	LAOAK 18.3"
T-388	LAOAK 15.2"	T-691	LAOAK 9.3"
T-389	LAOAK 27.5"	T-692	LAOAK 23.2"
T-390	LAOAK 16.2"	T-693	LAOAK 7.3"
T-392	LAOAK 37.5"		
T-500	LIOAK 56.8"		
T-503	LIOAK 44.0"		
T-504	LIOAK 65.7"		
T-505	LIOAK 46.8"		
T-506	LIOAK 52.8"		
T-508	LAOAK 45.2"		
T-510	LAOAK 32.2"		
T-514	LIOAK 28.1"		
T-520	LAOAK 38.3"		
T-524	LIOAK 30.2"		
T-527	LIOAK 22.7"		
T-528	LIOAK 14.8"		
T-530	LIOAK 41.9"		
T-538	LIOAK 18.2"		
T-539	LIOAK 32.0"		
T-550	LAOAK 34.4"		
T-551	LAOAK 36.5"		
T-553	LAOAK 16.8"		
T-556	LAOAK 35.4"		
T-557	PINE 15.3"		
T-558	LIOAK 29.0"		
T-559	LIOAK 28.0"		
T-560	LIOAK 50.25"		
T-562	LIOAK 31.6"		
T-564	LAOAK 34.2"		
T-565	LIOAK 24.8"		
T-566	LIOAK 27.5"		
T-568	LIOAK 24.7"		
T-569	PINE 19.4"		
T-588	MAG 15.8"		
T-589	LAOAK 35.2"		
T-646	LAOAK 12.7"		
T-647	LAOAK 17.8"		
T-648	LAOAK 17.8"		
T-649	LAOAK 13.8"		
T-650	LAOAK 35.8"		
T-651	PINE 15.8"		
T-652	LAOAK 38.2"		
T-653	LAOAK 24.6"		
T-654	LAOAK 29.9"		
T-655	LAOAK 41"		
T-656	LAOAK 36.8"		
T-657	LAOAK 18.6"		
T-658	LAOAK 42.7"		
T-659	PINE 22.3"		
T-660	LAOAK 12.8"		
T-661	LAOAK 12"		
T-662	LAOAK 28.1"		
T-663	LAOAK 24"		
T-664	LAOAK 15.8"		
T-665	LAOAK 54.2"		
T-666	LAOAK 15.7"		
T-667	LAOAK 28.7"		
T-668	LAOAK 27.2"		
T-669	LAOAK 24.4"		

TREES REMOVED		TREES REMOVED	
TREE #	TYPE / DBH	TREE #	TYPE / DBH
T-2	LIOAK 48.8"	T-395	LAOAK 26.6"
T-3	LIOAK 72.1"	T-399	LAOAK 14.7"
T-4	LIOAK 17.0"	T-401	LAOAK 20.0"
T-6	LIOAK 78.5"	T-403	LAOAK 16.0"
T-12	LIOAK 32.2"	T-407	LAOAK 16.0"
T-13	LIOAK 42.4"	T-409	LAOAK 26.0"
T-14	LIOAK 57.4"	T-410	LAOAK 26.0"
T-15	LIOAK 37.5"	T-418	LAOAK 26.2"
T-16	LIOAK 46.8"	T-419	LAOAK 16.0"
T-17	LIOAK 20.2"	T-420	LAOAK 22.0"
T-18	LIOAK 21.1"	T-421	LAOAK 14.0"
T-24	LIOAK 43.4"	T-422	LAOAK 14.0"
T-25	LIOAK 39.6"	T-425	LIOAK 14.0"
T-26	LIOAK 28.8"	T-426	LAOAK 14.0"
T-27	LIOAK 23.0"	T-429	LAOAK 23.3"
T-28	LIOAK 35.5"	T-434	LAOAK 14.5"
T-60	LIOAK 16.8"	T-436	LAOAK 18.0"
T-61	LIOAK 20.8"	T-440	LAOAK 20.1"
T-74	LIOAK 44.0"	T-441	LAOAK 14.5"
T-81	FIG 27.2"	T-442	LAOAK 15.3"
T-113	LAOAK 20.3"	T-448	LAOAK 23.4"
T-114	FIG 24.9"	T-450	LAOAK 16.1"
T-121	FIG 22.5"	T-453	LAOAK 17.6"
T-122	LIOAK 37.5"	T-459	LAOAK 16.3"
T-123	LIOAK 33.2"	T-466	LAOAK 17.0"
T-124	LIOAK 35.4"	T-479	LAOAK 15.8"
T-127	LIOAK 41.8"	T-481	LAOAK 16.6"
T-131	LAOAK 30.0"	T-485	LAOAK 31.1"
T-134	LIOAK 49.9"	T-491	LAOAK 15.8"
T-135	LIOAK 22.2"	T-493	LAOAK 22.8"
T-137	LAOAK 32.8"	T-499	LAOAK 18.2"
T-138	LAOAK 27.5"	T-502	LIOAK 48.8"
T-140	LAOAK 49.5"	T-575	LAOAK 16.0"
T-151	LAOAK 24.8"	T-576	LAOAK 14.0"
T-154	FIG 29.2"	T-577	LIOAK 18.6"
T-163	LAOAK 28.5"	T-578	LIOAK 23.0"
T-164	LAOAK 27.0"	T-582	LIOAK 56.2"
T-166	LAOAK 37.0"	T-587	LAOAK 18.9"
T-181	LAOAK 27.3"	T-590	LIOAK 40.0"
T-190	LAOAK 24.9"	T-591	LIOAK 29.9"
T-191	LAOAK 32.4"	T-592	LAOAK 32.8"
T-196	PINE 17.1"	T-594	LAOAK 39.5"
T-202	LAOAK 23.2"	T-595	LAOAK 40.0"
T-208	LAOAK 32.0"	T-596	PINE 17.3"
T-210	LAOAK 20.0"	T-597	LAOAK 44.6"
T-211	LAOAK 48.2"	T-598	PINE 19.8"
T-212	LAOAK 26.7"	T-601	PINE 15.8"
T-221	LAOAK 29.1"	T-603	PINE 20.3"
T-222	LAOAK 36.5"	T-604	LAOAK 40.4"
T-226	LAOAK 17.0"	T-605	LAOAK 34.4"
T-266	LAOAK 19.1"	T-606	LAOAK 23.3"
T-269	LAOAK 22.0"	T-607	LAOAK 31.3"
T-271	LAOAK 22.0"	T-609	LAOAK 27.8"
T-320	LAOAK 20.1"	T-610	LIOAK 68.3"
T-321	LAOAK 28.8"	T-611	CYP 22.8"
T-324	LAOAK 24.5"	T-612	CYP 24.8"
T-334	PINE 20.5"	T-613	LAOAK 17.0"
T-335	LAOAK 25.0"	T-615	LIOAK 22.5"
T-336	LAOAK 24.1"	T-619	LIOAK 19.5"
T-340	PINE 22.5"	T-623	LAOAK 22.8"
T-341	LIOAK 18.2"	T-625	LAOAK 16.0"
T-347	LAOAK 41.9"	T-626	LAOAK 19.0"
T-348	LAOAK 14.5"	T-627	LAOAK 19.0"
T-350	LAOAK 32.2"	T-628	LAOAK 21.0"
T-351	LAOAK 27.8"	T-629	LAOAK 18.0"
T-360	LAOAK 30.1"	T-632	LAOAK 18.0"
T-368	LAOAK 37.2"	T-633	LAOAK 20.0"
T-369	PINE 18.2"	T-636	LAOAK 19.5"
T-374	PINE 16.0"	T-637	LIOAK 20.0"
T-379	PINE 18.8"	T-641	LAOAK 14.0"
T-384	LAOAK 35.0"		

SITE TREE SUMMARY

TYPE OF TREE	TOTAL # TREES	TOTAL SIZE DBH(INCHES)	PRESERVATION CREDIT	REQUIRED MITIGATION
TREES PRESERVED TREES TO BE REMOVED	84 141	2,319.95 3,794.8	4,639.9 0	0 7,589.6
PALM TREES TO BE PRESERVED PALM TREES TO BE REMOVED	97 329	N/A N/A	97 0	0 329
TOTAL # OF TREES: 651 TOTAL # OF TREES MITIGATED: 651				

TOTAL PROJECT TREE MITIGATION

TOTAL TREE MITIGATION
MITIGATION RATIO = 2.1 (DBH)

+ 4,639.9 (TREES TO BE PRESERVED)
- 7,589.6 (TREES TO BE REMOVED)
- 2,949.7 MITIGATION CREDITS

TOTAL PALM TREE MITIGATION
MITIGATION RATIO = 1:1

+ 97 (PALM TREES TO BE PRESERVED)
- 329 (PALM TREES TO BE REMOVED)
- 232 MITIGATION CREDITS

TREE NOTES:

1. PALM TREES HAVE A CLEAR TRUNK HEIGHT OF 10' OR GREATER.
2. OAK & PINE TREES ARE MEASURED @ (DBH) 4' ABOVE GRADE.
3. PER COUNTY REQUIREMENTS ALL EXISTING PALM TREES THAT ARE IN GOOD CONDITION THAT DO NOT REMAIN IN PLACE MUST BE RELOCATED/REPLANTED ON THE SITE.
4. METHOD OF MITIGATION PER SLC: FEE IN LIEU OF.

REV.	DATE	DESCRIPTION	BY	CHK

DRAWING ISSUE STATUS

NOT FOR CONSTRUCTION

A DIVISION OF HALEY WARD, INC.
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

GORDY ROAD
HICKORY BRANCH PROPERTIES
3501, 3605, 3725 GORDY ROAD, ST. LUCIE COUNTY, FLORIDA

TITLE

TREE MITIGATION PLAN

DATE	SCALE
10/27/2025	AS SHOWN
DRAWN BY	DESIGNED BY	CHECKED BY
VER	—	—

PROJECT NO.
25-131 SP WITH TREES 11-11-25.DWG

DRAWING NO. TREE-102 REV.

FILE LOCATION: Z:\2025\25131\4 - GORDY ROAD HICKORY BRANCH PROPERTIES\Engineering\Civil\Plan Sheets\25131 SP WITH TREES 11-11-25.DWG, 2025.11.03 2:12 PM

EXHIBIT 3: ITE TRIP GENERATION RATES

This Page Intentionally Left Blank

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

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

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

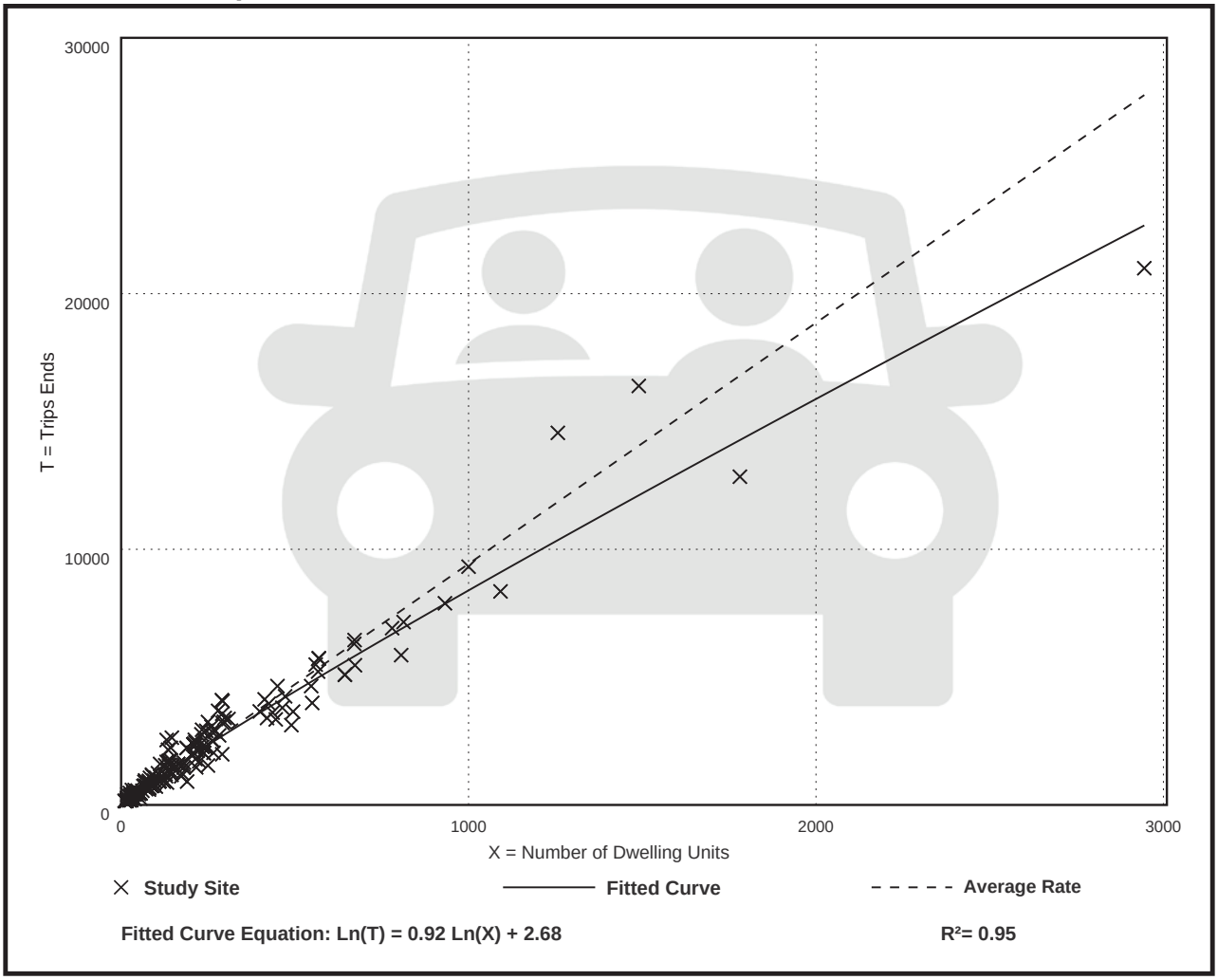
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

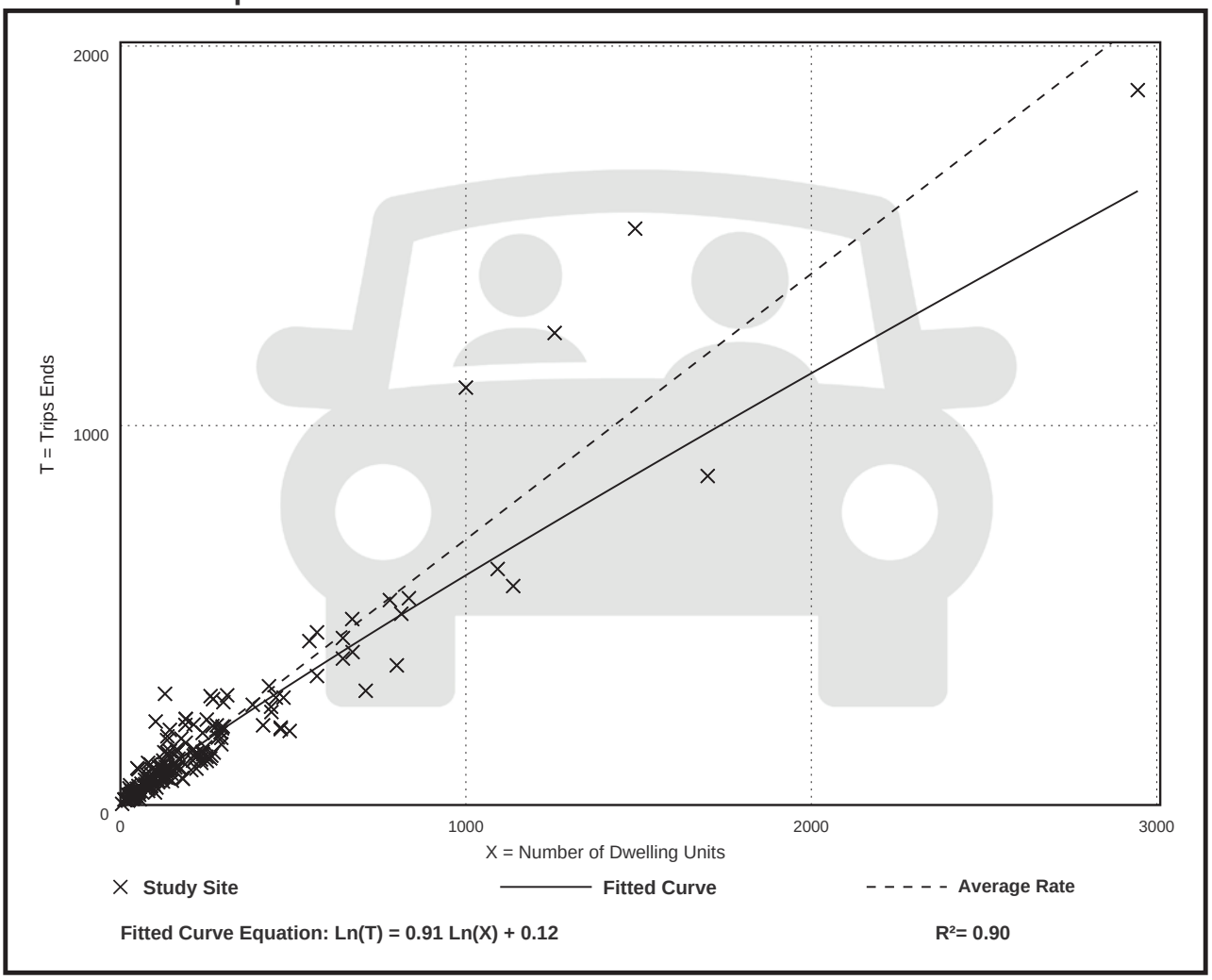
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



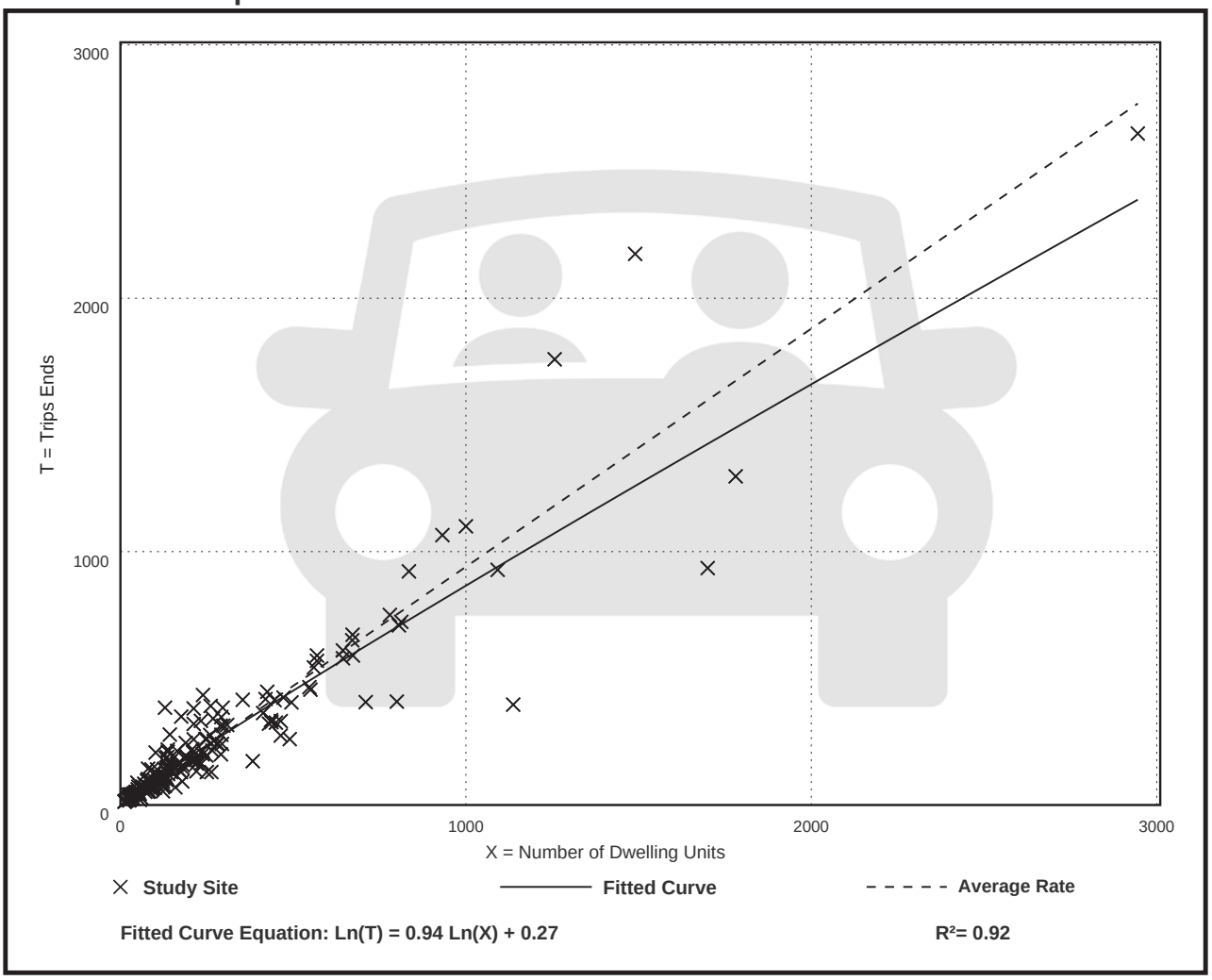
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.

- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.

- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

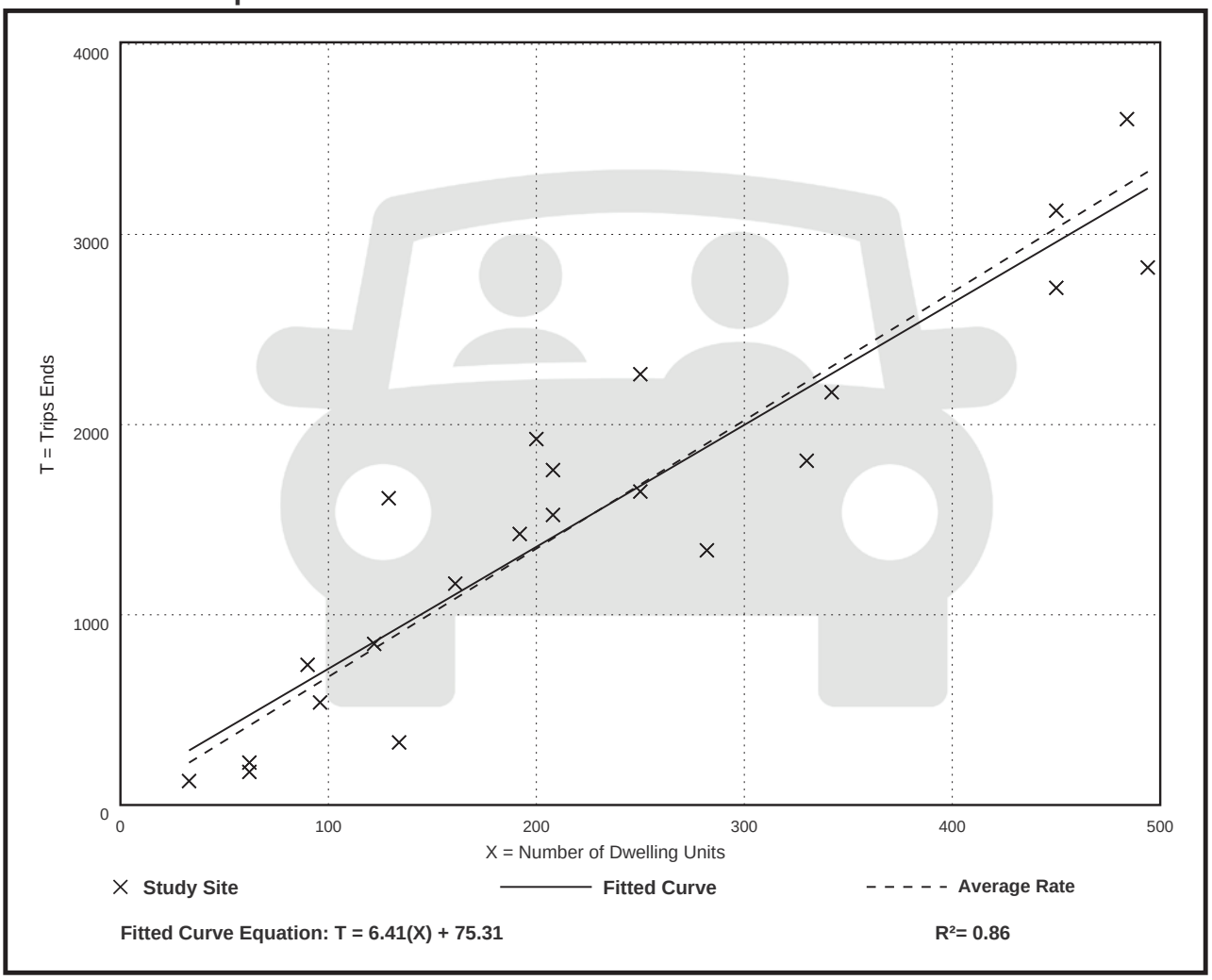
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

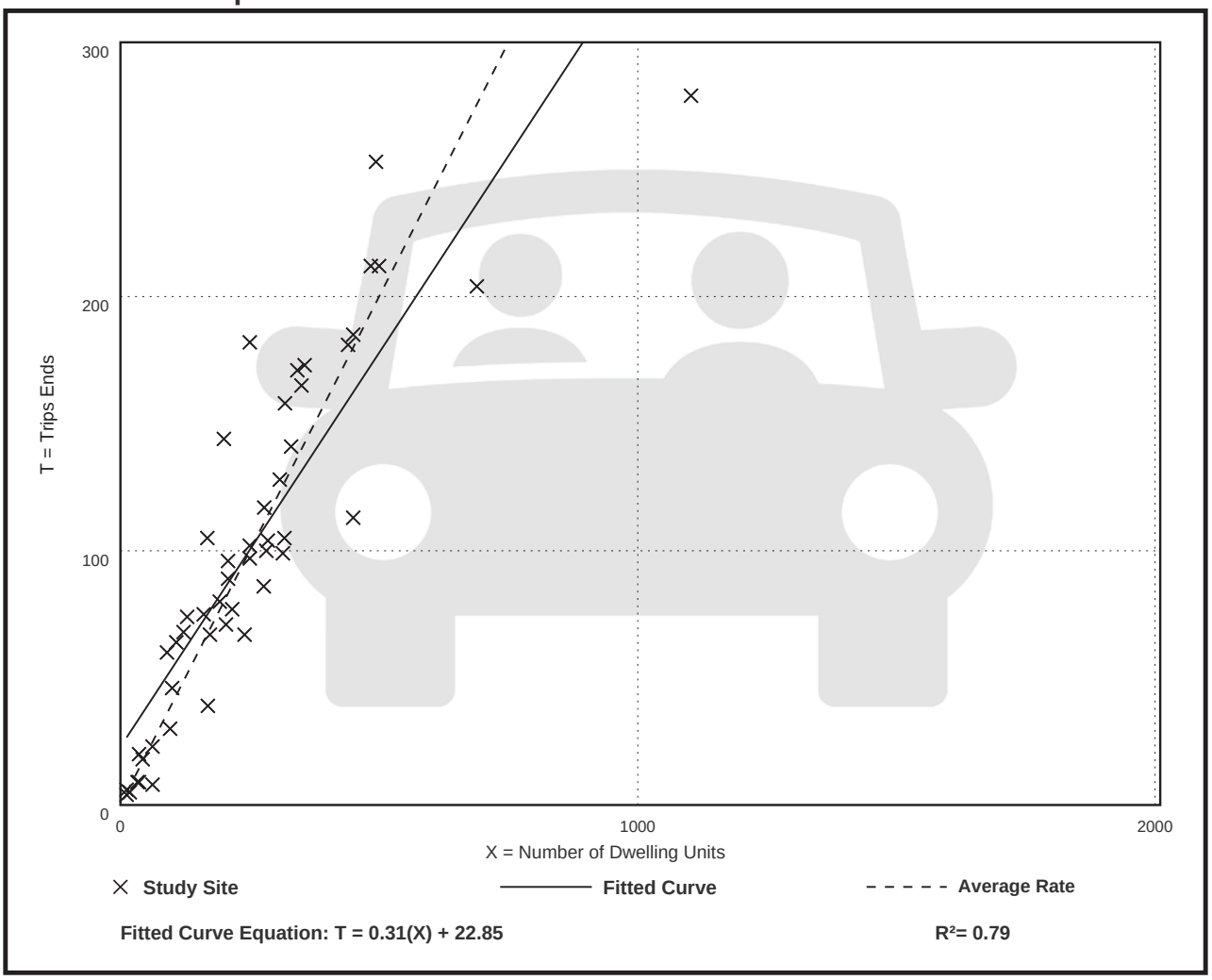
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Fitted Curve Equation: T = 0.31(X) + 22.85

R^2= 0.79

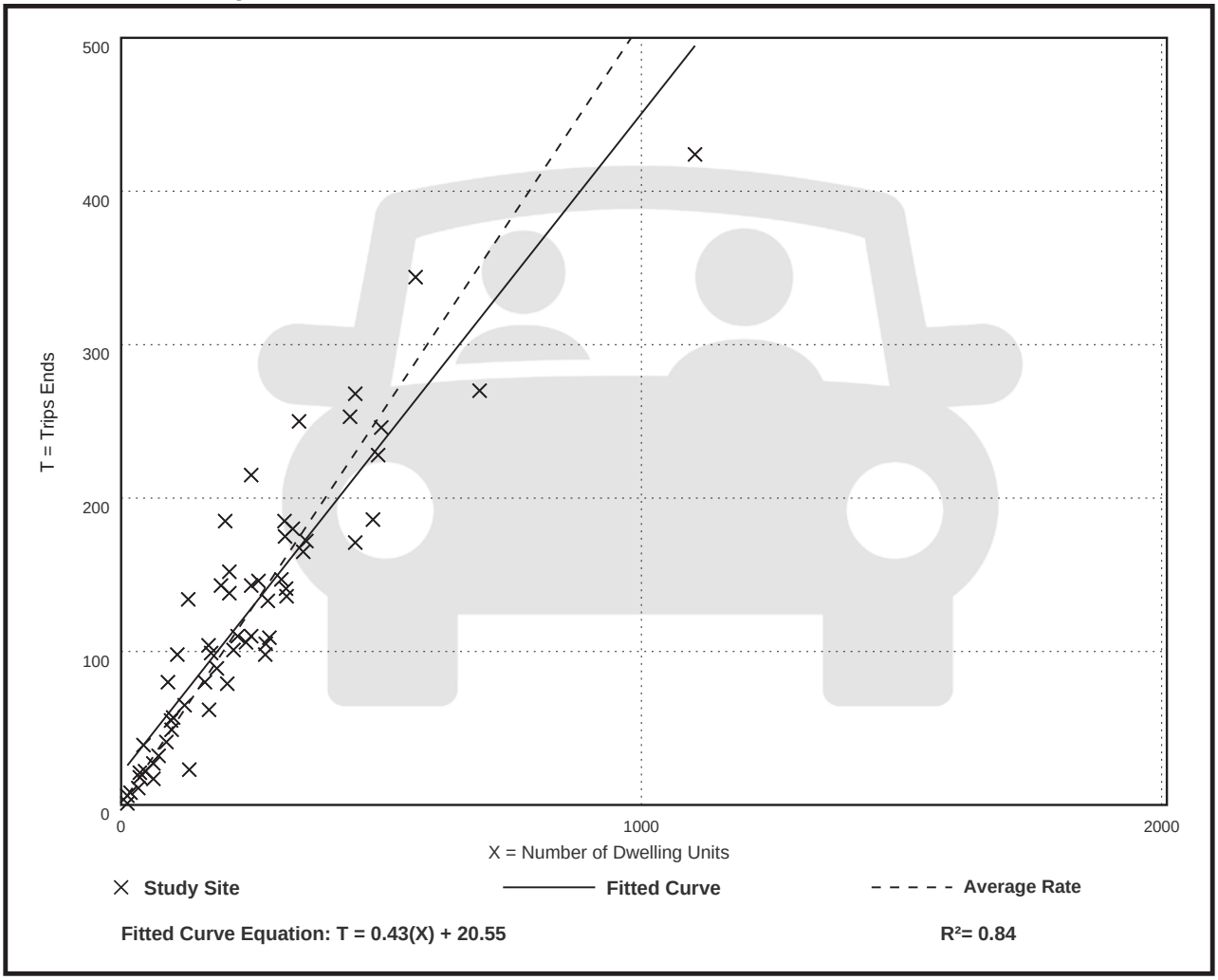
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Fitted Curve Equation: T = 0.43(X) + 20.55

R^2= 0.84

This Page Intentionally Left Blank

EXHIBIT 4: UF BEBR POPULATIONS PROJECTIONS

This Page Intentionally Left Blank

College of Liberal Arts and Sciences
Bureau of Economic and Business Research

Florida Population Studies

BEBR
Volume 57, Bulletin 198
January 2024

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

Stefan Rayer, Population Program Director
Conor Comfort, Research Demographer

The Bureau of Economic and Business Research (BEBR) at the University of Florida has produced population projections for Florida and its counties since the 1970s. This report presents our 2024 set of projections and describes the methodology used to construct those projections. To account for uncertainty regarding future population growth, we publish three series of projections – low, medium, and high. We recommend using the medium series for most purposes; this series has historically provided the most accurate forecasts for Florida counties. It should be noted that these projections refer solely to the resident population of Florida; they do not include temporary or seasonal residents whose usual place of residence is in another jurisdiction.

State Projections

The starting point for the state-level projections was the decennial census count for April 1, 2020. Projections were made in one-year intervals using a cohort-component methodology in which births, deaths, and migration are projected separately for each age-sex cohort in Florida.

Survival rates were applied by single year of age and sex to project future deaths in the population. These rates were based on Florida Life Tables for 2012–2018, using mortality data published by the Office of Vital Statistics in the Florida Department of Health. We adjusted the survival rates for 2020–2028 to make them consistent with recent mortality trends, and to align the projected deaths with those from the State of Florida's Demographic Estimating Conference (DEC) held November 28, 2023. After 2028, we made small adjustments to the survival rates based on projected changes in survival rates released by the U.S. Census Bureau.

Domestic migration rates by age and sex were based on Public Use Microdata Sample (PUMS) files from the 2011–2019 American Community Survey (ACS) 1-year estimates and 2015–2019 ACS 5-year estimates. We calculated an average of those two sets of migration estimates; projections based on input data from more than one period tend to be more accurate than those based on a single period. By combining 1-year ACS estimates, which are more current, with 5-year ACS estimates, which are more stable, we make use of the different strengths of each type of ACS data.

We applied smoothing techniques to the migration rates by single year of age and sex to adjust for data irregularities caused by small sample sizes. The smoothed in- and out-migration rates were weighted to account for recent changes in Florida's population growth rates. Projections of domestic in-migration were made by applying weighted in-migration rates to the projected population of the United States (minus Florida), using the most recent set of national projections produced by the U.S. Census Bureau. Projections of out-migration were made by applying weighted out-migration rates to the Florida population. In both instances, rates were calculated separately for males and females for each age up to 90 and over.

Projections of Florida Population by County, 2025–2050, with Estimates for 2023

County and State	Estimates April 1, 2023	Projections, April 1 2025	2030	2035	2040	2045	2050
MIAMI-DADE	2,768,954						
Low		2,673,300	2,663,100	2,630,800	2,587,800	2,543,600	2,501,800
Medium		2,814,000	2,910,500	2,981,000	3,035,500	3,083,200	3,127,200
High		2,954,700	3,157,900	3,331,300	3,483,200	3,622,700	3,752,700
MONROE	84,511						
Low		80,300	78,400	76,000	73,300	70,700	68,100
Medium		85,400	87,100	88,100	88,600	88,900	89,000
High		90,600	95,800	100,200	103,900	107,100	110,000
NASSAU	100,763						
Low		97,300	101,400	103,400	103,800	102,800	101,300
Medium		105,700	116,600	125,700	133,500	139,900	145,800
High		114,200	131,700	148,000	163,200	177,000	190,200
OKALOOSA	219,260						
Low		211,400	212,900	211,500	208,500	204,700	200,600
Medium		224,900	236,500	245,200	251,900	257,500	262,200
High		238,400	260,200	278,900	295,400	310,300	323,800
OKEECHOBEE	39,591						
Low		37,800	36,600	35,500	34,500	33,500	32,600
Medium		39,800	40,000	40,300	40,500	40,600	40,800
High		41,800	43,400	45,000	46,400	47,700	48,900
ORANGE	1,492,951						
Low		1,454,400	1,497,700	1,513,900	1,510,700	1,496,500	1,479,200
Medium		1,547,200	1,664,100	1,755,300	1,825,600	1,882,400	1,933,600
High		1,640,000	1,830,500	1,996,600	2,140,500	2,268,300	2,388,000
OSCEOLA	439,225						
Low		436,200	470,500	490,600	500,600	505,200	507,300
Medium		469,000	531,600	582,300	623,800	660,500	695,000
High		501,900	592,800	674,000	747,000	815,700	882,600
PALM BEACH	1,532,718						
Low		1,489,100	1,503,700	1,500,300	1,485,500	1,463,900	1,440,800
Medium		1,567,500	1,643,400	1,700,000	1,742,500	1,774,400	1,801,100
High		1,645,800	1,783,100	1,899,800	1,999,500	2,084,900	2,161,300
PASCO	610,743						
Low		598,400	624,100	640,000	644,400	644,100	642,200
Medium		636,600	693,400	742,100	778,700	810,200	839,500
High		674,800	762,800	844,100	913,000	976,300	1,036,700
PINELLAS	974,689						
Low		943,000	926,100	909,600	893,000	877,200	862,600
Medium		982,200	995,900	1,007,800	1,017,600	1,025,900	1,033,000
High		1,021,500	1,065,600	1,106,100	1,142,300	1,174,700	1,203,500
POLK	797,616						
Low		782,400	817,400	838,800	845,700	846,100	844,100
Medium		832,400	908,200	972,600	1,022,000	1,064,300	1,103,400
High		882,300	999,000	1,106,300	1,198,400	1,282,500	1,362,700
PUTNAM	75,906						
Low		72,600	71,000	69,000	66,900	65,100	63,500
Medium		76,400	77,600	78,100	78,500	79,000	79,400
High		80,300	84,200	87,300	90,100	92,800	95,300
ST. JOHNS	315,317						
Low		313,800	341,200	359,500	368,300	372,800	375,100
Medium		337,400	385,500	426,700	459,000	487,300	513,900
High		361,000	429,800	493,900	549,600	601,800	652,600
ST. LUCIE	368,628						
Low		362,300	381,600	394,000	400,600	404,500	406,000
Medium		385,400	423,900	456,800	484,200	508,800	530,700
High		408,600	466,300	519,600	567,700	613,100	655,400

EXHIBIT 5: 2025 TRAFFIC COUNTS AND LOS

This Page Intentionally Left Blank

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	MCCARTY RD to Gordy Rd	940025	10,118	2024	-	-	-	-	-	-	-
OKEECHOBEE RD	Gordy RD to FLORIDA'S TURNPIKE				-	-	-	-	-	-	-
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,829	2024	-	-	-	-	-	-	-
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,802	2024	-	-	-	-	-	-	-
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,584	2024	-	-	-	-	-	-	-
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,664	2024	-	-	-	-	-	-	-
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,664	2024	-	-	-	-	-	-	-
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	33,563	2024	-	-	-	-	-	-	-
FLORIDA'S TURNPIKE	PORT ST LUCIE BLVD to OKEECHOBEE RD	971964	55,450	2024	-	-	-	-	-	-	-
FLORIDA'S TURNPIKE	OKEECHOBEE RD to INDIAN RIVER C.L.	971968	42,350	2024	-	-	-	-	-	-	-
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,986	2024	-	-	-	-	-	-	-
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,986	2024	-	-	-	-	-	-	-
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,196	2024	-	-	-	-	-	-	-
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,196	2024	-	-	-	-	-	-	-
I-95	MIDWAY RD to OKEECHOBEE RD	941902	82,598	2024	-	-	-	-	-	-	-
I-95	OKEECHOBEE RD to ORANGE AVE	940260	74,811	2024	-	-	-	-	-	-	-
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,986	2024	880	668	C	1	678	C	1
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,143	2024	920	593	C	1	595	C	1
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	5,540	2023	790	347	C	0	338	C	0

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
EASY ST	US 1 to BUCHANAN DR	106	7,201	2021	750	399	D	0.53	505	D	0.67
EASY ST	BUCHANAN DR to YUCCA DR	106	7,201	2021	540	399	D	0.74	505	D	0.94
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,836	2024	630	627	D	1.00	607	D	0.96
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,836	2024	700	627	C	0.90	607	C	0.87
EDWARDS RD	SELVITZ RD to 25TH ST	110	15,105	2024	880	796	C	0.90	786	C	0.89
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,580	2024	1,630	826	D	0.51	826	D	0.51
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	13,835	2024	1,630	698	C	0.43	680	C	0.42
EDWARDS RD	OLEANDER AVE to US 1	173	7,600	2025	1,630	394	C	0.24	356	C	0.22
EMERSON AVE	INDRIO RD to RUSSOS RD	105	6,494	2023	1,070	480	C	0.45	474	C	0.44
EMERSON AVE	RUSSOS RD to FT PIERCE BLVD	105	6,494	2023	760	480	C	0.63	474	C	0.62
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,633	2023	750	85	C	0.11	99	C	0.13
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	15,500	2025	920	1,043	F	1.13	917	D	1.00
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	10,000	2025	880	701	C	0.80	621	C	0.71
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	10,000	2025	880	701	C	0.80	621	C	0.71
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	9,400	2025	920	515	C	0.56	552	C	0.60
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,000	2025	920	470	C	0.51	515	C	0.56
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,929	2021	630	354	C	0.56	377	C	0.60
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,929	2021	880	354	C	0.40	377	C	0.43
FLORIDA'S TURNPIKE	BECKER RD to PORT ST LUCIE BLVD	979913	64,338	2024							
FLORIDA'S TURNPIKE	MARTIN C.L. to BECKER RD	971958	66,500	2024							
FLORIDA'S TURNPIKE	PORT ST LUCIE BLVD to OKEECHOBEE RD	971964	55,450	2024							
FLORIDA'S TURNPIKE	OKEECHOBEE RD to INDIAN RIVER C.L.	971968	42,350	2024							
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,375	2023	540	229	C	0.42	235	C	0.44
GARDENIA AVE	OLEANDER AVE to US 1	666	2,511	2022	750	194	C	0.26	184	C	0.25
GATLIN BLVD	W OF I-95 to E OF I-95	945075	53,466	2024	3,170	2,620	C	0.83	2,620	C	0.83
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	53,466	2024	3,170	2,620	C	0.83	2,620	C	0.83
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	740	47,500	2025	3,170	2,111	C	0.67	2,481	C	0.78
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	741	40,500	2025	3,170	1,781	C	0.56	2,068	C	0.65
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	742	34,500	2025	3,170	1,472	C	0.46	1,498	C	0.47
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,054	2023	600	236	C	0.39	226	C	0.38
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,054	2023	750	236	C	0.31	226	C	0.30
GEORGIA AVE	17TH ST to 13TH ST	508	4,817	2023	600	245	C	0.41	247	C	0.41

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

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	13TH ST to 7TH ST	506	2,211	2023	600	134	C	0.22	150	C	0.25
GEORGIA AVE	7TH ST to US 1	504	1,972	2023	600	109	C	0.18	117	C	0.20
GILSON RD	MARTIN C.L. to BECKER RD	111	11,314	2024	710	963	F	1.36	1,019	F	1.44
GILSON RD	BECKER RD to NW LAKERIDGE DR	775	3,300	2025	540	177	C	0.33	198	C	0.37
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,743	2022	1,070	172	B	0.16	182	B	0.17
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	5,565	2022	1,070	438	C	0.41	509	C	0.48
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	773	550	2025	390	32	B	0.08	32	B	0.08
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	731	5,600	2024	920	458	C	0.50	453	C	0.49
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	10,534	2024	790	605	D	0.77	597	D	0.76
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,441	2023	830	384	C	0.46	356	C	0.43
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,268	2022	630	143	C	0.23	144	C	0.23
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,910	2024	1,070	349	B	0.33	363	B	0.34
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,910	2024	1,070	349	B	0.33	363	B	0.34
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,910	2024	1,070	349	B	0.33	363	B	0.34
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	7,200	2025	750	452	D	0.60	392	D	0.52
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	7,200	2025	540	452	D	0.84	392	D	0.73
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	7,200	2025	790	452	D	0.57	392	D	0.50
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	636	2024	670	43	B	0.06	42	B	0.06
HILLMOOR DR	US 1 to LENNARD RD	671	7,050	2023	790	391	D	0.49	370	C	0.47
I-95	MARTIN C.L. to GATLIN BLVD	890334	79,895	2024							
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	94,995	2024							
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	77,652	2024							
I-95	MIDWAY RD to OKEECHOBEE RD	941902	82,598	2024							
I-95	OKEECHOBEE RD to ORANGE AVE	940260	74,811	2024							
I-95	ORANGE AVE to INDRIO RD	941905	56,920	2024							
I-95	INDRIO RD to INDIAN RIVER C.L.	882003	46,817	2024							
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	762	6,200	2025	750	378	D	0.50	395	D	0.53
INDIAN RIVER DR	ORANGE AVE to AVENUE A	762	6,200	2025	750	378	D	0.50	395	D	0.53
INDIAN RIVER DR	AVENUE D to SEAWAY DR	761	6,900	2025	790	371	C	0.47	392	D	0.50
INDIAN RIVER DR	AVENUE A to AVENUE D	761	6,900	2025	540	371	D	0.69	392	D	0.73
INDRIO RD	PRIVATE RD to I-95 W RAMP	771	6,600	2025	1,080	421	C	0.39	406	B	0.38
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,238	2024							

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

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,642	2024							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,642	2024							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,642	2024							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,944	2024							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,944	2024							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,763	2023	790	364	C	0.46	358	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,763	2023	920	364	C	0.40	358	C	0.39
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,070	2022	750	93	C	0.12	98	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,986	2024	880	668	C	0.76	678	C	0.77
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,143	2024	920	593	C	0.64	595	C	0.65
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,691	2022	2,100	246	C	0.12	234	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,766	2022	1,070	217	B	0.20	190	B	0.18
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,477	2022	1,070	164	B	0.15	155	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,303	2023	1,070	539	C	0.50	509	C	0.48
JUANITA AVE	53RD ST to 25TH ST	122	1,369	2022	750	87	C	0.12	72	C	0.10
JUANITA AVE	25TH ST to US 1	120	3,445	2022	750	176	C	0.23	192	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,109	2023	630	227	C	0.36	246	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,109	2023	630	227	C	0.36	246	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,986	2024							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,986	2024							
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,196	2024							
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,196	2024							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	15,122	2024							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,634	2024							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,415	2024							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,369	2021	630	137	C	0.22	127	C	0.20
KITTERMAN RD	OLEANDER AVE to US 1	124	3,241	2023	750	209	C	0.28	170	C	0.23

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

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
KITTERMAN RD	US 1 to LENNARD EXT	678	1,723	2022	750	101	C	0.13	105	C	0.14
LENNARD RD	US 1 to MARIPOSA AVE	325	15,500	2025	1,710	784	D	0.46	927	D	0.54
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	15,500	2025	1,710	784	D	0.46	927	D	0.54
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	15,500	2025	1,630	784	D	0.48	927	D	0.57
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	15,500	2025	1,710	784	D	0.46	927	D	0.54
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	15,500	2025	1,710	784	D	0.46	927	D	0.54
LENNARD RD	TIFFANY AVE to WALTON RD	323	6,713	2022	1,710	367	C	0.21	354	C	0.21
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,721	2021	790	257	C	0.33	244	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,344	2023	920	653	C	0.71	590	C	0.64
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,344	2023	920	653	C	0.71	590	C	0.64
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,792	2023	880	529	C	0.60	504	C	0.57
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	372	2022	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	322	2024	540	26	C	0.05	23	C	0.04
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	5,540	2023	790	347	C	0.44	338	C	0.43
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	5,540	2023	540	347	D	0.64	338	D	0.63
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	10,200	2024	920	652	C	0.71	622	C	0.68
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	24,000	2025	880	1,190	F	1.35	1,239	F	1.41
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	24,000	2025	790	1,190	F	1.51	1,239	F	1.57
MIDWAY RD	OKEECHOBEE RD to SHINN RD	754	6,300	2025	760	332	C	0.44	348	C	0.46
MIDWAY RD	SHINN RD to MCCARTY RD	754	6,300	2025	630	332	C	0.53	348	C	0.55
MIDWAY RD	MCCARTY RD to I-95	755	7,300	2025	700	396	C	0.57	413	C	0.59
MIDWAY RD	I-95 to GLADES CUT-OFF RD	756	21,000	2025	2,100	1,048	C	0.50	1,051	C	0.50
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	22,500	2025	2,100	1,137	C	0.54	1,188	C	0.57
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	24,000	2025	2,100	1,190	C	0.57	1,239	C	0.59
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	21,000	2025	2,100	1,091	C	0.52	1,021	C	0.49
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	21,000	2025	2,100	1,091	C	0.52	1,021	C	0.49
MIDWAY RD	25TH ST to SUNRISE BLVD	130	22,500	2025	2,100	1,222	C	0.58	1,130	C	0.54
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	22,500	2025	2,100	1,222	C	0.58	1,130	C	0.54
MIDWAY RD	OLEANDER AVE to US 1	242	17,000	2025	2,100	905	C	0.43	829	C	0.39
MIDWAY RD	US 1 to WALLACE ST	757	8,100	2025	790	521	D	0.66	489	D	0.62
MIDWAY RD	WALLACE ST to WEATHERBEE RD	757	8,100	2025	920	521	C	0.57	489	C	0.53
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	758	3,200	2025	630	251	C	0.40	274	C	0.43

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

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2025

Roadway Name	Location	STATION ID	2025 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,026	2022	920	109	C	0.12	109	C	0.12
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,416	2024	880	279	C	0.32	275	C	0.31
NEBRASKA AVE	25TH ST to 13TH ST	684	3,389	2022	1,710	225	C	0.13	173	C	0.10
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,548	2024	700	327	C	0.47	310	C	0.44
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,655	2022	540	193	C	0.36	214	C	0.40
OHIO AVE	COLONIAL RD to US 1	686	3,655	2022	750	193	C	0.26	214	C	0.29
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,285	2024	1,580	611	B	0.39	618	B	0.39
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,285	2024	2,000	611	B	0.31	618	B	0.31
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	10,058	2024							
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	10,058	2024							
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	10,058	2024							
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	10,058	2024							
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	10,058	2024							
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	7,458	2024							
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	10,829	2024							
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	10,829	2024							
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	24,802	2024							
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,584	2024							
OKEECHOBEE RD	I-95 to JENKINS RD	940029	34,664	2024							
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	34,664	2024							
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	33,563	2024							
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	13,254	2023	2,100	685	C	0.33	676	C	0.32
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	13,254	2023	1,630	685	C	0.42	676	C	0.41
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,788	2023	1,630	822	D	0.50	787	D	0.48
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	11,662	2023	1,630	675	C	0.41	599	C	0.37
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	11,662	2023	1,710	675	C	0.39	599	C	0.35
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	42	2022	790	6	C	0.01	6	C	0.01
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	768	9,800	2025	750	559	D	0.75	613	D	0.82
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	1,752	2022	790	142	C	0.18	104	C	0.13
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	769	2,000	2025	870	144	C	0.17	150	C	0.17
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	3,024	2021	540	175	C	0.32	198	C	0.37

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

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)

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

COUNTY: 94
STATION: 0025
DESCRIPTION: SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)
START DATE: 02/29/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	20	22	14	11	67	10	16	7	12	45	112
0100	8	8	6	7	29	11	13	8	5	37	66
0200	3	5	10	3	21	3	1	8	7	19	40
0300	5	6	5	7	23	4	8	11	11	34	57
0400	10	13	12	24	59	12	16	16	15	59	118
0500	30	37	54	52	173	17	24	34	41	116	289
0600	74	89	111	123	397	44	55	57	72	228	625
0700	137	134	168	131	570	62	92	138	89	381	951
0800	124	108	118	109	459	89	97	73	75	334	793
0900	99	96	86	93	374	71	84	73	79	307	681
1000	117	103	117	94	431	95	78	89	81	343	774
1100	120	113	107	129	469	98	66	86	82	332	801
1200	131	113	131	114	489	79	99	76	91	345	834
1300	101	110	114	106	431	85	96	91	109	381	812
1400	114	118	122	100	454	101	105	74	109	389	843
1500	116	120	94	111	441	113	152	138	143	546	987
1600	113	108	130	104	455	155	157	120	117	549	1004
1700	123	110	102	98	433	141	165	174	151	631	1064
1800	104	102	78	62	346	160	178	145	151	634	980
1900	73	65	66	61	265	126	116	100	92	434	699
2000	65	63	62	73	263	64	63	58	64	249	512
2100	68	97	109	112	386	44	46	24	39	153	539
2200	129	129	127	139	524	29	24	25	26	104	628
2300	141	161	158	17	477	29	22	12	8	71	548
24-HOUR TOTALS:					8036					6721	14757

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	570	730	413	715	965
P.M.	1200	489	1730	663	1730	1069
DAILY	2245	599	1730	663	1730	1069

TRUCK PERCENTAGE 13.10 16.63 14.71

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	22	5343	1618	45	534	49	16	197	209	2	0	1	0	0	0	1053	8036
W	26	4912	665	40	483	245	23	75	238	9	0	5	0	0	0	1118	6721

GENERATED BY SPS 5.0.0.61

COUNTY: 94
STATION: 0748
DESCRIPTION: SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNT
START DATE: 03/12/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	57	41	39	38	175	29	33	30	23	115	290
0100	34	55	31	42	162	24	20	25	16	85	247
0200	25	25	20	26	96	21	10	12	22	65	161
0300	17	21	32	31	101	28	26	29	23	106	207
0400	32	27	42	49	150	27	36	34	32	129	279
0500	52	68	112	121	353	60	72	91	98	321	674
0600	145	180	205	194	724	139	141	176	177	633	1357
0700	219	266	293	282	1060	181	177	191	208	757	1817
0800	273	230	211	239	953	180	182	173	202	737	1690
0900	218	217	214	222	871	171	162	194	163	690	1561
1000	223	227	254	236	940	180	179	170	158	687	1627
1100	265	282	272	245	1064	207	173	180	171	731	1795
1200	277	281	292	283	1133	202	187	208	190	787	1920
1300	268	299	242	284	1093	211	186	169	215	781	1874
1400	268	236	261	253	1018	226	183	203	197	809	1827
1500	279	262	266	247	1054	195	216	259	243	913	1967
1600	270	285	244	295	1094	239	255	232	232	958	2052
1700	269	303	282	246	1100	254	248	224	196	922	2022
1800	307	224	221	198	950	199	211	182	165	757	1707
1900	176	191	194	162	723	142	182	135	148	607	1330
2000	159	175	142	126	602	149	114	100	112	475	1077
2100	125	104	130	92	451	97	108	68	72	345	796
2200	79	83	77	80	319	51	65	65	46	227	546
2300	73	52	44	61	230	43	50	43	41	177	407
24-HOUR TOTALS:					16416					12814	29230

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	1114	730	761	715	1870
P.M.	1645	1149	1530	996	1645	2107
DAILY	1645	1149	1530	996	1645	2107

TRUCK PERCENTAGE 23.60 26.54 24.89

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	88	9121	3332	277	944	192	12	369	1983	37	23	32	5	0	1	3874	16416
W	39	6425	2858	266	1220	99	40	250	1443	36	18	14	15	0	91	3401	12814

GENERATED BY SPS 5.0.0.61

COUNTY: 94
STATION: 0748
DESCRIPTION: SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNT
START DATE: 03/13/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	48	44	39	41	172	39	37	25	21	122	294
0100	35	32	40	19	126	27	26	22	20	95	221
0200	23	23	31	23	100	20	14	19	25	78	178
0300	23	14	19	30	86	24	28	20	29	101	187
0400	32	38	34	50	154	24	29	36	47	136	290
0500	69	79	90	126	364	49	65	79	105	298	662
0600	118	168	189	225	700	97	154	145	193	589	1289
0700	222	270	290	319	1101	156	180	208	189	733	1834
0800	249	252	246	263	1010	206	189	182	162	739	1749
0900	220	240	267	197	924	171	190	192	183	736	1660
1000	209	244	267	282	1002	193	208	199	181	781	1783
1100	261	269	262	298	1090	218	182	214	230	844	1934
1200	296	275	295	273	1139	222	238	193	195	848	1987
1300	276	261	263	273	1073	227	204	206	206	843	1916
1400	274	267	297	314	1152	230	225	229	240	924	2076
1500	289	306	279	276	1150	248	234	244	241	967	2117
1600	321	293	326	281	1221	263	211	235	259	968	2189
1700	311	276	284	260	1131	259	254	221	216	950	2081
1800	263	209	250	224	946	189	186	174	166	715	1661
1900	226	180	197	210	813	153	143	139	118	553	1366
2000	154	134	135	132	555	106	141	102	113	462	1017
2100	130	119	118	98	465	95	104	69	94	362	827
2200	109	81	91	93	374	64	71	66	50	251	625
2300	89	57	78	60	284	42	46	40	34	162	446
24-HOUR TOTALS:					17132					13257	30389

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	1128	730	792	715	1911
P.M.	1600	1221	1630	1007	1630	2201
DAILY	1600	1221	1630	1007	1630	2201

TRUCK PERCENTAGE 23.60 25.98 24.64

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	133	9601	3355	251	988	246	13	383	2074	41	28	17	2	0	0	4043	17132
W	44	6885	2803	279	1261	110	32	283	1399	31	20	12	17	0	81	3444	13257

GENERATED BY SPS 5.0.0.61

COUNTY: 94
STATION: 0106
DESCRIPTION: SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (INCLUDE EB T
START DATE: 02/28/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	23	17	12	12	64	64	61	82	77	284	348
0100	16	8	8	6	38	44	35	41	56	176	214
0200	10	10	7	9	36	36	39	46	40	161	197
0300	6	4	6	9	25	38	43	40	44	165	190
0400	10	12	10	16	48	41	73	75	95	284	332
0500	24	30	34	48	136	102	111	131	175	519	655
0600	51	78	119	114	362	188	172	213	286	859	1221
0700	147	172	197	185	701	240	269	274	306	1089	1790
0800	159	165	165	191	680	274	257	255	262	1048	1728
0900	135	145	153	117	550	226	224	247	226	923	1473
1000	155	126	138	172	591	237	231	235	272	975	1566
1100	154	163	156	160	633	260	292	297	266	1115	1748
1200	161	141	165	160	627	284	295	348	282	1209	1836
1300	147	137	138	143	565	276	312	267	302	1157	1722
1400	152	133	139	144	568	267	281	308	283	1139	1707
1500	155	136	162	120	573	327	318	338	391	1374	1947
1600	158	147	159	166	630	377	421	405	419	1622	2252
1700	187	165	162	145	659	450	436	416	371	1673	2332
1800	158	169	116	119	562	371	384	422	362	1539	2101
1900	124	150	114	104	492	397	354	276	265	1292	1784
2000	100	109	93	137	439	265	212	209	183	869	1308
2100	106	122	102	123	453	168	126	119	106	519	972
2200	123	142	120	153	538	99	82	74	79	334	872
2300	131	142	172	149	594	55	64	62	53	234	828
24-HOUR TOTALS:					10564					20559	31123

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	713	715	1123	715	1836
P.M.	1645	680	1645	1721	1645	2401
DAILY	715	713	1645	1721	1645	2401

TRUCK PERCENTAGE 3.80 21.09 15.22

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	97	9613	445	62	166	36	13	47	51	23	0	0	3	0	8	401	10564
W	42	11848	4322	299	1458	183	70	243	1939	35	53	50	5	0	12	4335	20559

GENERATED BY SPS 5.0.0.61

COUNTY: 94
STATION: 0106
DESCRIPTION: SR 70/OKEECHOBEE RD - W OF SR 9\I-95 (INCLUDE EB T
START DATE: 02/29/2024
START TIME: 0000

	DIRECTION: E					DIRECTION: W					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	50	35	29	20	134	48	40	49	37	174	308
0100	20	13	13	12	58	31	33	18	11	93	151
0200	11	7	4	8	30	22	27	24	18	91	121
0300	6	5	11	9	31	28	28	26	25	107	138
0400	15	3	23	16	57	36	35	45	55	171	228
0500	27	39	36	42	144	62	93	109	119	383	527
0600	64	85	120	137	406	132	154	191	239	716	1122
0700	158	186	218	176	738	233	293	297	260	1083	1821
0800	177	161	172	156	666	257	257	241	236	991	1657
0900	157	131	147	125	560	244	252	237	264	997	1557
1000	137	128	153	132	550	277	261	279	271	1088	1638
1100	152	155	156	171	634	311	264	301	305	1181	1815
1200	166	155	172	144	637	309	326	269	324	1228	1865
1300	153	147	139	132	571	290	279	314	354	1237	1808
1400	148	155	158	122	583	351	376	328	343	1398	1981
1500	180	153	160	159	652	335	352	322	387	1396	2048
1600	145	149	170	168	632	366	336	387	353	1442	2074
1700	175	155	148	137	615	367	412	383	373	1535	2150
1800	149	149	145	114	557	362	339	286	307	1294	1851
1900	101	123	95	93	412	306	265	273	239	1083	1495
2000	85	91	77	89	342	198	191	183	156	728	1070
2100	85	108	104	90	387	131	129	117	95	472	859
2200	108	100	107	113	428	106	64	93	62	325	753
2300	125	137	125	35	422	67	78	94	68	307	729
24-HOUR TOTALS:					10246					19520	29766

PEAK VOLUME INFORMATION

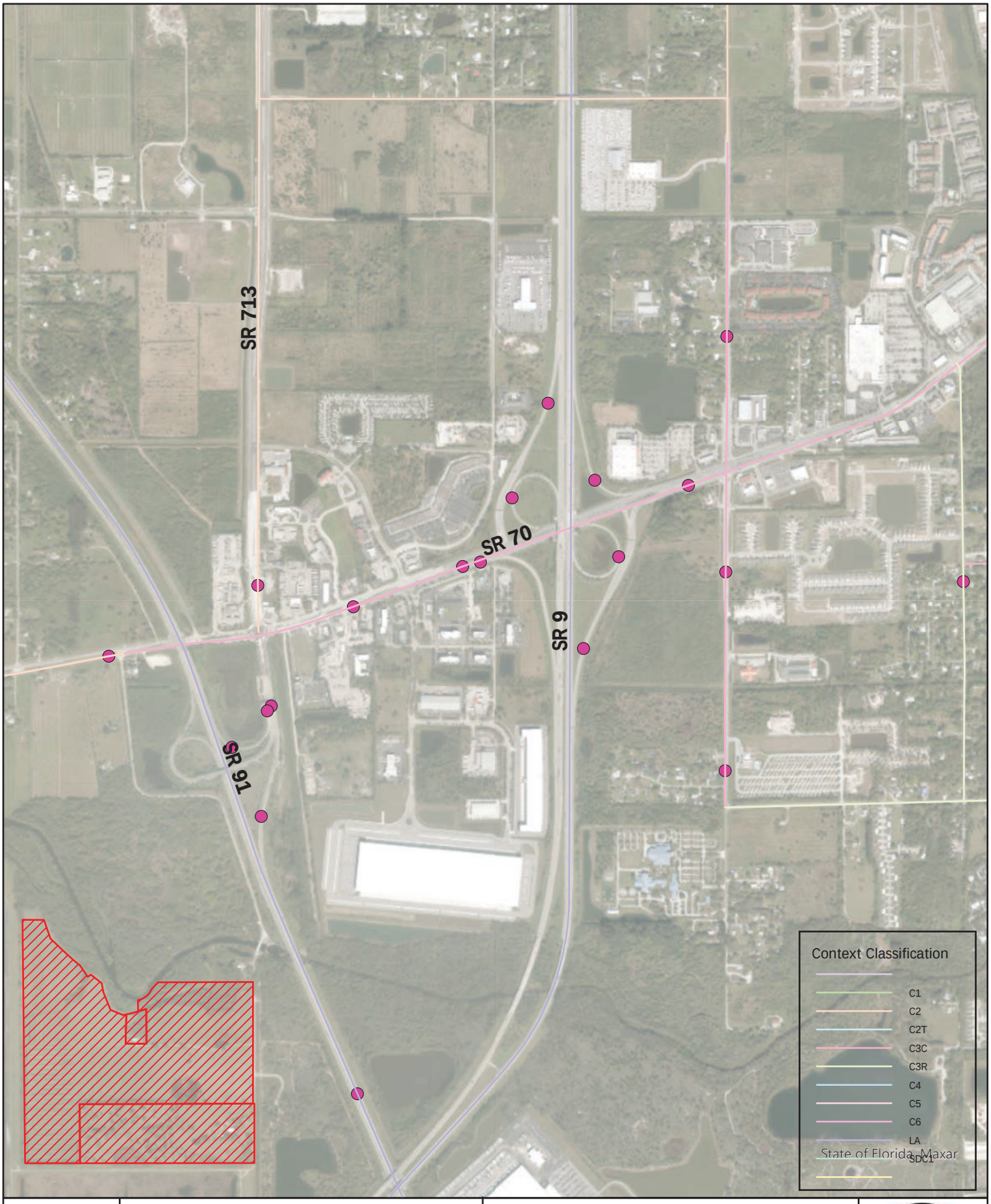
	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	757	715	1107	715	1864
P.M.	1630	668	1700	1535	1630	2187
DAILY	715	757	1700	1535	1630	2187

TRUCK PERCENTAGE 4.33 20.41 14.88

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	105	9300	393	70	204	41	12	52	42	16	1	0	6	0	4	444	10246
W	57	11361	4111	313	1467	172	40	268	1615	41	35	28	5	0	7	3984	19520

GENERATED BY SPS 5.0.0.61



Project Site
FDOT

0.15 0.07 0 0.15 0.3 0.45 0.6
Miles

EXHIBIT 5:
CONTEXT CLASS
GORDY ROAD ESTATES

JFO GROUP INC

Limited Access

Freeway Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

(Core Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

(Urbanized)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

(Transitioning)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

(Rural)

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

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

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

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

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

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

Peak Hour Two-Way

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

AADT

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



(C3R-Suburban Residential)

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

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

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

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

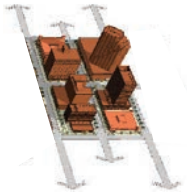


(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

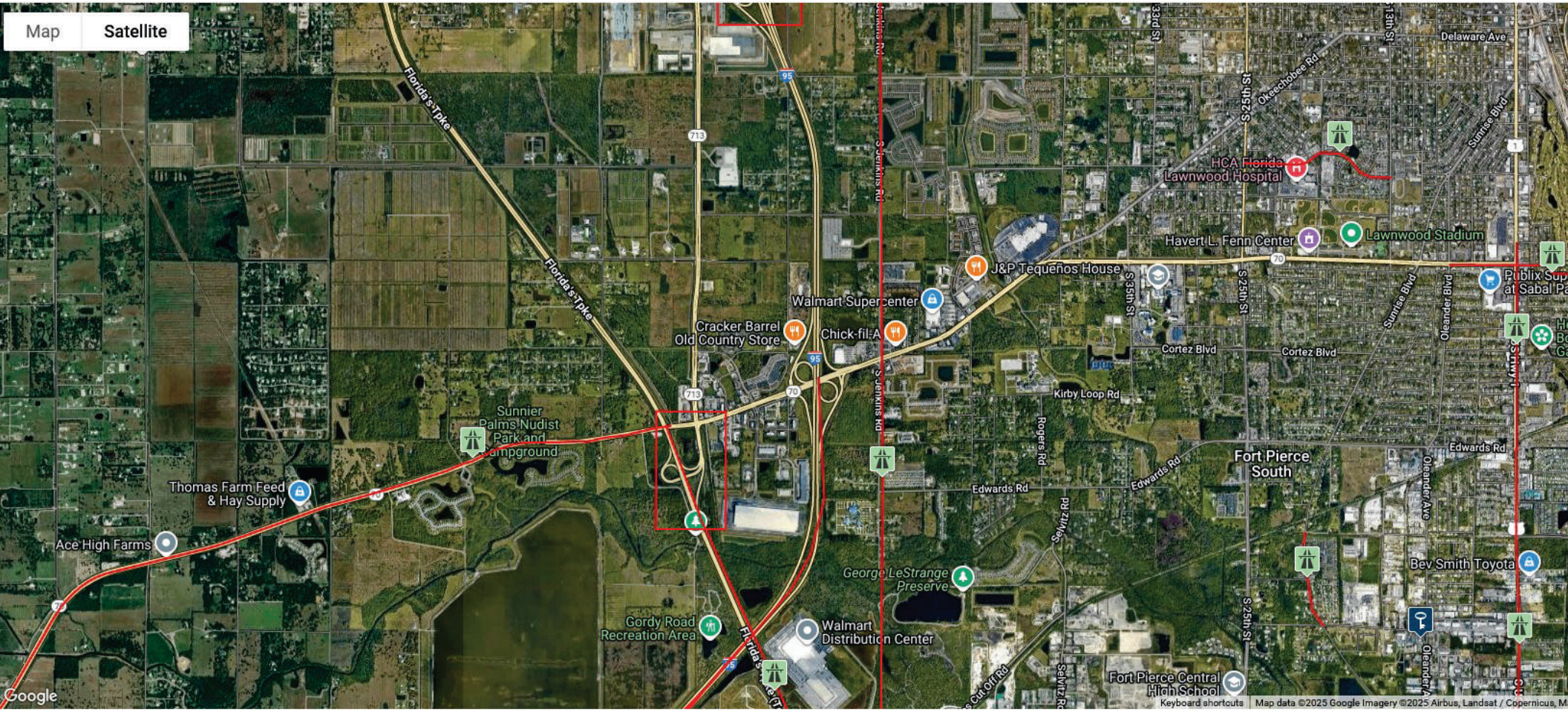
This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.
***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

EXHIBIT 6: FIVE YEAR WORK PROGRAM

This Page Intentionally Left Blank

Map Menu

Add a comment by clicking on the location for your comment, then fill out the pop up form



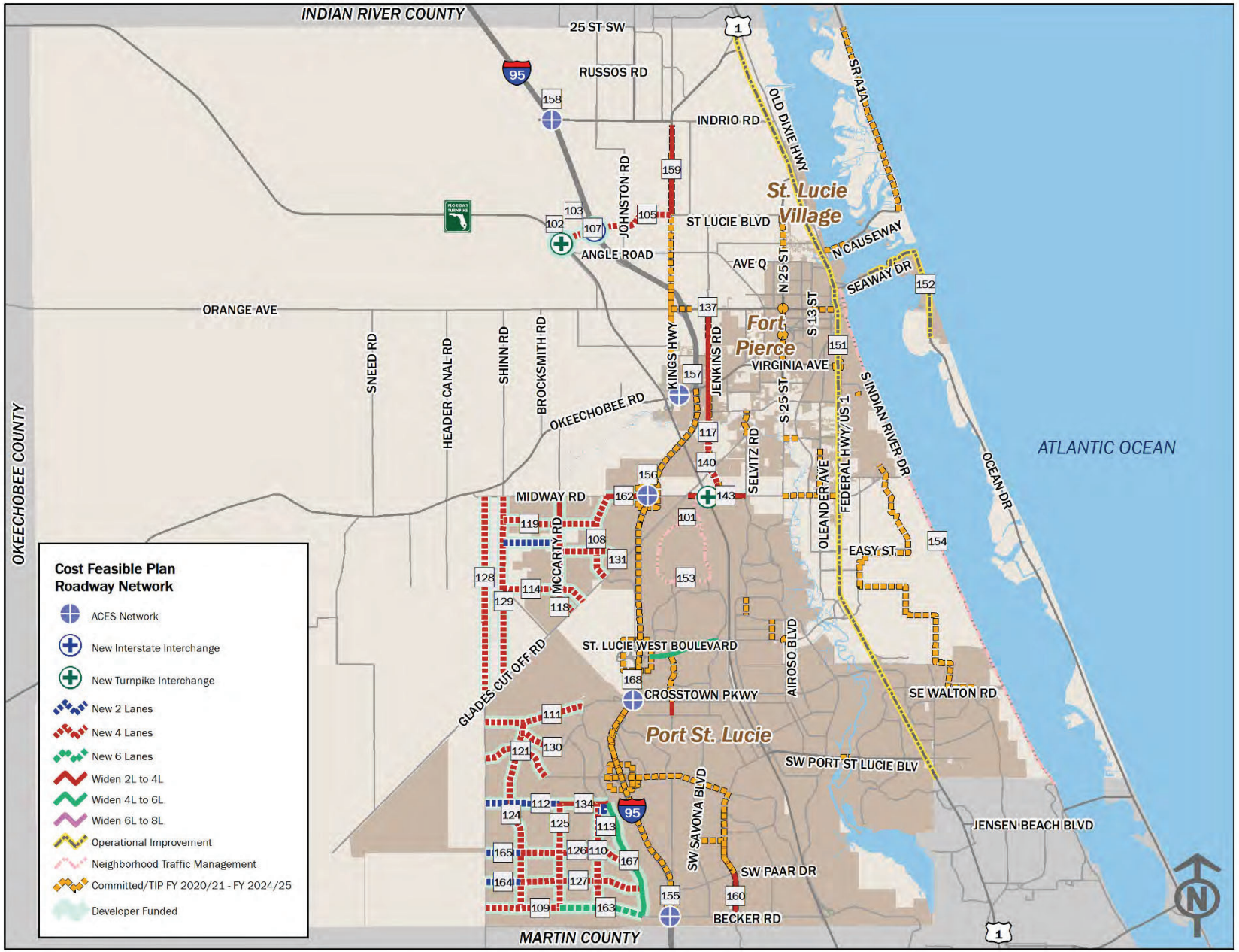
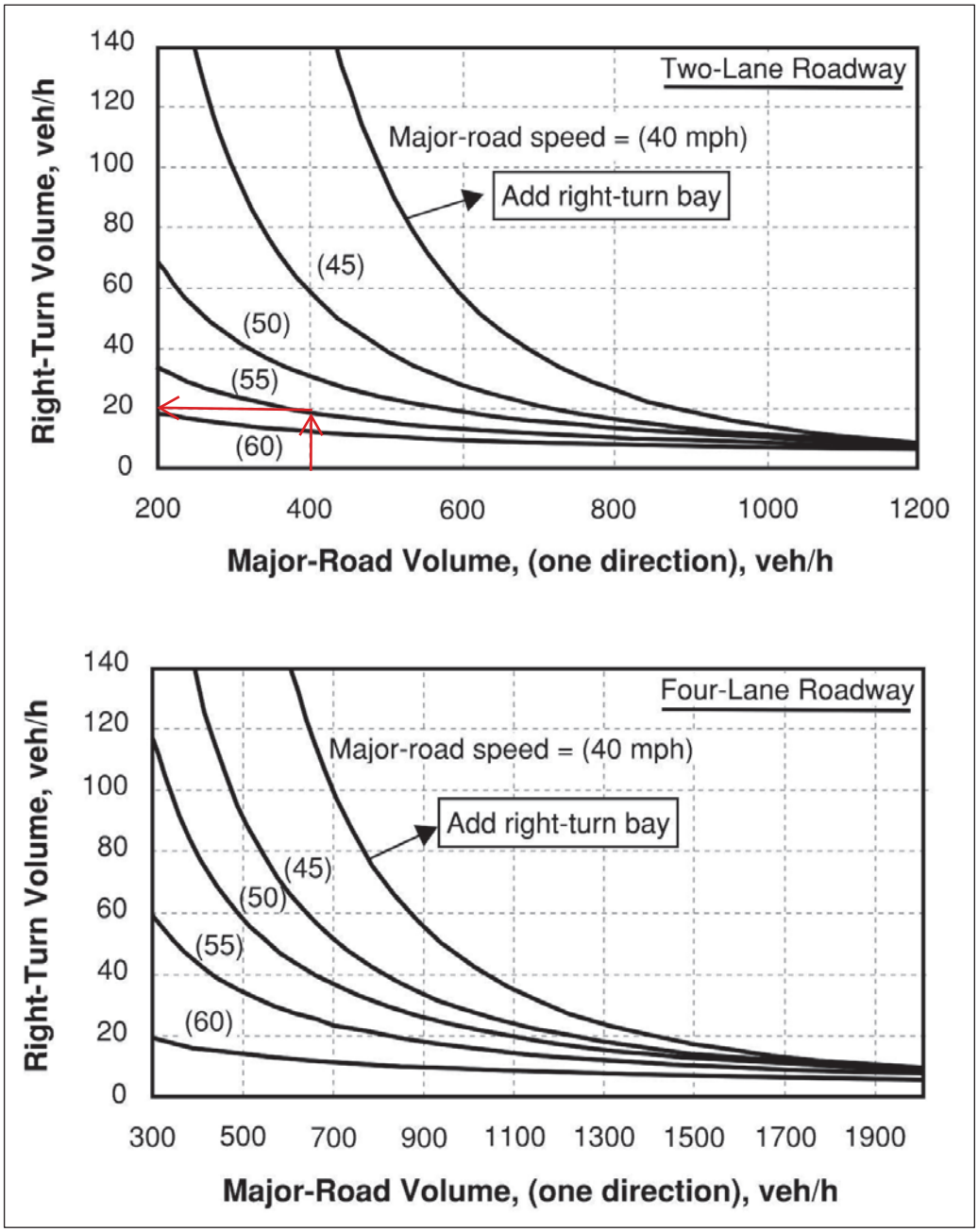


Figure 8-1. Cost Feasible Plan – Roadway Network

EXHIBIT 7: DRIVEWAY ANALYSIS

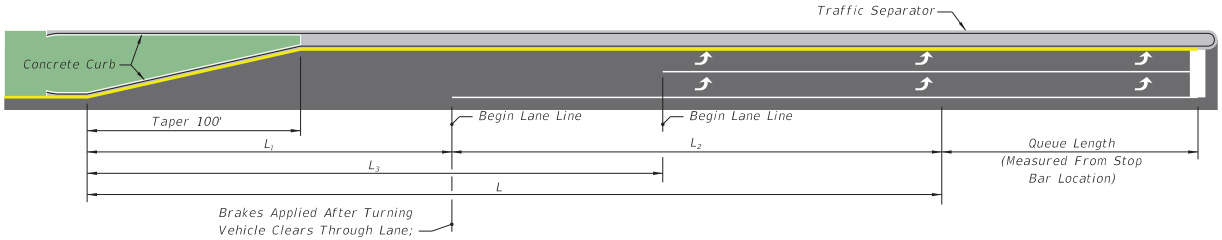
This Page Intentionally Left Blank

Figure 74 | Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway/Intersection

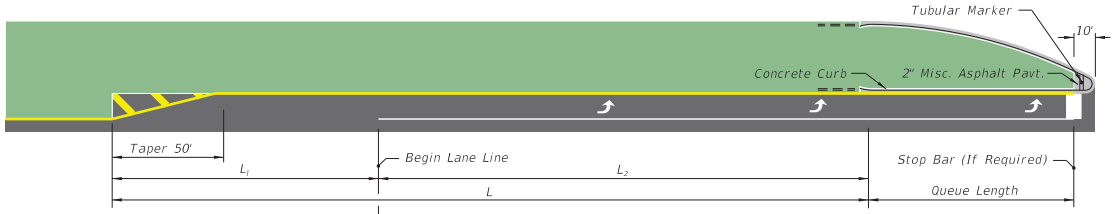


Source: NCHRP Report 457, TDOT Highway System Access Manual

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

NOTE:

1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
   - Entry Speed of 40 mph
   - Brake to stop distance (L_2) of 135 ft.
   - Total deceleration distance (L) of 240 ft.

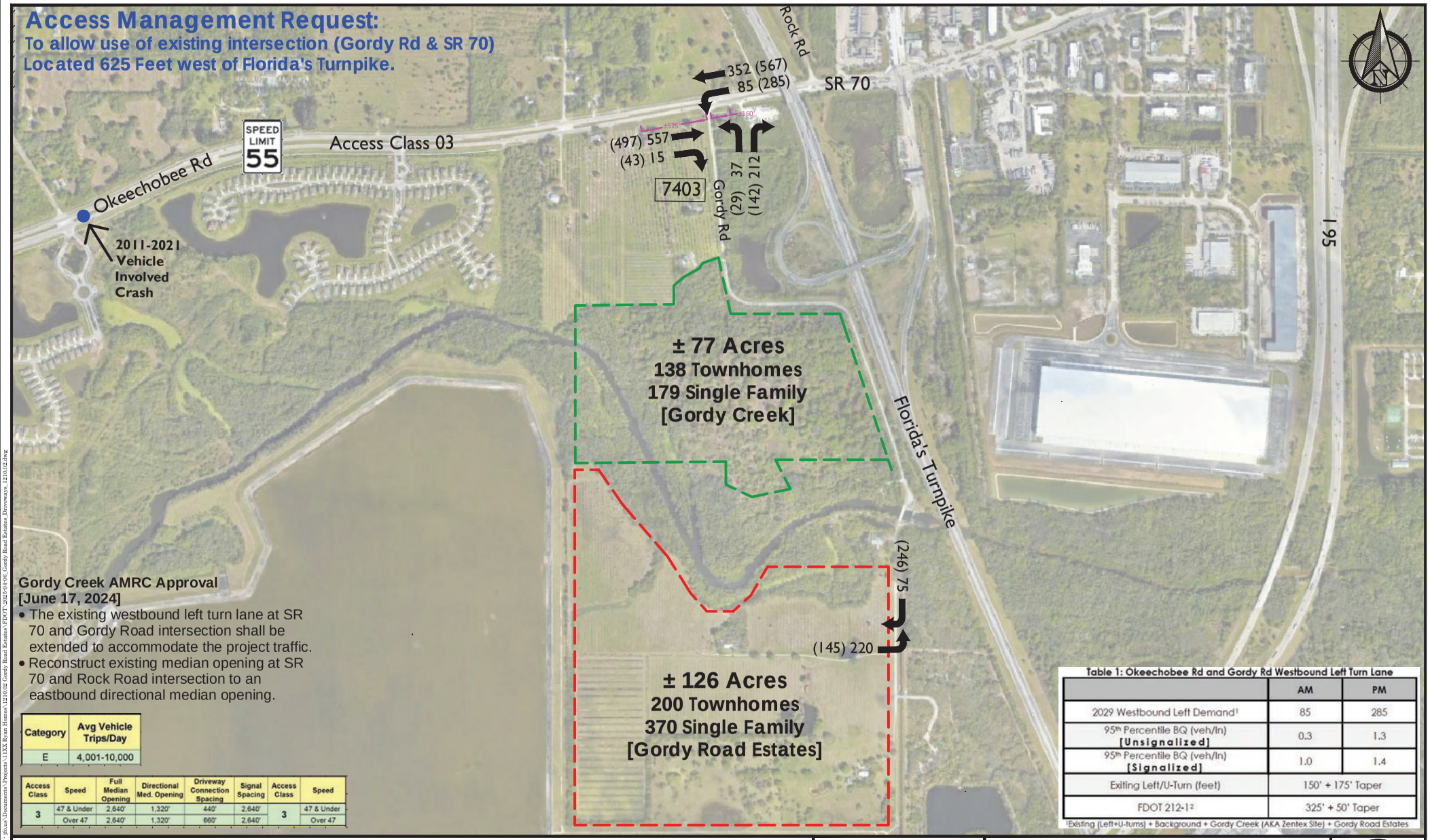
2) For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1
01/01/2025

EXHIBIT 8: FDOT CONCEPTUAL APPROVAL

This Page Intentionally Left Blank



Gordy Road Estates + Gordy Creek 2025-04-07

2029 Peak Hour Volumes

LEGEND

AM Peak Hour = XX
PM Peak Hour = (XY)
Daily = YY

J F O G R O U P I N C
Traffic Engineering • Transportation Planning
www.jfogroupinc.com

C:\Users\jsantf\OneDrive - jfo.us\Documents\Projects\11XX Ryan Homes\1210.02 Gordy Road Estates\FDOT-2025-04-08_Gordy Road Estates_Driveways_1210.02.dwg

This Page Intentionally Left Blank

Docusign Envelope ID: 12C1EB7D-67E4-4539-8702-64ABFB531B0F

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

August 4, 2025

Dr. Juan F. Ortega, P.E.
JFO GROUP INC
6671 W. Indiantown Rd, Suite 50-324, Jupiter, FL 33458

Dear Dr. Juan F. Ortega, P.E.,

RE: Variance Committee Review to allow for **Category E Driveway**
Applicant/Property Owner: Varn Groves Inc. Hickory Branch Properties Inc,
St. Lucie County **Unincorporated** **State Road:** 70 **Section:** 94030000 **MP:** 20.1
Access Class: 03 **Posted Speed:** 55 mph **SIS:** Influence Area
Site Acreage: 126 Acres **Development Size:** 200 Townhome Units; 307 Single-Family Homes
Project Name & Address: Gordy Road Estates - 3601 Gordy Rd, Fort Pierce, FL
AMRC Meeting Date: 4/11/2025, 9:45 AM

Request: Signalize the existing full access median opening at the intersection of Gordy Road & SR 70, located approximately 850 feet west of Rock Road.

This request is: **Approved with Conditions**

Conditions / Comments:

- ☐ **The existing westbound left turn lane at SR 70 & Gordy Road intersection shall be extended to accommodate the project traffic. The left turn lane shall meet the minimum requirements in the Florida Design Manual (FDM). A queueing analysis shall be submitted at the time of permit to determine the required queue length.**

- ☐ **A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**

- ☐ **Coordinate with Florida Turnpike (bassel.kassem@dot.state.fl.us) regarding Project 446580.1 and the potential signalized interchange installation at the intersection of Gordy Road & SR 70.**

- ☐ **Coordinate with Jeffrey Robbert, P.E. regarding FDOT Work Program Project 447653.1.**

- ☐ **An Intersection Control Evaluation (ICE) Analysis is required for the signalization request.**

- ☐ **A bond for the design and construction of a traffic signal shall be posted with the County for a two-year period following the issuance of Final Certificate of Occupancy (CO) for all units. If it is determined that a traffic signal is warranted at the intersection of Gordy Road & SR 70, the bond funds shall be used to design and construct the traffic signal via Department Construction Agreement.**

- All existing driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.

Docusign Envelope ID: 12C1EB7D-67E4-4539-8702-64ABFB531B0F

- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP)
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.

Comments:
Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

For right-of-way dedication requirements go to: https://osp.fdot.gov: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

	With the above ruling I	Agree	Disagree	
Jonathan Overton, P.E. District Traffic Operations Engineer	DocuSigned by: Jonathan Overton D1128312655D45A...	X		August 4, 2025
John Olson, P.E. District Design Engineer	Signed by: John Olson D38BA4C842F840E...	X		August 4, 2025
Antonio Castro, P.E. District Maintenance Engineer	DocuSigned by: E4936E24FD0D4BD...	X		August 4, 2025

cc: Nesa Harden
File S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2025-04-11 AMRC\AMRC 02 94030000 MP 20.20 SR 70 Gordy Road Estates\94030000 MP 20.20 SR 70 Gordy Road Estates.docx

EXHIBIT 9: SIGNAL WARRANT ANALYSIS

This Page Intentionally Left Blank

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.jfogroupinc.com

Revised June 16, 2025
April 7, 2025

Sent via e-mail: vmusso@nvrinc.com

Vincent Musso/Jon Cherry
Ryan Homes | Land Entitlement Manager
1450 Centerpark Blvd. Suite 340
West Palm Beach, FL 33401

Re: GORDY ROAD ESTATES (ST LUCIE COUNTY)
OKEECHOBEE RD & GORDY RD • SIGNAL WARRANT ANALYSIS
Parcel IDs 2326-434-0000-000-0/-413-0000-000-5/-413-0001-000-2

JFO Group Inc. has been retained to prepare a signal warrant analysis to assess the potential need for signalization at the intersection of Okeechobee Road and Gordy Road associated with the proposed site plan for the Gordy Road Estates project, a ±126-acre development featuring 200 townhomes and 370 single-family homes.

Exhibit 1 presents the trip generation estimates for the proposed project. As illustrated, the planned development is expected to generate approximately 4,719 daily trips, with 330 trips (84 inbound / 246 outbound) during the AM peak hour and 447 trips (281 inbound / 166 outbound) during the PM peak hour. Exhibit 2 provides a conceptual site plan for the proposed project.



Figure 1 : Project Location

Exhibit 3 presents population projections for St. Lucie County from the University of Florida's Bureau of Economic and Business Research (BEBR). To ensure a conservative analysis, a medium growth rate of 1.50% was applied to the April 2, 2025, traffic counts, which were adjusted with PSF=1.0 since the field data was collected during peak season. Exhibit 4 provides a summary of the field data collection.

12-hour turning movement volumes from 7AM to 7PM were calculated at the subject intersection using field data and percentage of daily traffic coefficients from the 11th Edition of the Trip Generation Manual from the Institute of Transportation Engineers (ITE). Refer to Exhibit 5 for details.

During the FDOT pre-application meeting for the Gordy Estates project on March 20, 2025, FDOT requested a signal warrant analysis that includes trips generated by the "Zentex - Gordy Road south of SR-70, Fort Pierce" project. Exhibit 6 contains a copy of the AMRC approval for the Zentex project. The Zentex AMRC approval allows the Zentex project to maintain the existing full median opening at the Gordy Road and SR-70 intersection, extend the existing westbound left-turn lane at SR-70 and Gordy Road, and modify the median opening at the SR-70 and Rock Road intersection to an eastbound directional median opening. It sems that the Zentex project did not submit to FDOT a signal warrant analysis for review.

The closest signalized intersection to the project is at Okeechobee Road and Kings Highway (SR 713), approximately 1,500 feet east of the study intersection.

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

The Manual on Uniform Traffic Control Devices (MUTCD) includes nine signal warrants; however, this analysis evaluates only three: Eight-Hour Vehicular Volume, Four-Hour Vehicular Volume, and Peak Hour. The remaining warrants were deemed either not applicable to this location or could not be assessed due to a lack of necessary data.

Exhibit 7 presents the HCS2024 Warrants Report based on projected 2029 conditions—the anticipated buildout year for the Gordy Road Estates project, assuming the Zentex project is also fully developed by that time. Exhibit 8 features the most recent crash data analysis for St. Lucie County, prepared by the St. Lucie Transportation Planning Organization. The full report is available online at http://www.stlucietpo.org/documents/SpeedKillsAnalysis2021.pdf

According to the *Manual on Uniform Traffic Control Devices (MUTCD)* for Streets and Highways, a traffic signal should be installed if one or more signal warrants are met. However, FDOT District 4 accepts Warrant 1 (Eight-Hour Vehicular Volume) and Warrant 7 to be met for a new traffic signal to be approved. This analysis indicates that the Okeechobee Road and Gordy Road intersection meets *Warrant 1: Eight-Hour Vehicular Volume, Warrant 2: Four-Hour Vehicular Volume and Warrant 3: Peak Hour* at project buildout in 2029 but does not meet *Warrant 7: Crash Experience*.

As required during the pre-application meeting on March 20, 2025, Exhibit 9 includes Synchro 12 (HCM 7) analyses for both AM and PM peak hours to assess the adequacy of the existing westbound U-turn/left-turn lane serving the project site and including the Zentex site trips as background traffic. Table 1 summarizes the results of the HCM analyses. As shown in Table 1, the existing westbound U-turn/left-turn lane will be sufficient to accommodate existing, forecasted, and project-related left-turn traffic at full buildout in 2029.

Table 1: Okeechobee Rd and Gordy Rd Westbound Left Turn Lane

	AM	PM
2029 Westbound Left Demand[1]	85	285
95th Percentile BQ (veh/ln) **[Unsignalized]**	0.3	1.3
95th Percentile BQ (veh/ln) **[Signalized]**	1.0	1.4
Exiting Left/U-Turn (feet)	150' + 175' Taper	
FDOT 212-1[2]	325' + 50' Taper	

[1]Existing (Left+U-turns) + Background + Gordy Creek (AKA Zentex Site) + Gordy Road Estates

Exhibit 10 includes a signal warrant analysis for the Gordy Creek project (also known as the Zentex project), excluding Gordy Road Estates. The analysis demonstrates that by the project's buildout year of 2029, Gordy Creek satisfies the criteria for *Warrant 1: Eight-Hour Vehicular Volume, Warrant 2: Four-Hour Vehicular Volume,* and *Warrant 3: Peak Hour*. In addition, for validation purposes Exhibit 10 includes FDOT's 2023 24-hour synopsis data for Okeechobee Road, just west of Gordy Road. Additionally, Exhibit 10 features the 2045 Cost Feasible Plan for St. Lucie County, the most recent plans for FDOT Financial Project ID 447653-1-52-01, and GIS screenshots displaying prior development projects and currently active projects in the vicinity of Gordy Road Estates.

[1] Asumes 15% Trips from/to the west and 85% from/to the east.
[2] Total Decel. Distance: 350' + Queue Length: 25'

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

In conclusion, in accordance with FDOT policies, a traffic signal is warranted at the intersection of Okeechobee Road and Gordy Road. As such, the installation of a traffic signal at this location is recommended at project buildout—whether for Gordy Road Estates or Gordy Creek. If both projects are developed at the same time and considering the expected daily traffic, it is recommended that Gordy Road Estates cover 64% of the cost for the signal and related intersection improvements, with Gordy Creek contributing the remaining 36%.

Additionally, regardless of signal installation, it is recommended that the westbound left-turn lane at Okeechobee Road and Gordy Road be reconstructed to provide approximately 325 feet of vehicle stacking and a 50-foot taper. Similarly, it is recommended that the eastbound left-turn lane at Okeechobee Road and Rock Road be modified to accommodate ±325 feet of stacking and a 50-foot taper.

Finally, if a traffic signal is not implemented at this time, it is recommended to construct an eastbound right-turn lane at Okeechobee Road and Gordy Road, consisting of 300 feet of storage and a 50-foot taper, totaling 350 feet in length.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:
Exhibit 1: Trip Generation
Exhibit 2: Conceptual Site Plan
Exhibit 3: BEBR Population Growth
Exhibit 4: Field Data Collection
Exhibit 5: Intersection Volume Development
Exhibit 6: Zentex AMRC Approval
Exhibit 7: Signal Warrant Analysis
Exhibit 8: Crash Data (2011-2021)
Exhibit 9: HCM Operational Analyses
Exhibit 10: Additional Analyses and Excerpts
Exhibit 11: FDOT Review

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

This item has been electronically signed and sealed by Dr. Juan F. Ortega PE on June 16, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

This Page Intentionally Left Blank

EXHIBIT 10: SYNCHRO ANALYSES

This Page Intentionally Left Blank

Intersection Volume Development



Gordy Road and Okeechobee Road

Gordy Road Estates

Input Data

GR	=	1.88%
Peak Season	=	1.00
Traffic Count Year	=	2025
Buildout Year	=	2030
Years	=	5

AM Peak Hour		PM Peak Hour		
In	Out	In	Out	
79	233	266	156	**Gordy Road Estates**

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 2-Apr-25	-	525	2	13	332	-	0	-	3	-	-	-
Peak Season Volume	-	525	2	13	332	-	0	-	3	-	-	-
2030 Historic Growth	-	576	2	14	364	-	0	-	3	-	-	-
Major Project Traffic	-	-	-	-	-	-	-	-	-	-	-	-
Major Project Traffic + 1% growth	-	552	2	14	349	-	0	-	3	-	-	-
% Project Traffic (Gordy Road Estates)	-	-	10%	90%	-	-	10%	-	90%	-	-	-
Project Traffic Direction	-	-	IN	IN	-	-	OUT	-	OUT	-	-	-
Project Traffic	-	-	8	71	-	-	23	-	210	-	-	-
2030 Total Traffic	**-**	**576**	**10**	**85**	**364**	**-**	**23**	**-**	**213**	**-**	**-**	**-**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 2-Apr-25	-	468	1	43	534	-	4	-	1	-	-	-
Peak Season Volume	-	468	1	43	534	-	4	-	1	-	-	-
2030 Historic Growth	-	514	1	47	586	-	4	-	1	-	-	-
Major Project Traffic	-	-	-	-	-	-	-	-	-	-	-	-
Major Project Traffic + 1% growth	-	492	1	45	561	-	4	-	1	-	-	-
% Project Traffic (Gordy Road Estates)	-	-	10%	90%	-	-	10%	-	90%	-	-	-
Project Traffic Direction	-	-	IN	IN	-	-	OUT	-	OUT	-	-	-
Project Traffic	-	-	27	239	-	-	16	-	140	-	-	-
2030 Total Traffic	**-**	**514**	**28**	**286**	**586**	**-**	**20**	**-**	**141**	**-**	**-**	**-**

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	576	10	85	364	23	213
Future Volume (vph)	576	10	85	364	23	213
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	155		0	0
Storage Lanes		0	1		1	0
Taper Length (ft)			165		25	
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Frt	0.997				0.878	
Flt Protected			0.950		0.995	
Satd. Flow (prot)	3529	0	1770	3539	1627	0
Flt Permitted			0.950		0.995	
Satd. Flow (perm)	3529	0	1770	3539	1627	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	450			881	338	
Travel Time (s)	10.2			20.0	7.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	606	11	89	383	24	224
Shared Lane Traffic (%)						
Lane Group Flow (vph)	617	0	89	383	248	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	20			20	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	45.4%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	3.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	576	10	85	364	23	213
Future Vol, veh/h	576	10	85	364	23	213
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	155	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	606	11	89	383	24	224

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	617	0	982	308
Stage 1	-	-	-	-	612	-
Stage 2	-	-	-	-	371	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	959	-	246	687
Stage 1	-	-	-	-	504	-
Stage 2	-	-	-	-	668	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	959	-	223	687
Mov Cap-2 Maneuver	-	-	-	-	223	-
Stage 1	-	-	-	-	504	-
Stage 2	-	-	-	-	606	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	1.73	16.05
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	572	-	-	959	-
HCM Lane V/C Ratio	0.435	-	-	0.093	-
HCM Ctrl Dly (s/v)	16	-	-	9.1	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	2.2	-	-	0.3	-



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	514	28	286	586	20	141
Future Volume (vph)	514	28	286	586	20	141
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	155		0	0
Storage Lanes		0	1		1	0
Taper Length (ft)			165		25	
Lane Util. Factor	0.95	0.95	1.00	0.95	1.00	1.00
Frt	0.992				0.882	
Flt Protected			0.950		0.994	
Satd. Flow (prot)	3511	0	1770	3539	1633	0
Flt Permitted			0.950		0.994	
Satd. Flow (perm)	3511	0	1770	3539	1633	0
Link Speed (mph)	30			30	30	
Link Distance (ft)	450			881	338	
Travel Time (s)	10.2			20.0	7.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	541	29	301	617	21	148
Shared Lane Traffic (%)						
Lane Group Flow (vph)	570	0	301	617	169	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	20			20	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	50.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	4.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	514	28	286	586	20	141
Future Vol, veh/h	514	28	286	586	20	141
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	155	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	541	29	301	617	21	148

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	571	0	1466	285
Stage 1	-	-	-	-	556	-
Stage 2	-	-	-	-	911	-
Critical Hdwy	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	-	-	998	-	119	712
Stage 1	-	-	-	-	538	-
Stage 2	-	-	-	-	353	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	998	-	83	712
Mov Cap-2 Maneuver	-	-	-	-	83	-
Stage 1	-	-	-	-	538	-
Stage 2	-	-	-	-	246	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	3.33	23
HCM LOS			C

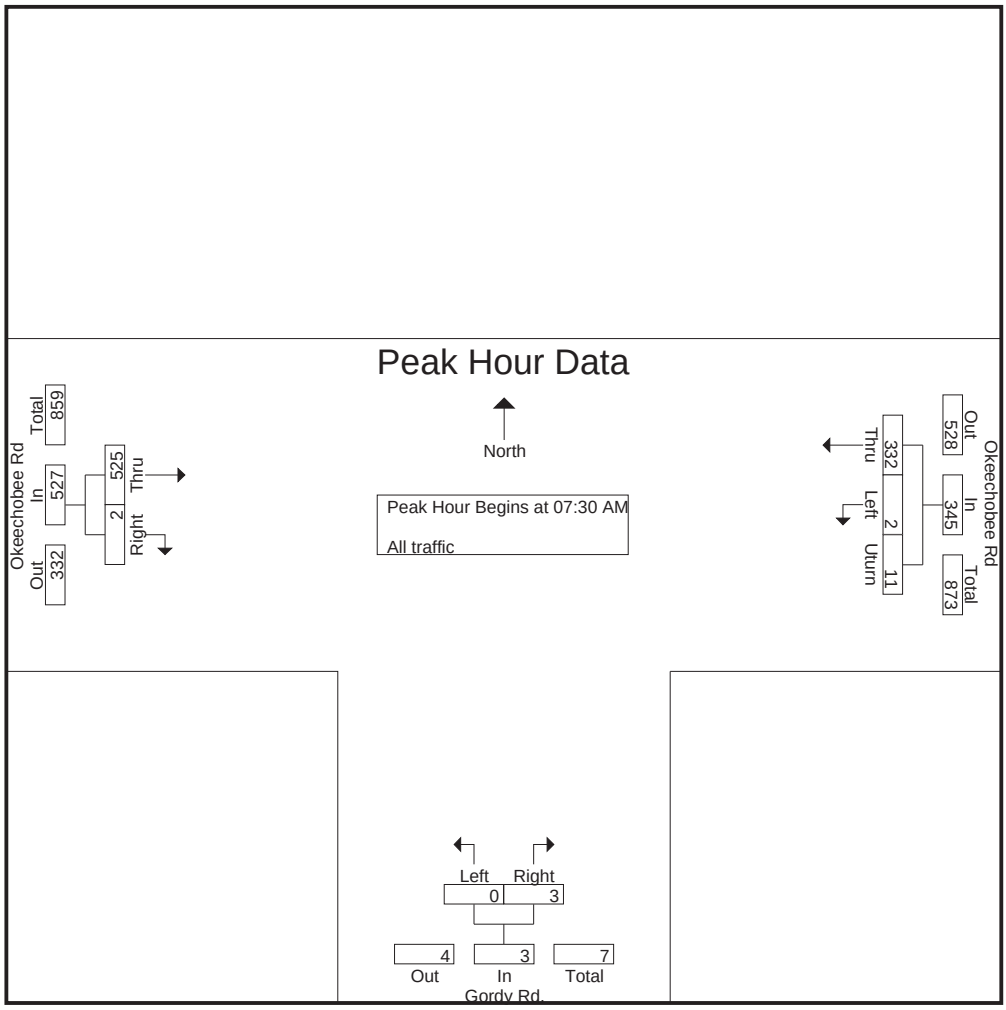
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	366	-	-	998	-
HCM Lane V/C Ratio	0.462	-	-	0.302	-
HCM Ctrl Dly (s/v)	23	-	-	10.2	-
HCM Lane LOS	C	-	-	B	-
HCM 95th %tile Q(veh)	2.4	-	-	1.3	-

KMF Traffic Group, LLC
(772) 924-6993
www.kmftraffic.net

Manual traffic count - All traffic
Okeechobee Rd and Gordy Rd
Port St Lucie, FL

File Name : OKEE-O
Site Code : JO2505
Start Date : 4/2/2025

	Gordy Rd. NB			Okeechobee Rd EB			Okeechobee Rd WB				
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	Uturn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1											
Peak Hour for Entire Intersection Begins at 07:30 AM											
07:30 AM	0	0	0	168	1	169	0	84	1	85	254
07:45 AM	0	3	3	124	0	124	1	81	1	83	210
08:00 AM	0	0	0	112	1	113	0	80	6	86	199
08:15 AM	0	0	0	121	0	121	1	87	3	91	212
Total Volume	0	3	3	525	2	527	2	332	11	345	875
% App. Total	0	100		99.6	0.4		0.6	96.2	3.2		
PHF	.000	.250	.250	.781	.500	.780	.500	.954	.458	.948	.861

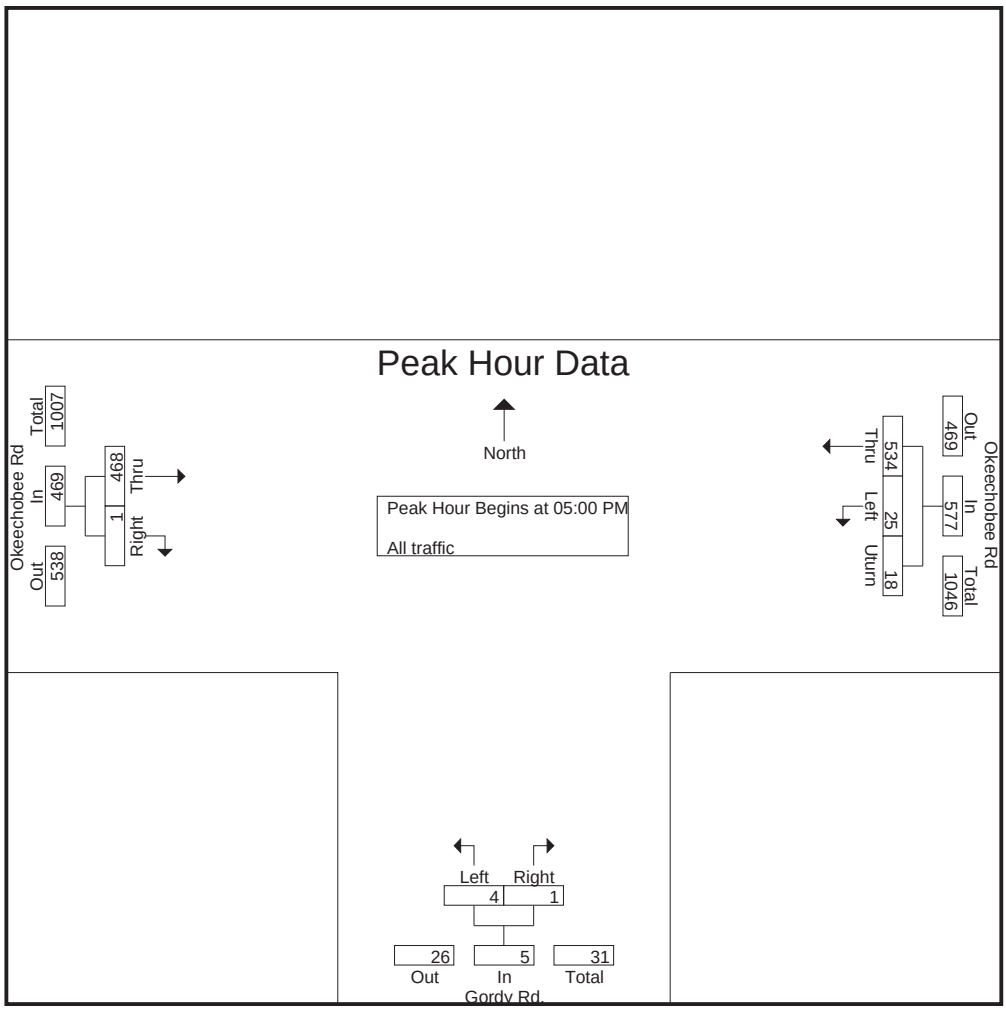


KMF Traffic Group, LLC
(772) 924-6993
www.kmftraffic.net

Manual traffic count - All traffic
Okeechobee Rd and Gordy Rd
Port St Lucie, FL

File Name : OKEE-O
Site Code : JO2505
Start Date : 4/2/2025

	Gordy Rd. NB			Okeechobee Rd EB			Okeechobee Rd WB				
Start Time	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	Uturn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1											
Peak Hour for Entire Intersection Begins at 05:00 PM											
05:00 PM	3	0	3	119	0	119	5	129	5	139	261
05:15 PM	0	0	0	112	0	112	12	154	5	171	283
05:30 PM	0	0	0	113	0	113	7	110	5	122	235
05:45 PM	1	1	2	124	1	125	1	141	3	145	272
Total Volume	4	1	5	468	1	469	25	534	18	577	1051
% App. Total	80	20		99.8	0.2		4.3	92.5	3.1		
PHF	.333	.250	.417	.944	.250	.938	.521	.867	.900	.844	.928



2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9402 WEST-W OF I95

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.01	1.10
2	01/07/2024 - 01/13/2024	1.01	1.10
3	01/14/2024 - 01/20/2024	1.01	1.10
4	01/21/2024 - 01/27/2024	0.98	1.07
* 5	01/28/2024 - 02/03/2024	0.94	1.02
* 6	02/04/2024 - 02/10/2024	0.91	0.99
* 7	02/11/2024 - 02/17/2024	0.88	0.96
* 8	02/18/2024 - 02/24/2024	0.88	0.96
* 9	02/25/2024 - 03/02/2024	0.89	0.97
*10	03/03/2024 - 03/09/2024	0.89	0.97
*11	03/10/2024 - 03/16/2024	0.90	0.98
*12	03/17/2024 - 03/23/2024	0.91	0.99
*13	03/24/2024 - 03/30/2024	0.92	1.00
*14	03/31/2024 - 04/06/2024	0.93	1.01
*15	04/07/2024 - 04/13/2024	0.94	1.02
*16	04/14/2024 - 04/20/2024	0.95	1.03
*17	04/21/2024 - 04/27/2024	0.96	1.04
18	04/28/2024 - 05/04/2024	0.98	1.07
19	05/05/2024 - 05/11/2024	0.99	1.08
20	05/12/2024 - 05/18/2024	1.01	1.10
21	05/19/2024 - 05/25/2024	1.02	1.11
22	05/26/2024 - 06/01/2024	1.04	1.13
23	06/02/2024 - 06/08/2024	1.05	1.14
24	06/09/2024 - 06/15/2024	1.07	1.16
25	06/16/2024 - 06/22/2024	1.08	1.17
26	06/23/2024 - 06/29/2024	1.08	1.17
27	06/30/2024 - 07/06/2024	1.09	1.18
28	07/07/2024 - 07/13/2024	1.10	1.20
29	07/14/2024 - 07/20/2024	1.11	1.21
30	07/21/2024 - 07/27/2024	1.10	1.20
31	07/28/2024 - 08/03/2024	1.10	1.20
32	08/04/2024 - 08/10/2024	1.09	1.18
33	08/11/2024 - 08/17/2024	1.09	1.18
34	08/18/2024 - 08/24/2024	1.09	1.18
35	08/25/2024 - 08/31/2024	1.09	1.18
36	09/01/2024 - 09/07/2024	1.09	1.18
37	09/08/2024 - 09/14/2024	1.09	1.18
38	09/15/2024 - 09/21/2024	1.10	1.20
39	09/22/2024 - 09/28/2024	1.08	1.17
40	09/29/2024 - 10/05/2024	1.06	1.15
41	10/06/2024 - 10/12/2024	1.04	1.13
42	10/13/2024 - 10/19/2024	1.03	1.12
43	10/20/2024 - 10/26/2024	1.01	1.10
44	10/27/2024 - 11/02/2024	1.00	1.09
45	11/03/2024 - 11/09/2024	0.99	1.08
46	11/10/2024 - 11/16/2024	0.98	1.07
47	11/17/2024 - 11/23/2024	0.98	1.07
48	11/24/2024 - 11/30/2024	0.99	1.08
49	12/01/2024 - 12/07/2024	0.99	1.08
50	12/08/2024 - 12/14/2024	1.00	1.09
51	12/15/2024 - 12/21/2024	1.01	1.10
52	12/22/2024 - 12/28/2024	1.01	1.10
53	12/29/2024 - 12/31/2024	1.01	1.10

* PEAK SEASON

JFO GROUP INC
Traffic Engineering • Transportation Planning
www.jfogroupinc.com

Intersection Volume Development



Rock Road and Okeechobee Road
Gordy Road Estates

Input Data

GR	=	1.88%
Peak Season	=	1.18
Traffic Count Year	=	2025
Buildout Year	=	2030
Years	=	5

AM Peak Hour		PM Peak Hour	
In	Out	In	Out
79	233	266	156

Gordy Road Estates

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 28-Aug-25	7	611	-	-	391	9	-	-	-	8	-	3
Peak Season Volume	8	721	-	-	461	11	-	-	-	9	-	4
2030 Historic Growth	9	791	-	-	506	12	-	-	-	10	-	4
Major Project Traffic	-	-	-	-	-	-	-	-	-	-	-	-
Major Project Traffic + 1% growth	8	758	-	-	485	12	-	-	-	9	-	4
% Project Traffic (Gordy Road Estates)	-	90%	-	-	90%	-	-	-	-	-	-	-
Project Traffic Direction	-	OUT	-	-	IN	-	-	-	-	-	-	-
Project Traffic	-	210	-	-	71	-	-	-	-	-	-	-
2030 Total Traffic	**9**	**1,001**	**-**	**-**	**577**	**12**	**-**	**-**	**-**	**10**	**-**	**4**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 28-Aug-25	3	457	-	-	629	17	-	-	-	6	-	5
Peak Season Volume	4	539	-	-	742	20	-	-	-	7	-	6
2030 Historic Growth	4	592	-	-	814	22	-	-	-	8	-	7
Major Project Traffic	-	-	-	-	-	-	-	-	-	-	-	-
Major Project Traffic + 1% growth	4	566	-	-	780	21	-	-	-	7	-	6
% Project Traffic (Gordy Road Estates)	-	90%	-	-	90%	-	-	-	-	-	-	-
Project Traffic Direction	-	OUT	-	-	IN	-	-	-	-	-	-	-
Project Traffic	-	140	-	-	239	-	-	-	-	-	-	-
2030 Total Traffic	**4**	**732**	**-**	**-**	**1,053**	**22**	**-**	**-**	**-**	**8**	**-**	**7**



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	9	1001	577	12	10	4
Future Volume (vph)	9	1001	577	12	10	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	215			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	150				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.997		0.964	
Flt Protected	0.950				0.965	
Satd. Flow (prot)	1770	3539	3529	0	1733	0
Flt Permitted	0.950				0.965	
Satd. Flow (perm)	1770	3539	3529	0	1733	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		881	274		367	
Travel Time (s)		20.0	6.2		8.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	9	1054	607	13	11	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	9	1054	620	0	15	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 37.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	1001	577	12	10	4
Future Vol, veh/h	9	1001	577	12	10	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	1054	607	13	11	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	620	0	-	0	1159	310
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	546	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	956	-	-	-	189	686
Stage 1	-	-	-	-	503	-
Stage 2	-	-	-	-	544	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	956	-	-	-	187	686
Mov Cap-2 Maneuver	-	-	-	-	187	-
Stage 1	-	-	-	-	498	-
Stage 2	-	-	-	-	544	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.08	0	21.26
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	956	-	-	-	236
HCM Lane V/C Ratio	0.01	-	-	-	0.062
HCM Ctrl Dly (s/v)	8.8	-	-	-	21.3
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.2



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	4	732	1053	22	8	7
Future Volume (vph)	4	732	1053	22	8	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	215			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	150				25	
Lane Util. Factor	1.00	0.95	0.95	0.95	1.00	1.00
Frt			0.997		0.937	
Flt Protected	0.950				0.974	
Satd. Flow (prot)	1770	3539	3529	0	1700	0
Flt Permitted	0.950				0.974	
Satd. Flow (perm)	1770	3539	3529	0	1700	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		881	274		367	
Travel Time (s)		20.0	6.2		8.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	4	771	1108	23	8	7
Shared Lane Traffic (%)						
Lane Group Flow (vph)	4	771	1131	0	15	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 39.8%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	732	1053	22	8	7
Future Vol, veh/h	4	732	1053	22	8	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	215	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	771	1108	23	8	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1132	0	-	0	1514	566
Stage 1	-	-	-	-	1120	-
Stage 2	-	-	-	-	394	-
Critical Hdwy	4.14	-	-	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	5.84	-
Follow-up Hdwy	2.22	-	-	-	3.52	3.32
Pot Cap-1 Maneuver	613	-	-	-	110	468
Stage 1	-	-	-	-	274	-
Stage 2	-	-	-	-	651	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	613	-	-	-	110	468
Mov Cap-2 Maneuver	-	-	-	-	110	-
Stage 1	-	-	-	-	272	-
Stage 2	-	-	-	-	651	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.06	0	28.24
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	613	-	-	-	171
HCM Lane V/C Ratio	0.007	-	-	-	0.093
HCM Ctrl Dly (s/v)	10.9	-	-	-	28.2
HCM Lane LOS	B	-	-	-	D
HCM 95th %tile Q(veh)	0	-	-	-	0.3

KMF Traffic Group, LLC
(772) 924-6993
www.kmftraffic.net

Manual traffic count - All traffic
Okeechobee Rd and Rock Rd
Fort pierce, FL

File Name : OKE-RCK
Site Code : JO2521
Start Date : 8/28/2025
Page No : 1

Groups Printed- All traffic

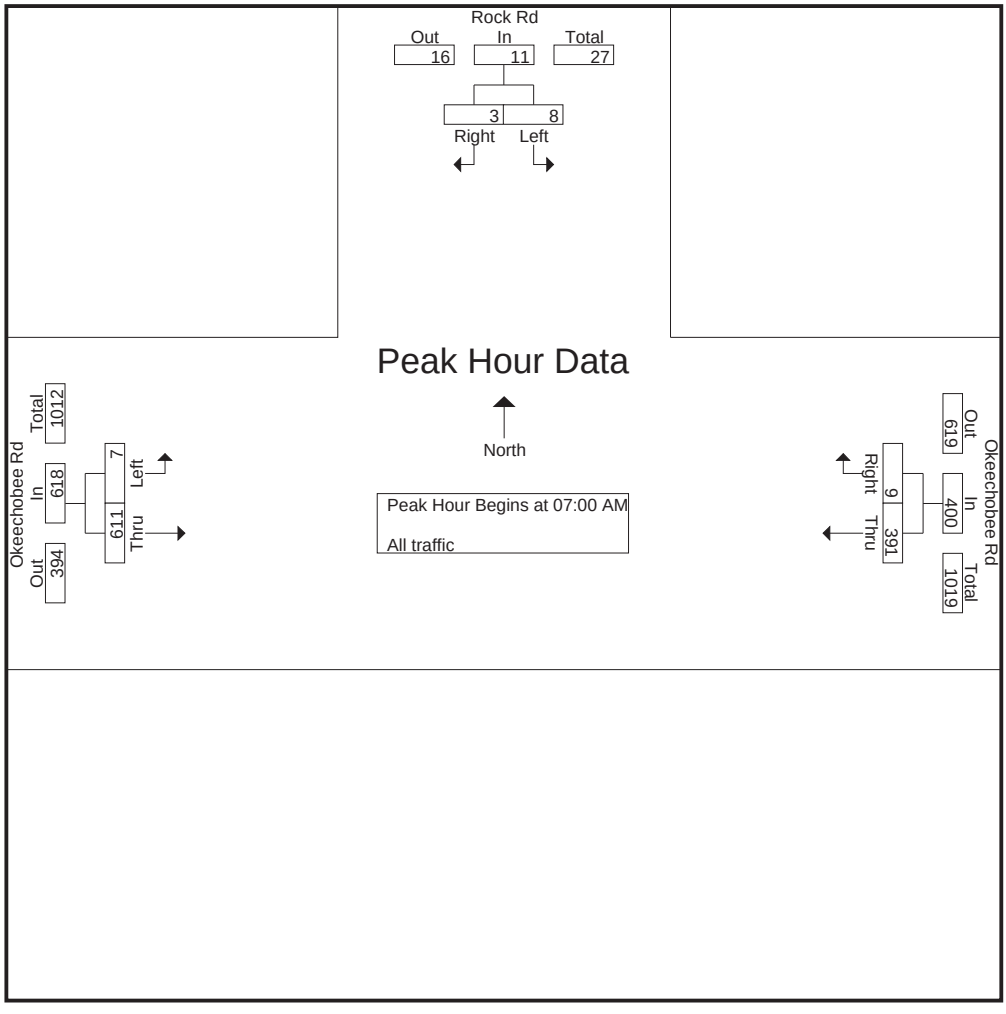
	Rock Rd SB		Okeechobee Rd EB		Okeechobee Rd WB		
Start Time	Left	Right	Left	Thru	Thru	Right	Int. Total
07:00 AM	2	0	2	145	64	3	216
07:15 AM	3	0	1	147	95	2	248
07:30 AM	1	2	3	169	109	3	287
07:45 AM	2	1	1	150	123	1	278
Total	8	3	7	611	391	9	1029
08:00 AM	0	0	0	105	76	10	191
08:15 AM	1	1	0	119	91	1	213
08:30 AM	1	0	1	152	92	3	249
08:45 AM	1	0	1	132	74	4	212
Total	3	1	2	508	333	18	865
*** PM ***							
04:00 PM	0	2	0	113	142	3	260
04:15 PM	0	0	1	113	147	6	267
04:30 PM	2	1	0	110	165	4	282
04:45 PM	0	1	0	117	154	4	276
Total	2	4	1	453	608	17	1085
05:00 PM	4	1	1	107	165	4	282
05:15 PM	0	2	2	123	145	5	277
05:30 PM	0	2	1	134	134	6	277
05:45 PM	2	4	2	124	119	2	253
Total	6	9	6	488	563	17	1089
Grand Total	19	17	16	2060	1895	61	4068
Apprch %	52.8	47.2	0.8	99.2	96.9	3.1	
Total %	0.5	0.4	0.4	50.6	46.6	1.5	

KMF Traffic Group, LLC
(772) 924-6993
www.kmftraffic.net

Manual traffic count - All traffic
Okeechobee Rd and Rock Rd
Fort pierce, FL

File Name : OKE-RCK
Site Code : JO2521
Start Date : 8/28/2025
Page No : 2

	Rock Rd SB			Okeechobee Rd EB			Okeechobee Rd WB			
Start Time	Left	Right	App. Total	Left	Thru	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:00 AM										
07:00 AM	2	0	2	2	145	147	64	3	67	216
07:15 AM	3	0	3	1	147	148	95	2	97	248
07:30 AM	1	2	3	3	169	172	109	3	112	287
07:45 AM	2	1	3	1	150	151	123	1	124	278
Total Volume	8	3	11	7	611	618	391	9	400	1029
% App. Total	72.7	27.3		1.1	98.9		97.8	2.2		
PHF	.667	.375	.917	.583	.904	.898	.795	.750	.806	.896

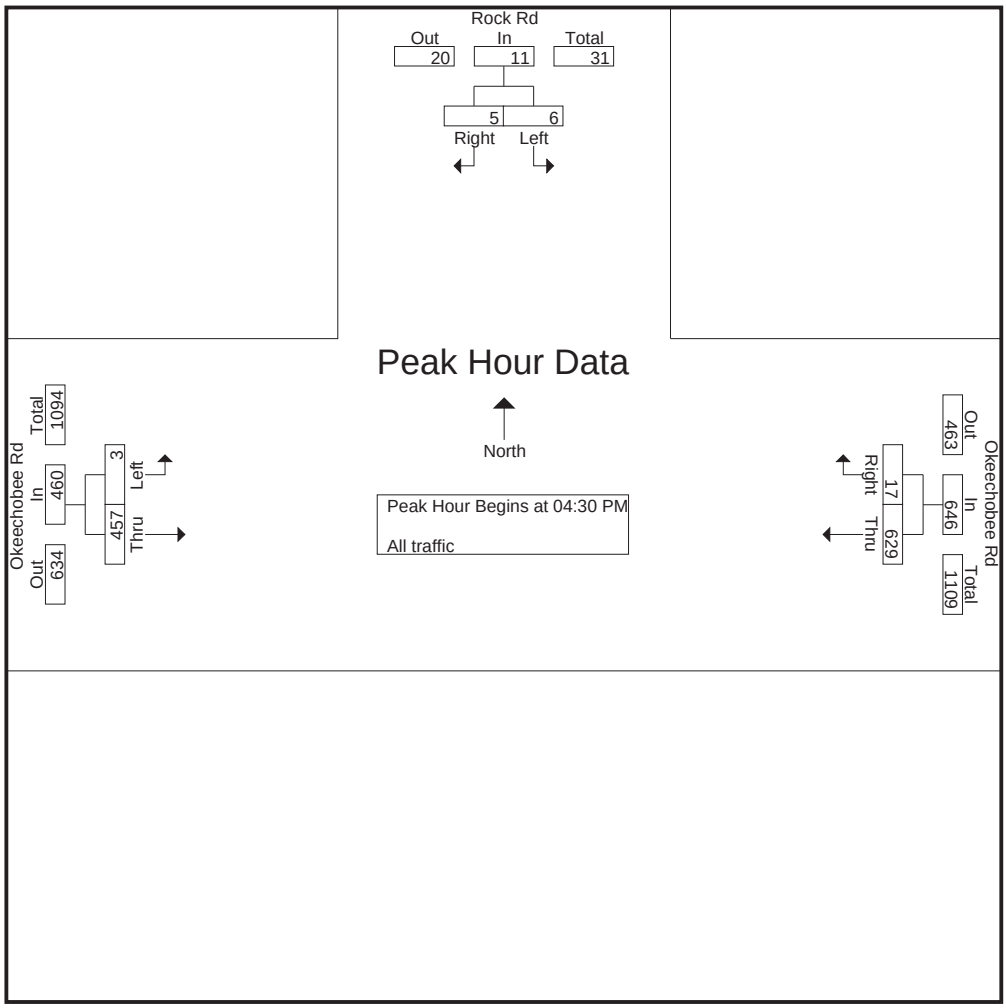


KMF Traffic Group, LLC
(772) 924-6993
www.kmftraffic.net

Manual traffic count - All traffic
Okeechobee Rd and Rock Rd
Fort pierce, FL

File Name : OKE-RCK
Site Code : JO2521
Start Date : 8/28/2025
Page No : 3

	Rock Rd SB			Okeechobee Rd EB			Okeechobee Rd WB			
Start Time	Left	Right	App. Total	Left	Thru	App. Total	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	2	1	3	0	110	110	165	4	169	282
04:45 PM	0	1	1	0	117	117	154	4	158	276
05:00 PM	4	1	5	1	107	108	165	4	169	282
05:15 PM	0	2	2	2	123	125	145	5	150	277
Total Volume	6	5	11	3	457	460	629	17	646	1117
% App. Total	54.5	45.5		0.7	99.3		97.4	2.6		
PHF	.375	.625	.550	.375	.929	.920	.953	.850	.956	.990



2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9402 WEST-W OF I95

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.01	1.10
2	01/07/2024 - 01/13/2024	1.01	1.10
3	01/14/2024 - 01/20/2024	1.01	1.10
4	01/21/2024 - 01/27/2024	0.98	1.07
* 5	01/28/2024 - 02/03/2024	0.94	1.02
* 6	02/04/2024 - 02/10/2024	0.91	0.99
* 7	02/11/2024 - 02/17/2024	0.88	0.96
* 8	02/18/2024 - 02/24/2024	0.88	0.96
* 9	02/25/2024 - 03/02/2024	0.89	0.97
*10	03/03/2024 - 03/09/2024	0.89	0.97
*11	03/10/2024 - 03/16/2024	0.90	0.98
*12	03/17/2024 - 03/23/2024	0.91	0.99
*13	03/24/2024 - 03/30/2024	0.92	1.00
*14	03/31/2024 - 04/06/2024	0.93	1.01
*15	04/07/2024 - 04/13/2024	0.94	1.02
*16	04/14/2024 - 04/20/2024	0.95	1.03
*17	04/21/2024 - 04/27/2024	0.96	1.04
18	04/28/2024 - 05/04/2024	0.98	1.07
19	05/05/2024 - 05/11/2024	0.99	1.08
20	05/12/2024 - 05/18/2024	1.01	1.10
21	05/19/2024 - 05/25/2024	1.02	1.11
22	05/26/2024 - 06/01/2024	1.04	1.13
23	06/02/2024 - 06/08/2024	1.05	1.14
24	06/09/2024 - 06/15/2024	1.07	1.16
25	06/16/2024 - 06/22/2024	1.08	1.17
26	06/23/2024 - 06/29/2024	1.08	1.17
27	06/30/2024 - 07/06/2024	1.09	1.18
28	07/07/2024 - 07/13/2024	1.10	1.20
29	07/14/2024 - 07/20/2024	1.11	1.21
30	07/21/2024 - 07/27/2024	1.10	1.20
31	07/28/2024 - 08/03/2024	1.10	1.20
32	08/04/2024 - 08/10/2024	1.09	1.18
33	08/11/2024 - 08/17/2024	1.09	1.18
34	08/18/2024 - 08/24/2024	1.09	1.18
35	08/25/2024 - 08/31/2024	1.09	1.18
36	09/01/2024 - 09/07/2024	1.09	1.18
37	09/08/2024 - 09/14/2024	1.09	1.18
38	09/15/2024 - 09/21/2024	1.10	1.20
39	09/22/2024 - 09/28/2024	1.08	1.17
40	09/29/2024 - 10/05/2024	1.06	1.15
41	10/06/2024 - 10/12/2024	1.04	1.13
42	10/13/2024 - 10/19/2024	1.03	1.12
43	10/20/2024 - 10/26/2024	1.01	1.10
44	10/27/2024 - 11/02/2024	1.00	1.09
45	11/03/2024 - 11/09/2024	0.99	1.08
46	11/10/2024 - 11/16/2024	0.98	1.07
47	11/17/2024 - 11/23/2024	0.98	1.07
48	11/24/2024 - 11/30/2024	0.99	1.08
49	12/01/2024 - 12/07/2024	0.99	1.08
50	12/08/2024 - 12/14/2024	1.00	1.09
51	12/15/2024 - 12/21/2024	1.01	1.10
52	12/22/2024 - 12/28/2024	1.01	1.10
53	12/29/2024 - 12/31/2024	1.01	1.10

* PEAK SEASON

This Page Intentionally Left Blank

This Page Intentionally Left Blank



JFO GROUP INC

Traffic Engineering & Transportation Planning

We specialize in **Traffic Engineering** and **Transportation Planning** solutions in the context of **Land Development** for both public and private clients. In addition to representing our clients and projects in municipalities and counties where our expertise is required, and in front of any applicable agencies such as Departments of Transportation, we have also worked on behalf of several agencies and municipalities. **JFO GROUP INC** holds Certificates of Authorization (COA) to practice Professional Engineering in the States of **Florida, Georgia, South Carolina** and **Alabama.**

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) GO2-JFOG • www.**jfogroupinc**.com • **info@jfo.us**

Docusign Envelope ID: 12C1EB7D-67E4-4539-8702-64ABFB531B0F

Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

August 4, 2025

Dr. Juan F. Ortega, P.E.
JFO GROUP INC
6671 W. Indiantown Rd, Suite 50-324, Jupiter, FL 33458

Dear Dr. Juan F. Ortega, P.E.,

RE: Variance Committee Review to allow for **Category E Driveway**
Applicant/Property Owner: Varn Groves Inc. Hickory Branch Properties Inc,
St. Lucie County **Unincorporated** **State Road:** 70 **Section:** 94030000 **MP:** 20.1
Access Class: 03 **Posted Speed:** 55 mph **SIS:** Influence Area
Site Acreage: 126 Acres **Development Size:** 200 Townhome Units; 307 Single-Family Homes
Project Name & Address: Gordy Road Estates - 3601 Gordy Rd, Fort Pierce, FL
AMRC Meeting Date: 4/11/2025, 9:45 AM

Request: Signalize the existing full access median opening at the intersection of Gordy Road & SR 70, located approximately 850 feet west of Rock Road.

This request is: **Approved with Conditions**

Conditions / Comments:

- ☐ **The existing westbound left turn lane at SR 70 & Gordy Road intersection shall be extended to accommodate the project traffic. The left turn lane shall meet the minimum requirements in the Florida Design Manual (FDM). A queueing analysis shall be submitted at the time of permit to determine the required queue length.**

- ☐ **A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**

- ☐ **Coordinate with Florida Turnpike (bassel.kassem@dot.state.fl.us) regarding Project 446580.1 and the potential signalized interchange installation at the intersection of Gordy Road & SR 70.**

- ☐ **Coordinate with Jeffrey Robbert, P.E. regarding FDOT Work Program Project 447653.1.**

- ☐ **An Intersection Control Evaluation (ICE) Analysis is required for the signalization request.**

- ☐ **A bond for the design and construction of a traffic signal shall be posted with the County for a two-year period following the issuance of Final Certificate of Occupancy (CO) for all units. If it is determined that a traffic signal is warranted at the intersection of Gordy Road & SR 70, the bond funds shall be used to design and construct the traffic signal via Department Construction Agreement.**

- All existing driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.

Docusign Envelope ID: 12C1EB7D-67E4-4539-8702-64ABFB531B0F

- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP)
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.

Comments:
Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

For right-of-way dedication requirements go to: https://osp.fdot.gov: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

	With the above ruling I	Agree	Disagree	
Jonathan Overton, P.E. District Traffic Operations Engineer	DocuSigned by: Jonathan Overton D1128312655D45A...	X		August 4, 2025
John Olson, P.E. District Design Engineer	Signed by: John Olson D38BA4C842F840E...	X		August 4, 2025
Antonio Castro, P.E. District Maintenance Engineer	DocuSigned by: E4936E24FD0D4BD...	X		August 4, 2025

cc: Nesa Harden
File S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2025-04-11 AMRC\AMRC 02 94030000 MP 20.20 SR 70 Gordy Road Estates\94030000 MP 20.20 SR 70 Gordy Road Estates.docx

ENVIRONMENTAL ASSESSMENT REPORT

Gordy Road

FORT PIERCE, FL

PREPARED BY:

WGI, INC.

2035 VISTA PARKWAY

WEST PALM BEACH, FL 33411

561-687-2220

PREPARED FOR:

NVR., INC. D/B/A RYAN HOMES

DECEMBER 1, 2025

TABLE OF CONTENTS

Contents

INTRODUCTION 1

SOURCES OF INFORMATION 1

SITE DESCRIPTION 1

- SOILS 2
- EXISTING LAND USES 3
- UPLAND COMMUNITIES 3
- WETLANDS AND OTHER SURFACE WATERS 4
- THREATENED AND ENDANGERED SPECIES 5

FINDINGS AND DISCUSSION 7

- WETLANDS AND OTHER SURFACE WATERS 7
- THREATENED AND ENDANGERED SPECIES 8
- UPLANDS AND TREES 10

CONCLUSION 10

EXHIBITS

LOCATION MAP ..... Exhibit A
SOIL SURVEY MAP ..... Exhibit B
LAND USE MAP ..... Exhibit C
WETLAND MAP ..... Exhibit D
SITE PHOTOS ..... Exhibit E

ENVIRONMENTAL FEASIBILITY REPORT
Gordy Road
Fort Pierce, Florida
December 1, 2025

INTRODUCTION

The intent of this environmental report is to provide a preliminary assessment of the natural features within the below identified property including wetlands, uplands, and the potential for threatened and endangered species.

The subject property consists of three parcels totaling approximately 126.91 acres at 3605 Gordy Rd in Fort Pierce, Florida (Parcel Control Numbers: 2326-434-0000-000-0, 2326-413-0000-000-5, 2326-413-0001-000-2). Please refer to **Exhibit A** (Location Map) for details.

SOURCES OF INFORMATION

Literature reviews, agency database searches and coordination, and a field review were conducted to document existing habitat types within and around the property. The information collected and databases reviewed included:

- U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soil Map
- USDA NRCS Soil Survey of St. Lucie County, Florida, 1980
- Florida Association of Professional Soil Classifiers, Hydric Soils of Florida Handbook, 4th ed. (Hurt et. al. 2007)
- U.S. Fish and Wildlife Service (USFWS), Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et. al. 1979; 2013)
- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (Matrix Unit ID 65561)
- National Wetland Inventory Maps
- Various Florida Fish and Wildlife Conservation Commission (FWC) GIS data layers
- USFWS, South Florida Ecological Services Office Wood Stork Florida Nesting Colonies Maps
- USFWS Critical habitat for threatened and endangered species mapper
- USFWS IPaC Planning Tool
- Florida Department of Transportation (FDOT) Florida Land Use, Cover and Forms Classifications System (FLUCFCS), 3rd ed., January 1999
- City of Fort Pierce Code of Ordinances
- Saint Lucie County Property Appraiser's Website
- South Florida Water Management District (SFWMD)

SITE DESCRIPTION

Prior to the field review, the approximate boundaries of uplands and wetlands within the subject property were mapped on true color aerial photographs. Each community type was classified using FLUCFCS/FLUCCS (FDOT 1999).

WGI scientists familiar with Florida natural communities conducted a field review of the subject property on February 3, 2025. During this review, each vegetative community type was walked and visually inspected to verify community boundaries, dominant vegetation, and the presence or potential for occurrence of threatened and endangered species.

SOILS

Based upon the USDA NRCS Soil Survey for St. Lucie County, Florida, seven soil types are mapped within the property. A soil map is included as **Exhibit B**. Listed below are each of the soil types found within the property and a general description of the characteristics of each soil type.

2) Ankona and Farmton sands: This poorly drained, nearly level soil is on broad flatwoods. The water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 months or more during most years. Natural vegetation is south Florida slash pine, saw palmetto, wax myrtle, paw paw, inkberry, fetterbush, lopsided indiangrass, creeping bluestem, chalky bluestem, Florida three awn, and pineland three awn.

14) Fluvaquents, frequently flooded: This poorly drained, nearly level soil is on flood plains on marine terraces. The water table is within 6 inches for most of the year. Natural vegetation in the depressional areas is sandweed and stillingia. Blue maidencane and, in places cypress grow along the ridges of the depressional areas.

20) Kaliga Muck, frequently ponded, 0 to 1 percent slopes: This poorly drained, organic soil typically found in low-lying areas such as marshes, ponds, and depressions that are frequently ponded. Natural vegetation in the depressional areas is wax myrtle, bald cypress, spatterdock, duck potato, pickerelweed, and water hyssop.

37) Riviera sand, frequently ponded, 0 to 1 percent slopes: This poorly drained, nearly level soil is in depressional areas. This soil is ponded for 6 to 9 months or more annually. The water table is within a depth of about 40 inches for most of the rest of the year. Natural vegetation in the depressional areas is sandweed and stillingia. Blue maidencane and, in places cypress grow along the ridges of the depressional areas.

38) Riviera fine sand, 0 to 2 percent slopes: This poorly drained, nearly level soil is in hammocks and along drainageways. The water table is at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. Natural vegetation is cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto. The most common native grasses are pineland three awn and blue maidencane.

44) Tantile and Pomona sands: This is typically well-drained to moderately well-drained sandy soils. These soils are often found in upland or slightly depressional areas and are generally associated with pine flatwoods, scrub, or prairie ecosystems, depending on the region. Natural vegetation is slash pines, cabbage palms, saw palmetto, longleaf pine, and wiregrass.

48) Wabasso sand, 0 to 2 percent slopes: This poorly drained, nearly level soil is in flatwoods areas. The water table is at a depth of less than 10 inches for 1 to 4 months during the summer rainy season and between depths of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is second growth longleaf pine or slash pine and scattered to many cabbage palms. The understory is saw palmetto, running oak, and in places inkberry

and fetterbush. The most common native grasses are Pineland three awn and Florida three awn and in places several varieties of bluestem.

EXISTING LAND USES

Descriptions of the land use/cover types and the soil types that comprise the subject property are provided below. Existing land uses and natural habitats within the subject property were classified using the FLUCFCS (1999). Based on in-house and field review, five land use/cover types were determined to be present within the subject property. A map depicting the existing land use/cover types encountered within the subject property is provided as **Exhibit C** (Existing Land Use Map) and general descriptions of the land use/cover types are provided below.

UPLAND COMMUNITIES

The upland habitat on the subject property is predominantly characterized by improved pasture, which serves as grazing land for cattle. Interspersed throughout the pasture are patches of native vegetation, including sabal palms, slash pines, laurel oaks, and live oaks. However, the upland areas also exhibit the presence of invasive species, notably Brazilian pepper.

110- – Residential low density (3.13 AC.)

This category includes land that contains less than two dwellings per acre. This includes the three residential homes located on the subject property over 129.91 acres.

WGI scientists identified the following vegetation within the upland community type listed above. The following is a list of those species observed.

Common Name	Scientific Name	Designation
Sabal Palm	*Sabal palmetto*	Native
Bahia Grass	*Paspalum notatum*	Non-native
Live Oak	*Quercus virginiana*	Native

211 – Improved Pasture (100.15 AC.)

This category in most cases is composed of land which has been cleared, tilled, reseeded with specific grass types and periodically improved with brush control and fertilizer application. This land use makes up the majority of the subject property and is being used to graze cattle.

WGI scientists identified the following vegetation within the upland community type listed above. The following is a list of those species observed.

Common Name	Scientific Name	Designation
Sabal Palm	*Sabal palmetto*	Native
Bahia Grass	*Paspalum notatum*	Non-native
Live Oak	*Quercus virginiana*	Native
Laurel Oak	*Quercus laurifolia*	Native
Giant Smutgrass	*Sporobolus indicus*	Invasive
Brazilian Pepper	*Schinus terebinthifolia*	Invasive

WETLANDS AND OTHER SURFACE WATERS

WGI scientists familiar with Florida wetland communities conducted a field review of the subject property. The purpose of the field review was to delineate the limits of, and gather pertinent information about, any wetlands that may exist onsite. It is WGI's opinion that there are wetlands located on the property.

Delineation of wetlands regulated by the South Florida Water Management District (SFWMD) is done according to Chapter 62-340 Florida Administrative Code (F.A.C.), Delineation of the Landward Extent of Wetlands and Surface Waters. The *Florida Wetlands Delineation Manual* (Gilbert et al., 1995) serves as a guide to Chapter 62-340. The United States Army Corps of Engineers (USACE) will delineate federal jurisdictional wetlands according to 40 CFR Part 120, the Waters of the United States (WOTUS) rule. The USACE 1987 Wetland Delineation Manual serves as a guide to 40 CFR Part 120. In this evaluation, WGI used the intent and methodology of the manual to form the opinion that wetlands are located within the boundaries of the subject property. The wetland communities listed below were observed within the subject property. A wetland boundary map is included as **Exhibit D**.

510 – Canal/Ditch (8.83 AC.)

This category includes rivers, creeks, canals, and other linear water bodies. There are drainage ditches and creeks on the subject property from agricultural use that are connected to offsite canals via culverts.

534 – Reservoir less than 10 acres (1.84 AC.)

These communities are associated with depressions and drainage areas that are not associated with streams or lakes. Wetlands 3 and 4 are historic wetlands that were dredged and are now used as drainage/irrigation ponds.

630 – Wetland Forested Mixed (8.78 AC.)

This category includes mixed wetland forest communities in which neither hardwoods or conifers achieve 66 percent dominance in the canopy. There are two wetland areas on the subject property that are vegetated and forested.

Common Name	Scientific Name	Designation
Sabal Palm	*Sabal palmetto*	Native
Bamboo	*Bambusoideae*	Invasive
Sword Ferns	*Polystichum munitum*	Native
Duckweed	*Lemna minor*	Native

640 – Vegetated Non-forested Wetlands (4.18 AC.)

This category includes marshes and seasonably flooded basins and meadows. These communities are usually confined to relatively level, low-lying areas. There are two wetland areas on the subject property that are vegetated but not forested.

Common Name	Scientific Name	Designation
Southern cattail	*Typha domingensis*	Native
Bahia Grass	*Paspalum notatum*	Non-native
Dollar Weed	*Hydrocotyle umbellate*	Native
Pickerelweed	*Pontederia cordata*	Native

THREATENED AND ENDANGERED SPECIES

In order to determine federal and state listed protected plant and animal species that have the potential to occur within the property, available site-specific data was collected and evaluated, and a field review of the subject property was conducted on February 3, 2025. The purpose of the field review was to identify any listed species present within the subject property, to assess the potential for the occurrence of protected species within the subject property, and to identify any critical habitat that might be located within or adjacent to the subject property. During the field review, the property was canvassed for direct observations of listed species or signs of their presence, including trails, tracks, scats, nests (cavity or stick), burrows, or calls.

The Florida Natural Areas Inventory (FNAI) biodiversity matrix identifies federal or state-listed plant and animal species as occurring or having the potential to occur within the subject property. The potential of occurrence for each species was ranked as Low, Moderate, or High based on the habitat requirements for each species, the presence of habitat within the property and documented occurrences of the species within one mile of the property.

- A Low ranking indicates that preferred habitat for that species was found within the project area, but the species has not been documented within one mile of the project area.
- A Moderate ranking indicates that suitable habitat exists, and the species has been documented within one mile of the project area.
- A High ranking indicates that suitable habitat exists, and the species was observed during field reviews.

The following table lists the protected species, their federal or state protection status, preferred habitat, and a ranking of potential for occurrence within the property based on the results of the FNAI biodiversity matrix search and the field review.

Species	Designated Status			Habitat Preference	Potential for Occurrence Onsite
	USFWS	FWC	DOACS		
FAUNA					
REPTILIAN / AMPHIBIAN					
Eastern indigo snake (*Drymarchon corais couperi*)	T			Pine and scrubby flatwoods, high pine, dry prairie, edges of freshwater marshes, agricultural fields, coastal dunes, and human altered habitats	Low
Gopher tortoise (*Gopherus polyphemus*)		T		Upland habitats with relatively well- drained, sandy soils. Usually inhabits longleaf pine and xeric oak sandhills, scrub, xeric hammock, pine flatwoods, dry prairie, coastal grasslands and dunes, mixed hardwood-pine communities, and a variety of disturbed habitats.	Low
Gopher Frog (*Lithobates capito*)		SSC		Inhabits longleaf pine, xeric oak, and sandhills. Inhabits gopher tortoise burrows.	Low
AVIAN					

Florida burrowing owl (*Athene cunicularia floridana*)		T		Open prairies in Florida that have very little understory vegetation. These areas include golf courses, airports, pastures, agriculture fields, and vacant lots.	Low
Florida scrub jay (*Aphelocoma coerulescens*)	T			Sand pine and xeric oak scrub, and scrubby flatwoods, which occur in some of the highest and driest areas of Florida. Peninsular Florida's ancient sandy ridges and dune ecosystems or scrubs, which occur on well-drained to excessively well-drained sandy soils. The species does best in areas that contain large quantities of oak shrubs that average 3.28-6.56 feet in height.	Low
Crested Caracara (*Caracara cheriway*)	T			Inhabits wet prairies with cabbage palms. It may also be found in wooded areas with saw palmetto, cypress, scrub oaks and pastures.	Moderate
Snail kite (*Rostrhamus sociabilis*)	E			Inhabits shallow freshwater marshes and shallow grassy shorelines of lakes.	Low
Florida sandhill crane (*Grus canadensis pratensis*)		T		Foraging habitat includes shallow (0-32 inches deep) herbaceous wetlands, improved pastures, prairies, open pine forests, croplands, golf courses, airports, and sod farms. Freshwater marshes are critical for nesting and roosting. Preferred habitat contains short vegetation (e.g., < 20inches in uplands).	Observed
Red-cockaded woodpecker (*Picoides borealis*)	E			Suitable nesting habitat includes pine stands or pine-dominated pine/hardwood stands with a sparse understory and ample old-growth pines.	Habitat not onsite
Wood stork (*Mycteria americana*)	T			Fresh and saltwater marshes, tidal flats, wet prairies, forested wetlands, flooded pastures, and ditches.	Moderate
Bald eagle (*Haliaeetus leucocephalus*)	N/A	N/A	N/A	Nesting and roosting habitat consists of forested habitats with mature canopy trees. Preferred foraging habitat consists of expanses of shallow fresh or salt water that includes a diversity and abundance of prey and access to shallow water and tall trees/structures for perching.	Low
MAMMALS					
Florida panther (*Puma concolor coryi*)	E			Habitat selection is related to prey availability and suitable habitat includes dense understory vegetation for stalking/feeding, resting, and denning. Preferred habitat is typically forested habitat types interspersed with other habitat types. The species requires large, contiguous areas.	Habitat not onsite

Legend:
USFWS = United States Fish and Wildlife Service
FWC = Florida Fish and Wildlife Conservation Commission DOACS = Florida Department of Agriculture & Consumer Services E = Endangered T = Threatened
SSC = Species of Special Concern
(S/A) = Threatened/Similarity of Appearance
N/A = Not Applicable
Low = Suitable habitat found within the project area, but no documented element occurrence of the species within one (1) mile of the project area and no observations were made during field reviews.
Moderate = Suitable habitat exists and the species has been documented within one (1) mile of the project area, but no observations were made during field reviews.
High = Suitable habitat exists and species was observed within the project area during field reviews.

The FWC wading bird rookery database was searched for active wading bird rookeries within one mile of the subject property. According to this FWC database, there are no active wading bird rookeries within one mile of the subject property.

The USFWS **wood stork (*Mycteria americana*)** colony website was searched for active wood stork colonies located within 18.6 miles of the subject property. This 18.6-mile distance corresponds to the core foraging area (CFA) established by the USFWS for the wood stork. According to the USFWS wood stork colony website, the subject property is located within the 18.6-mile CFA of three wood stork nesting colonies.

The Audubon Florida EagleWatch Nest Map was searched for **bald eagle (*Haliaeetus leucocephalus*)** nests within the vicinity of the subject property. According to the Audubon GIS map, there are no known nests located within the 330-foot or 660-foot buffer of any active bald eagle nests.

The subject property is located within the USFWS Consultation Area for the federally threatened **Audubon's crested caracara (*Caracara cheriway*)**, which is protected under the federal Migratory Bird Treaty Act (MBTA). Caracara habitat includes wet prairies, wooded areas with saw palmetto, cypress, scrub oaks, and pastures. It is WGI's opinion that suitable habitat is present on the subject property. No Audubon's crested caracara were observed during the site visit.

Sandhill cranes (*Grus canadensis pratensis*) and Sandhill crane nesting habitat were identified on the subject property so it is possible that construction activities in that area will be required to be performed outside of nesting season which is between January and May.

FINDINGS AND DISCUSSION

Based on the above findings, there are natural features present on the subject property that are regulated by federal, state, and local agencies and permits will be required as part of the entitlement process. The following is a summary of the environmental permitting efforts required for each component of this subject property.

WETLANDS AND OTHER SURFACE WATERS

It is WGI's opinion that there are approximately 14.8 acres of herbaceous and forested wetlands, and 8.83 acres of surface waters, on the subject property. Wetlands 3 and 4 are historic wetlands that were dredged and are now being used as irrigation/drainage ponds. It is WGI's opinion that the regulatory agencies may consider these areas wetlands and not "other surface waters" due to their historic wetland status. WGI's opinion is based on preliminary reconnaissance only; WGI has not conducted official wetland delineation services for this site. Furthermore, wetland boundaries can only be verified by state and/or federal regulatory agency involvement. The State of Florida Department of Environmental Protection (FDEP) has established the Environmental Resource Program (ERP) under Chapter 62-330, F.A.C. that governs the "construction, alteration, operation, maintenance, repair, abandonment, and removal of stormwater management systems, dams, impoundments, reservoirs, appurtenant works, and works (including docks, piers, structures, dredging, and filling located in, on or over wetlands or other surface waters, as defined and delineated in chapter 62-340, F.A.C.)". The FDEP has delegated authority for certain ERP activities to the South Florida Water Management District (SFWMD).

It is WGI's opinion that some of the wetlands present on the property may be federally jurisdictional, and therefore, a federal 404 Permit could be required for the development of the site. This project will require an

SFWMD individual permit and likely a USACE individual permit. WGI recommends that an approved jurisdictional determination from USACE be submitted as early as possible in the development process as USACE currently has a lengthy processing time (approximately 12-18 months) for 404 program related requests. Both agencies (SFWMD and USACE) require avoidance and minimization of impacts to wetlands prior to considering mitigation for impacting wetlands. The agencies may require some portion of the wetland to be preserved and enhanced unless there is adequate justification for impacting. Preservation of the wetland will require a conservation easement and preserve area management plan that will require maintenance of the wetland in perpetuity. Any impacts to the wetland will require compensatory mitigation. The preferred method of mitigation under federal regulations is via the purchase of mitigation credits from an approved mitigation bank that services the project area.

While WGI has provided reasonable estimates; ultimately, the regulatory agencies have final approval of the jurisdiction, quality, and amount of mitigation required for wetlands on the subject property, and therefore the estimates provided in this report may not match the final requirements.

THREATENED AND ENDANGERED SPECIES

Listed species are afforded special protective status by federal and state agencies. This special protection is federally administered by the United States Department of the Interior, USFWS pursuant to the Endangered Species act of 1973 (as amended). The USFWS administers the federal list of animal species (50 CFR 17.11) and plant species (50 CFR 17.12).

The State of Florida affords special protection to animal species designated as State designated threatened or species of special concern, pursuant to Chapter 68A-27, F.A.C., which is administered by the FWC. In November 2010, a revision to the FWC threatened species rules changed the designation of federal listed species that occur in Florida to federally designated endangered or federally designated threatened species. Those species that are only state listed are now designated as State threatened or State species of special concern.

The State of Florida also protects and regulates plant species designated as endangered, threatened or commercially exploited as identified on the Regulated Plant Index (5B- 40.0055, F.A.C.), which is administered by the Florida Department of Agriculture and Consumer Services (FDACS), Division of Plant Industry, pursuant to Chapter 5B-40, F.A.C.

The subject property lies within several critical habitats and consultation zones for state and federally protected species. Each of these species requires specific considerations during the permitting process to ensure compliance with the Endangered Species Act (ESA) and applicable state regulations.

The subject property is located within the USFWS Consultation Area for the **wood stork (*Mycteria americana*)**. Surface waters and wetlands with a seasonal high-water depth between 2 inches and 15 inches with 25 percent aquatic vegetation coverage or less are considered suitable foraging habitat (SFH) for the wood stork. SFH for the wood stork is present on the subject property. The USFWS will require consultation during the review process to ensure that there is no net loss of SFH. This no net loss of SFH is usually accomplished through the development of stormwater retention ponds and the planted littoral zones. A wood stork prey base analysis will be performed, if required, to quantify the offset of SFH in cases where more than five acres of SFH is impacted. Offsite mitigation can also be purchased from a wetland mitigation bank to offset SFH loss.

The subject property is located within the USFWS Consultation Area for the federally threatened **Eastern indigo snake (EIS, *Drymarchon corais couperi*)**. The property will be reviewed by the USFWS for a Section 7 Consultation for the EIS as it is anticipated that at least 25 acres or more of land would be altered for any proposed project development. Based on August 1, 2017, guidance from the USFWS regarding consultation measures for EIS, it is anticipated a project would "key out" for a determination of "may affect" EIS habitat, assuming a path of A > B > C > may affect. Informal consultation with USFWS will be required to determine if mitigation is required. Usually, mitigation is only required in cases where documented observations of EIS have been recorded on the property or nearby. If USFWS determines that the project "may affect" EIS habitat, there will be required compensatory mitigation for lost EIS habitat.

The subject property is located within the USFWS Consultation Area for **Audubon's crested caracara (*Caracara ceriway*)**. Suitable habitats are dry or wet prairie areas with scattered sabal palms. It is WGI's opinion that suitable habitat for Audubon's crested caracara is present on the property. As such, it is anticipated that a USFWS consultation will be required for this species. USFWS may require a survey to determine if the subject property contains any nests or is being used for foraging. Consultation with USFWS will be required for any lawful activities that may result in the take of endangered or threatened animal species. Rather than perform a survey which is labor and time intensive, it may be preferred to assume the presence of caracara on the site and pursue an Incidental Take Permit (ITP). As part of the ITP application, a habitat conservation plan (HCP) will need to be prepared in reference to the Audubon's crested caracara and meet the ESA section 10(a)(1)(B) incidental take permit issuance criteria and a contribution fee to the Fish and Wildlife Foundation of Florida's Caracara Conservation Fund. The HCP will outline the anticipated effects of the proposed taking, how the impacts will be mitigated and minimized, and how the conservation measures included in the plan will be funded.

On February 3, 2025, sandhill cranes and potential nesting habitat were observed on the subject property. **Florida sandhill cranes (*Grus canadensis pratensis*)**, along with their active nests, eggs, and young, are protected under the Federal Migratory Bird Treaty Act, as well as state regulations Rule 68A-16.001 and Rule 68A-4.001, F.A.C. Sandhill crane nesting season occurs between January and May, with nests typically found in seasonally flooded emergent wetlands such as freshwater marshes. The site may provide foraging habitat for Florida sandhill cranes, while the wetlands in the southeastern portion of the property could serve as potential nesting areas. The Florida Fish and Wildlife Conservation Commission (FWC) recommends conducting nesting surveys before any construction activities, particularly during the breeding season from December through August. Since Florida sandhill cranes do not reuse the same nesting sites annually, surveys may need to be conducted each year if construction is ongoing. If active nests are identified onsite, the Species Conservation Measures and Permitting Guidelines advise establishing a 400-foot buffer around the nest to minimize human disturbance. Pre-construction surveys should be conducted within 30 days of project initiation and must include either one aerial survey or two ground surveys. To avoid the need for an FWC take permit, activities should not impact natural wetlands used by sandhill cranes for breeding, feeding, or sheltering. A 400-foot buffer must be maintained around active nests, and if flightless young are present, land use conversion within 1,500 feet of the nest should be avoided until they are capable of sustained flight, typically within 70 days of hatching.

During the field review on February 3, 2025, no evidence of gopher tortoises, burrowing owls or their burrows were observed on the property.

UPLANDS AND TREES

Mitigation for trees is not necessary if at least 25% of the site's upland habitat is preserved. A tree survey and removal permit are required. Mitigation is required for the removal of any native tree at least 14 inches DBH, except palms, which must have a minimum clear trunk of ten feet. If trees are to be mitigated on-site the mitigation plan must include: replacement trees (preserved, relocated, or newly planted) of the same or another native species. Replacement trees must exceed minimum landscape requirements and be at least 12 feet tall and 2½ inches DBH, except palms, which must have a ten-foot clear trunk. Trees must be replaced at a ratio of one inch DBH for each inch removed, with palm trees preserved or relocated counting one-for-one towards mitigation.

The onsite uplands consist primarily of vegetated improved pasture, with a few scattered residential areas and associated yard vegetation. These upland areas are heavily managed and lack the structure and species diversity characteristic of native upland communities. As a result, the site does not contain any high-quality upland habitat, and the existing uplands provide minimal ecological value beyond their current agricultural and residential use.

CONCLUSION

- Uplands and Trees:
    - A vegetation removal permit will be required, and mitigation for tree removal may be waived if at least 25% of the site's upland habitat is preserved.
    - Mitigation is necessary for removing native trees at least 14 inches DBH (10-foot clear trunk for palms). On-site mitigation must include native replacement trees exceeding landscape requirements, with a one-inch DBH replacement per inch removed. Preserved or relocated trees count fully, while newly planted trees count as half credit. Property owners must maintain mitigation trees, with a 12-month inspection and a 60-day correction period if noncompliant. If on-site mitigation is not feasible, applicants may plant on public land with city approval or pay a fee to the city's Tree Preservation Fund.

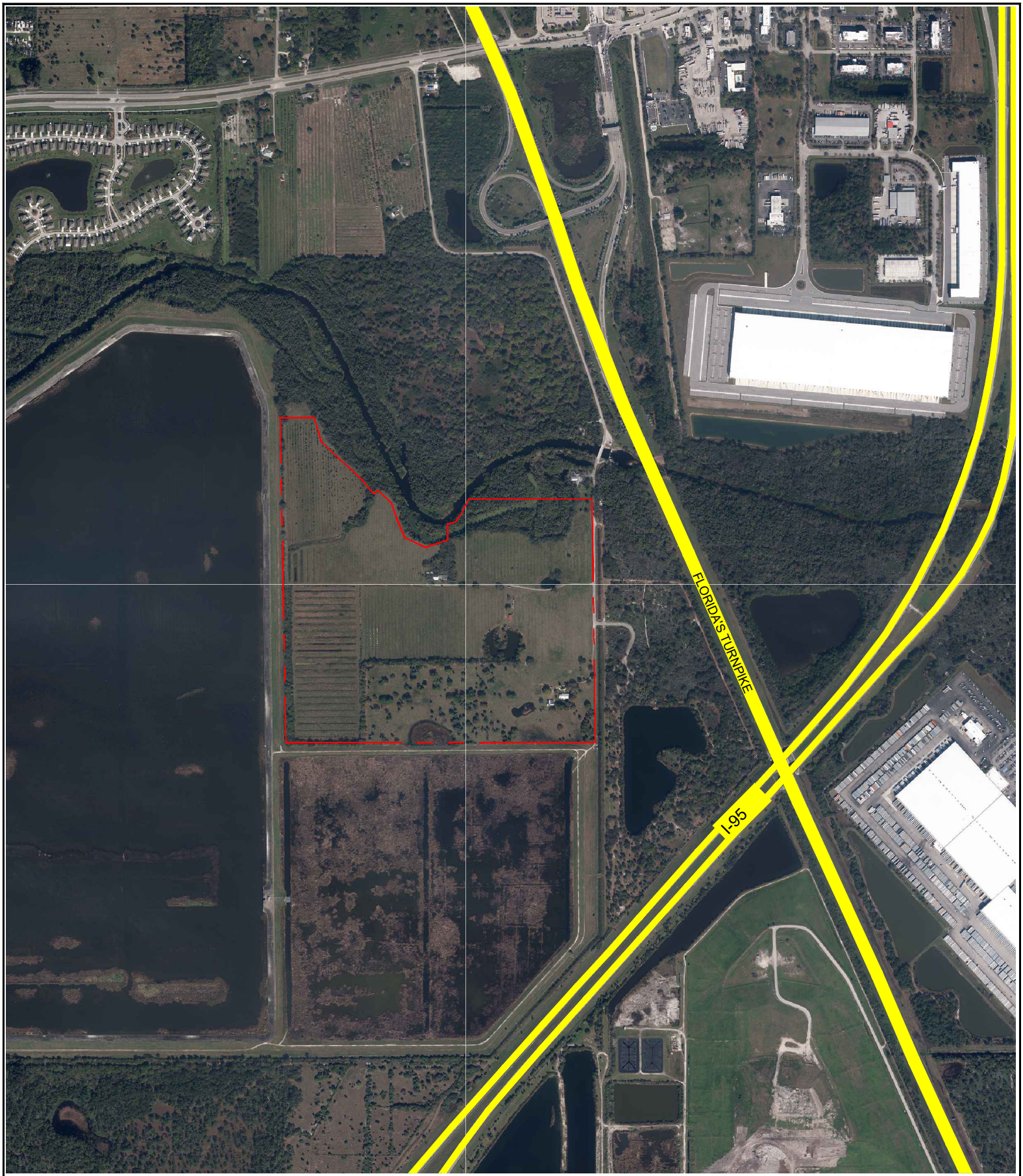
- Wetlands and Other Surface Waters: There are approximately 14.8 acres of herbaceous and forested wetlands, and 8.83 acres of surface waters, on the subject property. Wetlands 3 and 4 are historic wetlands that were dredged and are now being used as irrigation/drainage ponds. It is WGI's opinion that the regulatory agencies may consider these areas wetlands and not "other surface waters" due to their historic wetland status. An official wetland delineation is recommended to confirm the boundaries of the suspected wetlands. Some of the wetlands on the subject property likely fall under the jurisdiction of the USACE, requiring an Approved Jurisdictional Determination (AJD) to confirm. Additionally, the project will necessitate an Individual Environmental Resource Permit (ERP) from the SFWMD and possibly an Individual Permit from USACE.

- Listed Species:
- Consultation with USFWS and FWC will take place through the required wetland permitting with SFWMD and USACE.
    - **Audubon's Crested Caracara**
        - The property is within the USFWS Consultation Area for the species and the USFWS may

require a survey to determine if the property contains nests or is used for foraging. Survey protocol requires monitoring the entire subject property plus a 1,500-meter radius buffer around the subject property. Monitoring must be done at a certain time of year (from January to April) so caracaras should be considered in project scheduling.

- If a survey is requested by the USFWS, it may be more efficient to assume the presence of the caracara, in which case an Incidental Take Permit (ITP) may be required along with the preparation of a Habitat Conservation Plan.

- **Wood Stork**
  - Suitable foraging habitat mitigation can be provided by creating habitat through the proposed stormwater management system (shorelines of lakes and ponds) and/or purchasing wetland mitigation credits. The impact to wood stork habitat is unlikely to incur additional mitigation costs above and beyond the mitigation needed for other wetland impacts.
- **Florida Sandhill Crane**
  - To avoid the need for an FWC take permit, activities should not impact natural wetlands when there are active nests. A 400-foot buffer must be maintained around active nests. If eggs or flightless young are present, land use conversion within 1,500 feet of the nest should be avoided until they reach sustained flight, typically at 70 days old.
- **Eastern Indigo Snake**
  - USFWS consultation will be required which will occur during wetland permit review with SFWMD and USACE. This generally does not require additional permitting or mitigation costs above and beyond wetland and stormwater permitting.



SOURCE: GOOGLE EARTH PRO

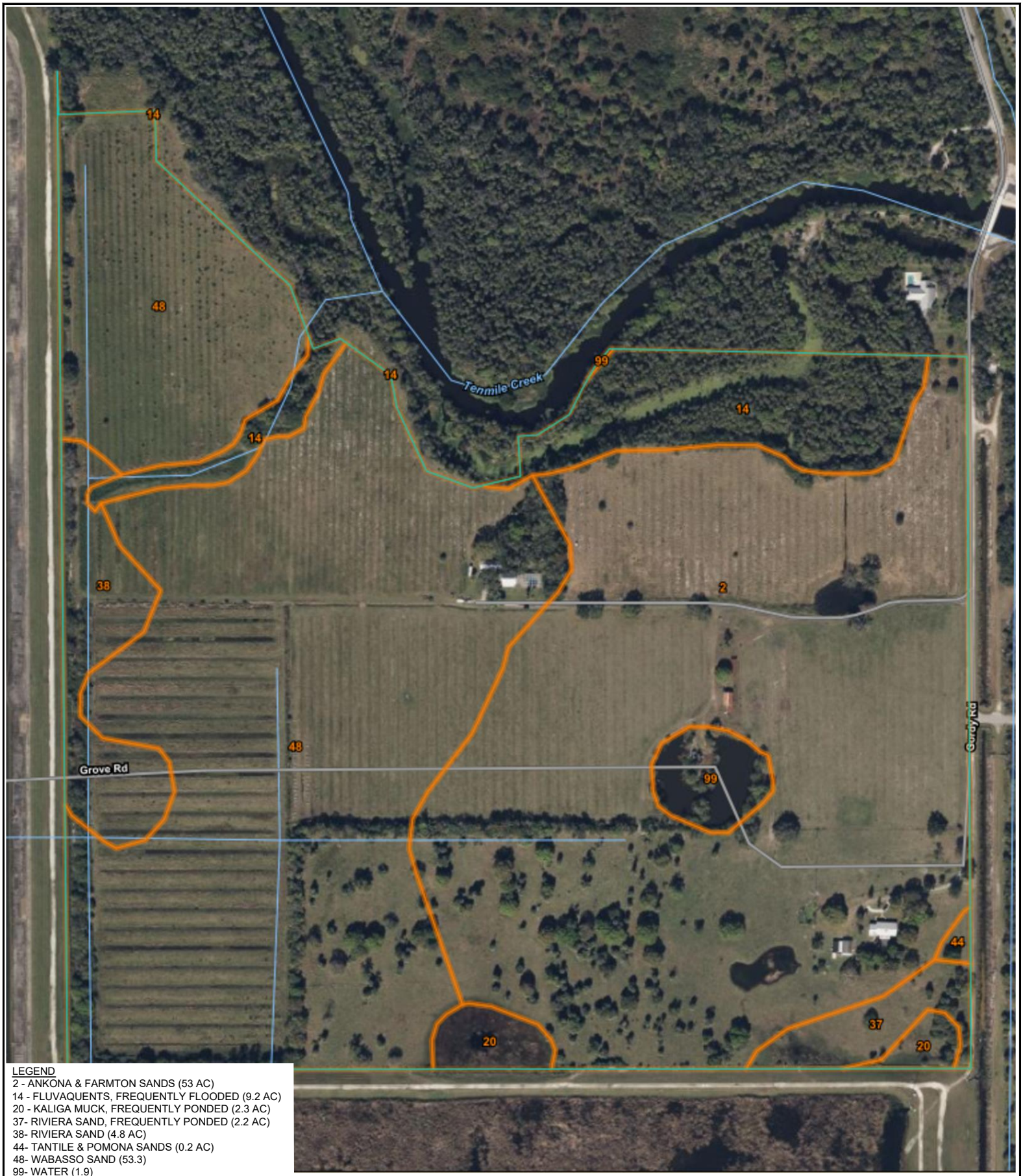
PROJECT NAME:	GORDY ROAD
PROJECT #:	11131.00
DATE:	02/07/25
CREATED BY:	AMS
CHECKED BY:	RMH

LOCATION MAP
EXHIBIT A

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



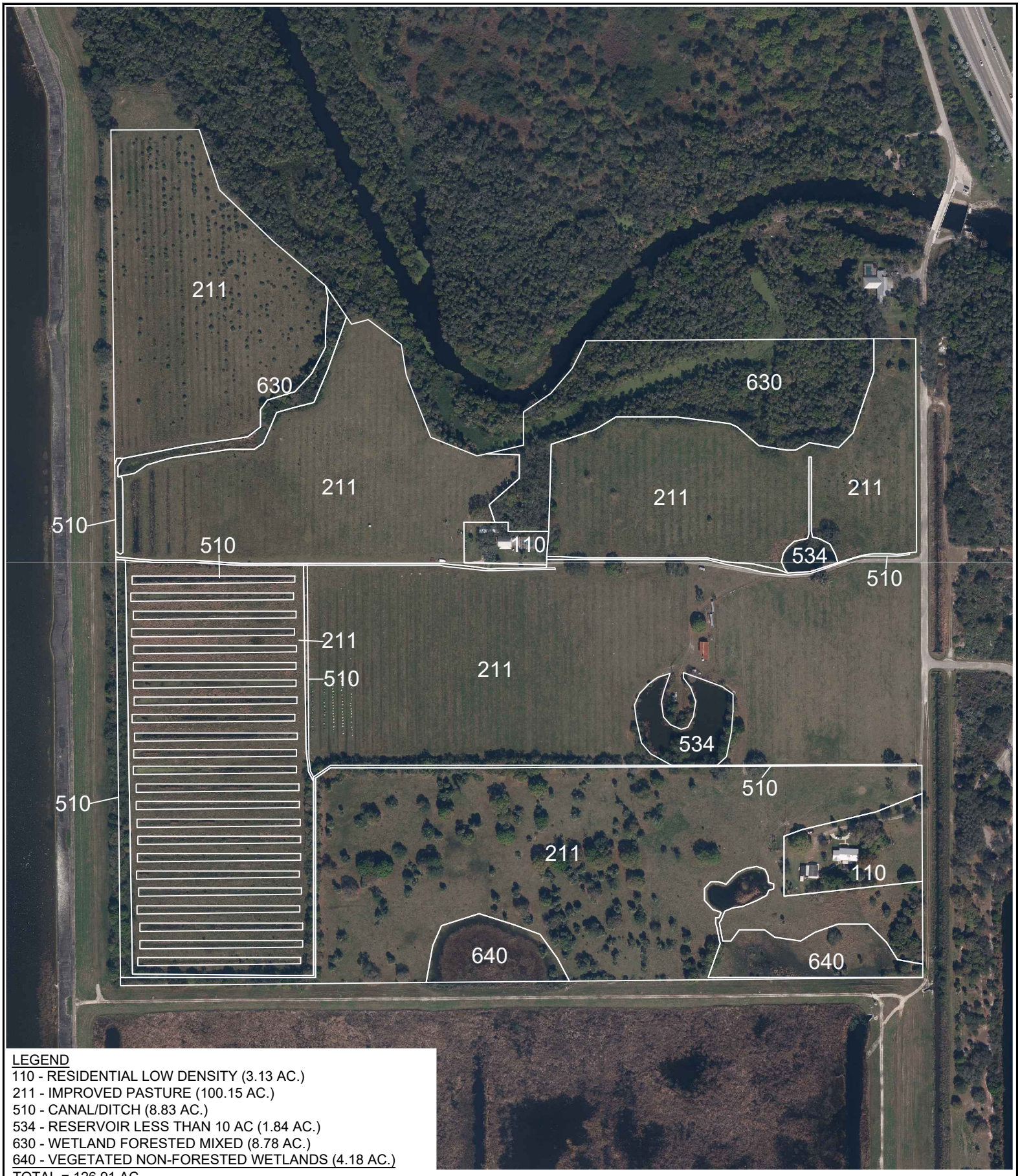
LEGEND
2 - ANKONA & FARMTON SANDS (53 AC)
14 - FLUVAQUENTS, FREQUENTLY FLOODED (9.2 AC)
20 - KALIGA MUCK, FREQUENTLY PONDED (2.3 AC)
37- RIVIERA SAND, FREQUENTLY PONDED (2.2 AC)
38- RIVIERA SAND (4.8 AC)
44- TANTILE & POMONA SANDS (0.2 AC)
48- WABASSO SAND (53.3)
99- WATER (1.9)

SOURCE: USDA WEB SOIL SURVEY

PROJECT NAME:	GORDY ROAD
PROJECT #:	11131.00
DATE:	12/01/25
CREATED BY:	CAO
CHECKED BY:	RMH

SOIL SURVEY MAP
EXHIBIT B

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055
WGI.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



LEGEND
110 - RESIDENTIAL LOW DENSITY (3.13 AC.)
211 - IMPROVED PASTURE (100.15 AC.)
510 - CANAL/DITCH (8.83 AC.)
534 - RESERVOIR LESS THAN 10 AC (1.84 AC.)
630 - WETLAND FORESTED MIXED (8.78 AC.)
640 - VEGETATED NON-FORESTED WETLANDS (4.18 AC.)
TOTAL = 126.91 AC.

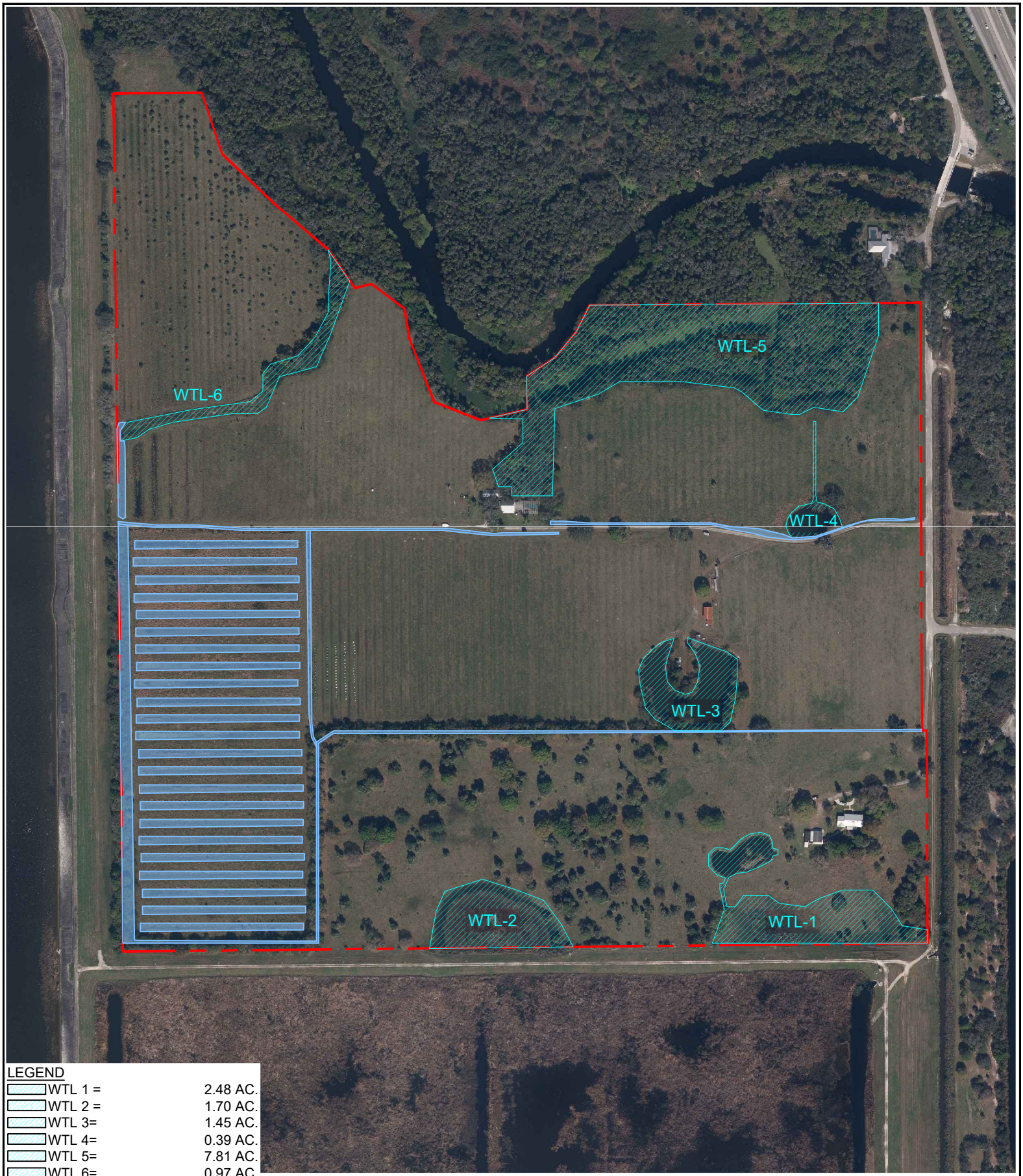
0 400 800 Feet

SOURCE: FDOT AERIALS GIS

PROJECT NAME:	GORDY ROAD
PROJECT #:	11131.00
DATE:	12/01/25
CREATED BY:	CAO
CHECKED BY:	RMH

LAND USE MAP
EXHIBIT C

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055
WGI.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411



LEGEND

WTL 1 =	2.48 AC.
WTL 2 =	1.70 AC.
WTL 3=	1.45 AC.
WTL 4=	0.39 AC.
WTL 5=	7.81 AC.
WTL 6=	0.97 AC.
TOTAL =	14.8 AC.
SURFACE WATERS=	8.83 AC.

SOURCE: FDOT AERIALS GIS

0 400 800 Feet

PROJECT NAME: GORDY ROAD
PROJECT #: 11131.00
DATE: 12/01/25
CREATED BY: CAO
CHECKED BY: RMH

WETLAND BOUNDARY MAP
EXHIBIT D

PHONE NO. 561.687.2220
CERT NO. 33574
LB NO. 7055

WGI.

2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411

Exhibit E



Photo Number: 1	View of one of the southern wetlands on the subject property that is possibly suitable foraging and nesting habitat for sandhill cranes.
Photo date: 2/03/2025	
Direction: S	



Photo Number: 2	View of the southern wetland and Sandhill Cranes.
Photo date: 2/03/2025	
Direction: S	



Photo Number: 3	View of the southern residential area with some large specimen oaks.
Photo date: 2/03/2025	
Direction: NE	



Photo Number: 4	View of the cattle pasture showcasing possible Audubon Crested Caracara habitat.
Photo date: 2/03/2025	
Direction: W	



Photo Number: 5	View of one of the drainage ditches that flows into an offsite canal.
Photo date: 2/03/2025	
Direction: W	



Photo Number: 6	View of a wet area near one of the drainage ditches.
Photo date: 2/03/2025	
Direction: N	



Photo Number: 7	View of the centrally located pond by the maintenance area.
Photo date: 2/03/2025	
Direction: NW	

Trish Sesta

From: Miller, Marissa L. <Marissa.Miller@dos.fl.gov>
Sent: Monday, August 25, 2025 11:40 AM
To: Trish Sesta
Subject: RE: 3601, 3605, 3725 Gordy Road
Attachments: Map.pdf

You don't often get email from marissa.miller@dos.fl.gov. Learn why this is important

Good morning Trish,

FLORIDA DEPARTMENT OF STATE
DIVISION OF
Historical Resources

I have completed your search and there are no previously recorded resources within parcels 2326-413-0001-000-2, 2326-413-0000-000-5, and 2326-434-0000-000-0. I have attached a map for your reference. Let me know if you need anything else or if you have any questions. Have a great day!

STOP **This record search is for informational purposes only and does NOT constitute a project review. This search identifies resources recorded at the Florida Master Site File only and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myflorida.com or 850-245-6333 for project review information.**

Marissa Miller
Historic Data Analyst | Florida Master Site File | Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State | 500 South Bronough Street | Tallahassee, Florida 32399 | 850.245.6424 | 1.800.847.7278 | Fax: 850.245.6439 | flheritage.com

From: Trish Sesta <psesta@haleyward.com>
Sent: Monday, August 25, 2025 11:13 AM
To: FMSFILE <FMSFILE@dos.fl.gov>
Cc: Brad Currie <bcurrie@haleyward.com>; Mark Landsman <mlandsman@haleyward.com>
Subject: 3601, 3605, 3725 Gordy Road

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Please see the attached. We respectfully request a historical report for the above noted parcels located in Fort Pierce, Florida. Please let me know if you require additional material to proceed with this request.

Thank you.

HALEY WARD

AN EMPLOYEE-OWNED COMPANY

HALEYWARD.COM

Trish Sesta
Senior Planner
t: 772.462.2455 d: 772.494.0806
a: 10250 SW Village Parkway, Suite 201, Port St. Lucie, FL 34987



This e-mail may be confidential and is intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Haley Ward, Inc. If you are not the intended recipient (or responsible for delivery of the message to such person),you may not use, copy, distribute or deliver to anyone this message (or any part of its contents) or take any action in reliance on it. In such case, you should delete this message, and notify us immediately at 207 989 4824 or by email bangor@haleyward.com.


SL03340
SL01789
SL03156
Esri, HERE, Garmin, (c) OpenStreetMap contributors, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

HALEY WARD

DESIGN REVIEW NARRATIVE

Gordy Road Hickory Branch Properties

Planned Development Rezone Petition

December 30, 2025

SUBMITTAL REQUEST:

On behalf of the Petitioner, Haley Ward is requesting design review approval for a Final Planned Development to be known as Gordy Road. The combined 129.29-acre subject site is located at 3601, 3605, and 3725 Gordy Road in St. Lucie County. The subject parcels are identified below:

Parcel ID	Parcel Address	Acreage	Current FLU	Current Zoning
2326-413-0000-000-5	3601 Gordy Rd.	1.83	RS / RC	AG-1 / RC
2326-413-0001-000-2	3605 Gordy Rd.	93.66	RS / RC	AG-1 / RC
2326-434-0000-000-0	3725 Gordy Rd.	30.80	RS	AG-1
	TOTAL ACRES:	**126.29***		

The surrounding parcels are within the jurisdiction of the City of Fort Pierce and unincorporated St. Lucie County. The subject parcels are designated by St. Lucie County's Agriculture-1 (AG-1) and Residential/Conservation (RC) Zoning Districts and the Residential Suburban (RS) and Residential/Conservation (RC) Future Land Use.

ADJACENT DEVELOPMENTS / ZONING & FUTURE LAND USE			
Location	**Use**	**Zoning**	**Future Land Use**
Subject Parcels	Agricultural	Agriculture-1 & Residential/Conservation	Residential Suburban & Residential/Conservation
	Agricultural	Agriculture-1 & Residential/Conservation	Residential Suburban & Residential/Conservation
	Agricultural	Agriculture-1	Residential Suburban
North	Preserved Land	Residential/Conservation & Conservation Public	Residential/Conservation & Conservation Public
South	SFWMD Land Management	Agriculture-1	Special District
East	Preserved Land	Agriculture/Residential-1	Special District & Conservation Public

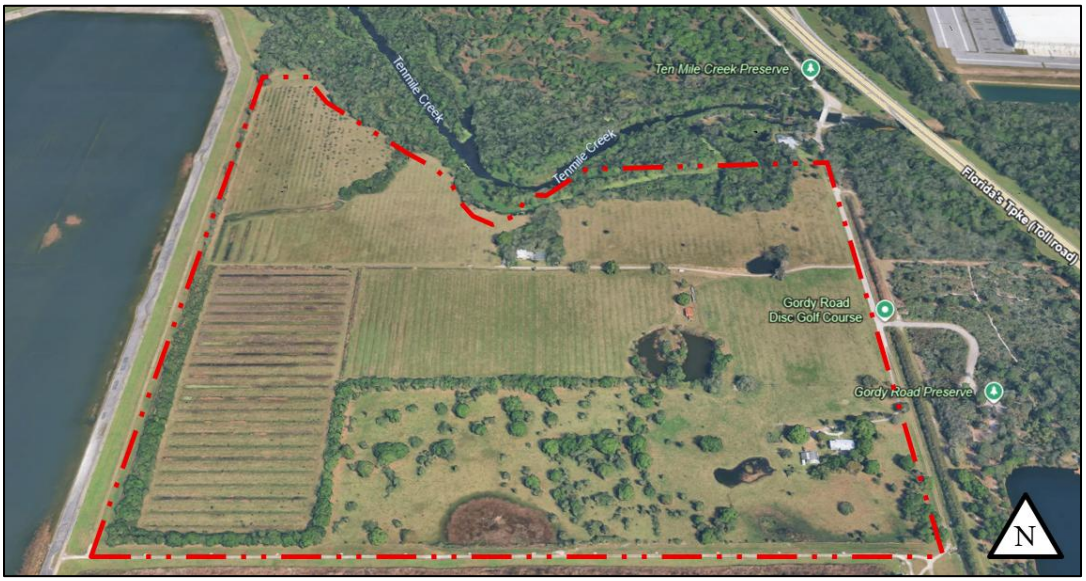
10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

West	SFWMD Land Management	Agriculture-1	Special District

The standards for Single Family, Townhome, and Duplex Residential buildings apply to all new and substantially reconstructed buildings (greater than 51% of the original structure), which are located within the Fort Pierce Community Redevelopment Area, Historic District, Planned Development, or part of an Innovative Community Development.

DESIGN REVIEW:

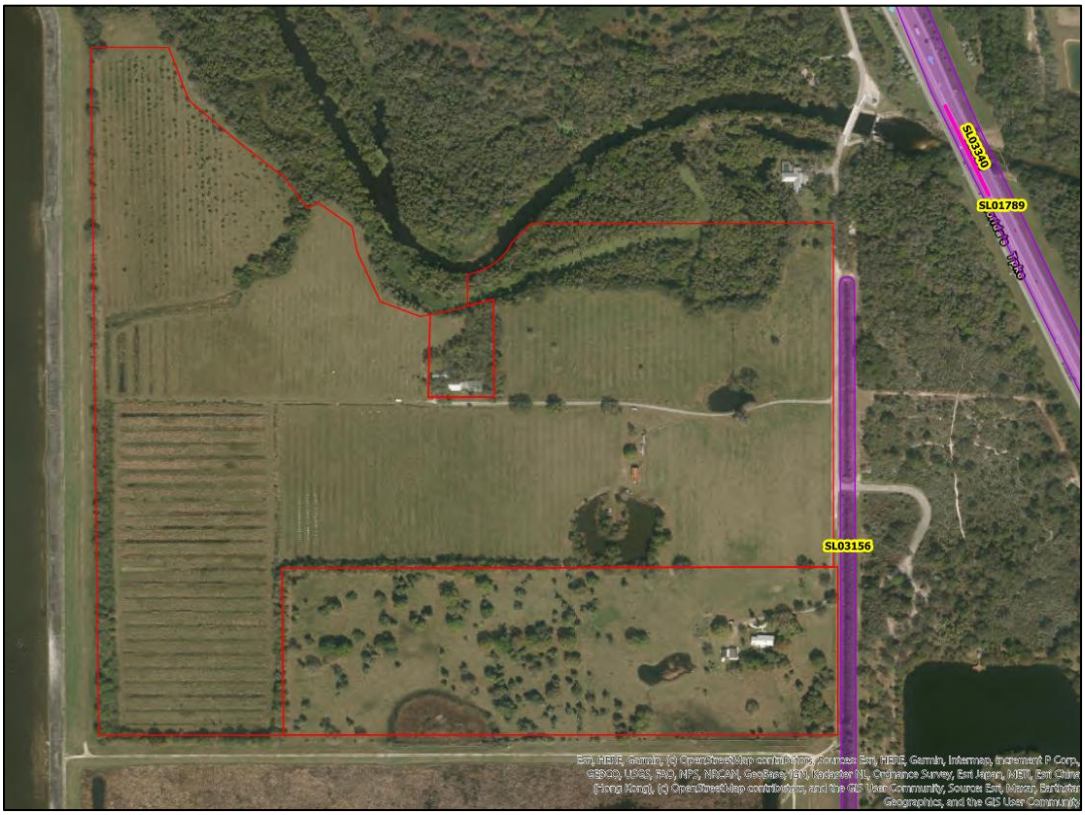
A. The design, including landscape features, is architecturally compatible with surrounding structures to be reasonably harmonious in landscaping, style, and color.



The architectural design of the residential development blends with the surrounding structures and environment. This area of St. Lucie County has traditionally been used for agricultural purposes and is bordered by preserved lands to the north and east.

B. If the property is located within a historic preservation district, the design features are reasonably consistent with the historic character of the predominant architectural style within the district.

According to the email correspondence received on August 25, 2025, from the Florida Department of State, Division of Historical Resources, there are no recorded historical resources within the subject parcels.



The subject site is located west of the Florida Turnpike in St. Lucie County, and the surrounding areas have historically been used for agricultural purposes. The existing structures located on the subject parcels are depicted below.









C. The design features will enhance or preserve the quality of the surrounding area so as not to detract from existing property values or adversely impact existing scenic, natural, or historic beauty.

To preserve the current natural and scenic environment, approximately 12 acres of wetland habitat will be protected on-site, including the mixed-forest wetlands along Ten Mile Creek and the herbaceous, non-forested wetland in the southern area of the property. Preservation of these natural areas will help to enhance the quality of the surrounding area.

D. The design avoids undue monotony in structural design features.

Building designs include recessed façades to provide visual relief and articulate building surfaces. Exterior finishes for single-family building types will consist of stucco, traditional siding, and/or stone. Building colors will consist of pastel and muted tones.

A variety of single-family building designs are proposed to avoid undue monotony in structural design features. Single-family units include one and two-story building types.

The proposed building façade provides recessed and projecting elements to provide visual relief. The design avoids monotony by offering a variety of color schemes for the building's surfaces, including siding (primary and accent), trim, shutters, and doors.






ELEVATION A - BB


ELEVATION A - WB


ELEVATION A - BB


ELEVATION A - WB




ELEVATION A

ELEVATION B



ELEVATION A





Based on the above information and the attached documents, the applicant respectfully requests approval of the Planned Development Rezone petition.

Sincerely,
Haley Ward, Inc

Kris McCrain
Principal Planner
772-462-2455
kmccrain@haleyward.com

HALEY WARD

January 5, 2026

The City of Fort Pierce
Planning Department
C/O: Kevin Freeman, Director
100 N U.S. Highway 1
Fort Pierce, FL 34950

RE: Gordy Road Planned Development Rezone Petition – Conceptual Neighborhood Photos

Dear Mr. Freeman,

I am requesting that the Director of the Planning Department grant a waiver to allow submission of the Conceptual Neighborhood Pictures required for the Planned Development Rezoning application.

We believe it may be premature to develop conceptual plans at this stage of approval, and I kindly request that you consider allowing the applicant to submit these plans when applying for permits for each project phase.

Sincerely,

Kirs McCrain
Principal Planner

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

HALEY WARD

January 5, 2025

The City of Fort Pierce
Planning Department
C/O: Kevin Freeman, Director
100 N U.S. Highway 1
Fort Pierce, FL 34950

RE: Gordy Road Planned Development Rezone Petition – Conceptual Property Photos

Dear Mr. Freeman,

I am requesting that the Director of the Planning Department grant a waiver to submit the Conceptual Property Pictures required for the Planned Development Rezoning application.

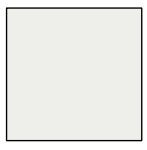
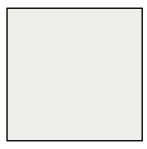
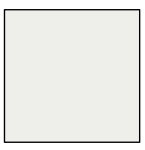
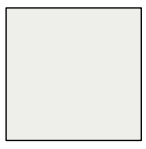
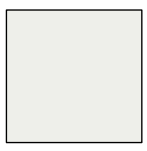
We believe it may be too early to develop conceptual plans at this stage of approval, and I kindly ask that you consider letting the applicant submit these plans when applying for permits for each project phase.

Sincerely,

Kirs McCrain
Principal Planner

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

Ryan (FL) Lake Core & Simply Ryan/Lifestyle Single Family Attached (SFA) Exterior Color Schemes

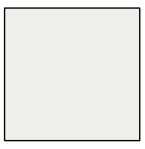
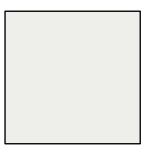
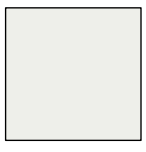
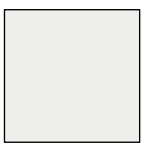
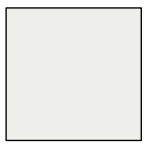
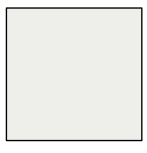
Scheme	Primary Siding (Sherwin Williams)	Accent Siding (Sherwin Williams)	Trim (Sherwin Williams)	Shutter Color	Front Door Paint Color	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
Coast TH 01	Dorian Gray (SW7017)	Repose Gray (SW7015)	Extra White (SW7006)	Seaworthy (SW7620)	Rainwashed (SW6211)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2008								
Coast TH 02	Worldly Gray (SW7043)	Drift of Mist (SW9166)	Extra White (SW7006)	Mediterranean (SW7617)	Halcyon Green (SW6213)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2009								
Coast TH 03	Tradewind (SW6218)	Tradewind (SW6218)	Extra White (SW7006)	Dovetail (SW7018)	Dovetail (SW7018)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2010								
Coast TH 04	North Star (SW6246)	North Star (SW6246)	Extra White (SW7006)	Cyberspace (SW7076)	Smoky Salmon (SW6331)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2011								
Coast TH 05	Uncertain Gray (SW6234)	Misty (SW6232)	Extra White (SW7006)	Pure White (SW7005)	Endless Sea (SW9150)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2012								
Coast TH 06	Snowbound (SW7004)	Snowbound (SW7004)	Extra White (SW7006)	Iron Ore (SW7069)	Iron Ore (SW7069)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2013								

Return to Table of Contents

Ryan (FL) Coast II Core Only Single Family Detached (SFD & Villa Duplex) Exterior Color Schemes

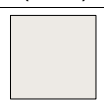
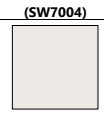
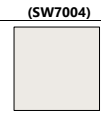
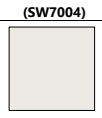
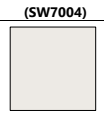
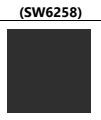
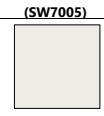
Scheme #	Primary Siding	Accent Siding	Trim	Shutter	Front Door	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
Coast II Scheme 1	Passive SW7064	Nebulous White SW7063	Pure White SW7005	Meander Blue SW6484	Meander Blue SW6484	PA Lime Ledgestone	Charcoal Limestone	Rustic Black
ESF2021								
Coast II Scheme 2	Dorian Gray SW7017	Repose Gray SW7015	Snowbound SW7004	Seaworthy SW7620	Rainwashed SW6211	Summit Canyon Ledge	Prestige Ledgestone	Rustic Black
ESF2022								
Coast II Scheme 3	Worldly Gray SW7043	Drift of Mist SW9166	Pure White SW7005	Mediterranean SW7617	Halcyon Green SW6213	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2052								
Coast II Scheme 4	Lazy Gray SW6254	Extra White SW7006	Extra White SW7006	Anchors Aweigh SW9179	Paper Lantern SW7676	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2053								
Coast II Scheme 5	Tradewind SW6218	Tradewind SW6218	Pure White SW7005	Dovetail SW7018	Dovetail SW7018	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2054								
Coast II Scheme 6	North Star SW6246	North Star SW6246	Extra White SW7006	Cyberspace SW7076	Smoky Salmon SW6331	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2026								
Coast II Scheme 7	Light French Gray SW0055	Light French Gray SW0055	Extra White SW7006	In The Navy SW9178	Moonmist SW9144	PA Lime Ledgestone	Charcoal Limestone	Rustic Black
ESF2055								
Coast II Scheme 8	Origami White SW7636	Origami White SW7636	Origami White SW7636	Peppercorn SW7674	Tradewind SW6218	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2056								
Coast II Scheme 9	Uncertain Gray SW6234	Misty SW6232	Pure White SW7005	Pure White SW7005	Endless Sea SW9150	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2057								
Coast II Scheme 10	Opaline SW6189	Snowbound SW7004	Snowbound SW7004	Breezy SW7616	Breezy SW7616	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2030								
Coast II Scheme 11	Snowbound (SW7004)	Snowbound (SW7004)	Snowbound (SW7004)	Iron Ore (SW7069)	Iron Ore (SW7069)	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2058								
Coast II Scheme 12	Summer White SW7557	Summer White SW7557	Extra White SW7006	Charcoal Blue SW2739	Charcoal Blue SW2739	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2059								
Coast II Scheme 13	Gossamer Veil SW9165	Gossamer Veil SW9165	Extra White SW7006	Refuge SW6228	Constant Coral SW6325	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2060								
Coast II Scheme 14	Chelsea Gray SW2850	Chelsea Gray SW2850	Snowbound SW7004	Grays Harbor SW6236	Grays Harbor (SW6236)	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2061								
Coast II Scheme 15	Egret White SW7570	Egret White SW7570	Skyline Steel SW1015	Gauntlet Gray SW7019	Blushing SW6617	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2062								
Coast II Scheme 16	Drift of Mist SW9166	Drift of Mist SW9166	Drift of Mist SW9166	Silvermist SW7621	Labradorite SW7619	Summit Canyon Ledge	Prestige Ledgestone	Rustic Black
ESF2036								
Coast II Scheme 17	Mountain Air SW6224	Mountain Air SW6224	Extra White SW7006	Meditative SW6227	Extra White SW7006	PA Lime Ledgestone	Charcoal Limestone	Rustic Black
ESF2037								
Coast II Scheme 18	Sagey SW6175	Sagey SW6175	Extra White SW7006	Drizzle SW6479	Drizzle SW6479	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2065								
Coast II Scheme 19	Frosty White SW6196	Frosty White SW6196	Silverplate SW7649	Aquitaine SW9057	Santorini Blue SW7607	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2063								
Coast II Scheme 20	Aqua-Sphere (SW7613)	Aqua-Sphere (SW7613)	Extra White SW7006	Extra White SW7006	Crème (SW7556)	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2064								

Ryan (FL) Lake Core & Simply Ryan/Lifestyle Single Family Attached (SFA) Exterior Color Schemes

Scheme	Primary Siding (Sherwin Williams)	Accent Siding (Sherwin Williams)	Trim (Sherwin Williams)	Shutter Color	Front Door Paint Color	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
Lake TH 01	Tradewind (SW6218)	Nebulous White (SW7063)	Extra White (SW7006)	Dovetail (SW7018)	Dovetail (SW7018)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2001								
Lake TH 02	Meditative (SW6227)	Meditative (SW6227)	Extra White (SW7006)	Extra White (SW7006)	Convival Yellow (SW6393)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2002								
Lake TH 03	Uncertain Gray (SW6234)	Misty (SW6232)	Extra White (SW7006)	Marea Baja (SW9185)	Marea Baja (SW9185)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2003								
Lake TH 04	Light French Gray (SW0055)	Light French Gray (SW0055)	Extra White (SW7006)	Westchester Gray (SW2849)	Meditative (SW6227)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2004								
Lake TH 05	Rare Gray (SW6199_)	Aloof Gray (SW6197)	Extra White (SW7006)	Mount Etna (SW7625)	Mount Etna (SW7625)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2005								
Lake TH 06	Oyster Bay (SW6206)	Oyster Bay (SW6206)	Extra White (SW7006)	Salty Dog (SW9177)	Salty Dog (SW9177)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2006								
Lake TH 07	Dorian Gray (SW7017)	Repose Gray (SW7015)	Extra White (SW7006)	Extra White (SW7006)	Tradewind (SW6218)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2007								

Ryan (FL) Lake II Core & Simply Ryan/Lifestyle Single Family Detached (SFD & Villa Duplex) Exterior Color Schemes

Return to Table of Contents

Scheme	Primary Siding (Sherwin Williams)	Accent Siding (Sherwin Williams)	Trim (Sherwin Williams)	Shutter Color	Front Door Paint Color	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
Lake II Scheme 1	Passive (SW7064)	Nebulous White (SW7063)	Pure White (SW7005)	Meander Blue (SW6484)	Meander Blue (SW6484)	PA Lime Ledgestone	Charcoal Limestone	Rustic Black
ESF2001								
Lake II Scheme 2	Dorian Gray (SW7017)	Repose Gray (SW7015)	Snowbound (SW7004)	Seaworthy (SW7620)	Seaworthy (SW7620)	Summit Canyon Ledge	Prestige Ledgestone	Rustic Black
ESF2002								
Lake II Scheme 3	Worldly Gray (SW7043)	Drift of Mist (SW9166)	Snowbound (SW7004)	Iron Ore (SW7069)	Halcyon Green (SW6213)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2041								
Lake II Scheme 4	Snowbound (SW7004)	Snowbound (SW7004)	Snowbound (SW7004)	Tricorn Black (SW6258)	Tricorn Black (SW6258)	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2042								
Lake II Scheme 5	Tradewind (SW6218)	Tradewind (SW6218)	Pure White (SW7005)	Dovetail (SW7018)	Dovetail (SW7018)	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2043								
Lake II Scheme 6	Mindful Gray (SW7016)	Mindful Gray (SW7016)	Pure White (SW7005)	Gauntlet Gray (SW7019)	Redend Point (SW9081)	Summit Canyon Ledge	Prestige Ledgestone	Rustic Black
ESF2006								
Lake II Scheme 7	North Star (SW6246)	North Star (SW6246)	Snowbound (SW7004)	Cyber Space (SW7076)	Sundried Tomato (SW7585)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2007								
Lake II Scheme 8	Oyster Bay (SW6206)	Oyster Bay (SW6206)	Snowbound (SW7004)	Snowbound (SW7004)	Cyber Space (SW7076)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2008								
Lake II Scheme 9	Light French Gray (SW0055)	Light French Gray (SW0055)	Extra White (SW7006)	Westchester Gray (SW2849)	Moonmist (SW9144)	PA Lime Ledgestone	Charcoal Limestone	Rustic Black
ESF2044								
Lake II Scheme 10	Canvas Tan (SW7531)	Canvas Tan (SW7531)	Snowbound (SW7004)	Urbane Bronze (SW7048)	Bunglehouse Blue (SW0048)	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2045								
Lake II Scheme 11	Gossamer Veil (SW9165)	Gossamer Veil (SW9165)	Extra White (SW7006)	Refuge (SW6228)	Constant Coral (SW6325)	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2046								
Lake II Scheme 12	Origami White (SW7636)	Origami White (SW7636)	Extra White (SW7006)	Peppercorn (SW7674)	Tidewater (SW6477)	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2047								
Lake II Scheme 13	Uncertain Gray (SW6234)	Misty (SW6232)	Pure White (SW7005)	Pure White (SW7005)	Marea Baja (SW9185)	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2048								
Lake II Scheme 14	Rare Gray (SW6199)	Aloof Gray (SW6197)	Extra White (SW7006)	Mount Etna (SW7625)	Mount Etna (SW7625)	Summit Canyon Ledge	Prestige Ledgestone	Rustic Black
ESF2014								
Lake II Scheme 15	Niebla Azul (SW9137)	Niebla Azul (SW9137)	Extra White (SW7006)	Granite Peak (SW6250)	Paper Lantern (SW7676)	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2049								
Lake II Scheme 16	Crème (SW7556)	Crème (SW7556)	Pure White (SW7005)	In The Navy (SW9178)	In The Navy (SW9178)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2016								
Lake II Scheme 17	Sea Salt (SW6204)	Sea Salt (SW6204)	Snowbound (SW7004)	Snowbound (SW7004)	Westchester Gray (SW2849)	PA Lime Ledgstone	Charcoal Limestone	Rustic Black
ESF2017								
Lake II Scheme 18	Alabaster (SW7008)	Alabaster (SW7008)	Pure White (SW7005)	Outerspace (SW6251)	Outerspace (SW6251)	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2050								
Lake II Scheme 19	Egret White (SW7570)	Egret White (SW7570)	Snowbound (SW7004)	Still Water (SW6223)	Homburg Gray (SW7622)	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2051								

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Alder

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 29′ x 66′-4″

Footprint Max: 29′ x 66-4″

Mean Roof Height: 11′-7 7/8″

Ceiling Height: 8′ -8″ First Floor

Base Square Footage: 1313
1st Floor: 1313

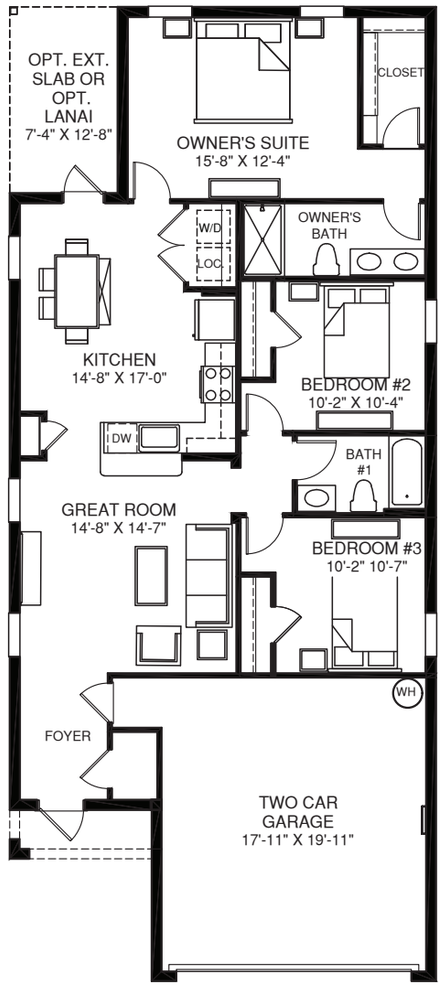
Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

ALR00-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Main Level

ALR00-01 - Alder

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Coral

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 30′ x 70′

Footprint Max: 30′ x 70′

Mean Roof Height: 11′-9 13/16″

Ceiling Height: 8′ -8″ First Floor

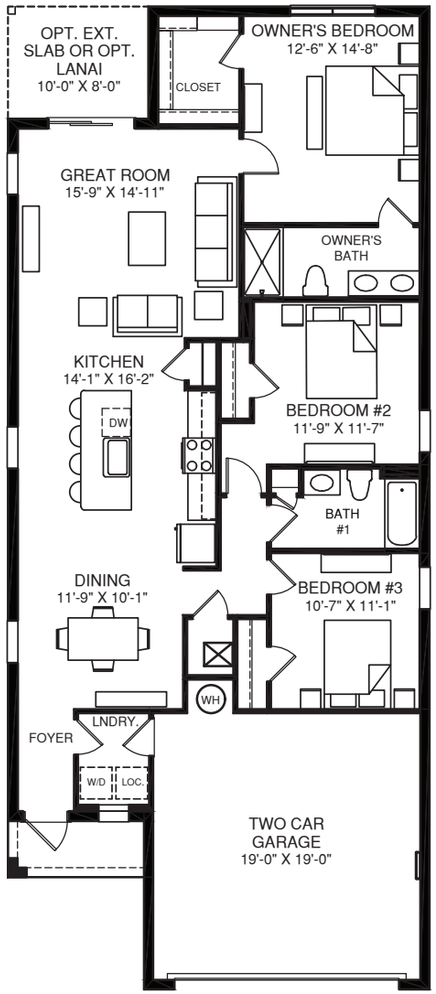
Base Square Footage: 1501
1st Floor: 1501

Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

COA00-01
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Main Level

COA00-01 - Coral

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET









Mango BB and WB

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 30′ x 41′

Footprint Max: 30′ x 49′

Mean Roof Height BB: 21′-5 1/8″

Mean Roof Height WB: 21′-5 1/8″

Ceiling Height BB: 8′ -8″ First Floor & Second Floor

Ceiling Height WB: 8-′ 8″ First Floor & 8′ Second Floor

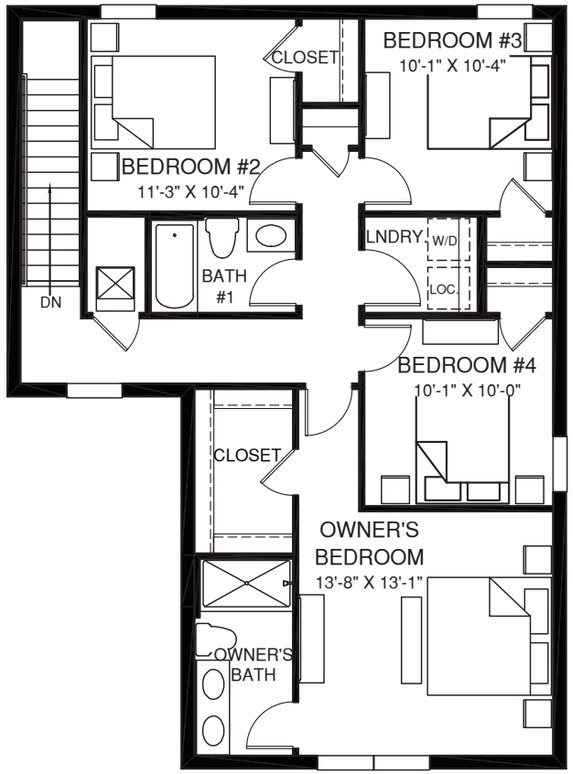
Base Square Footage: 1665
1st Floor: 622
2nd Floor: 1043

Available Foundations: Slab

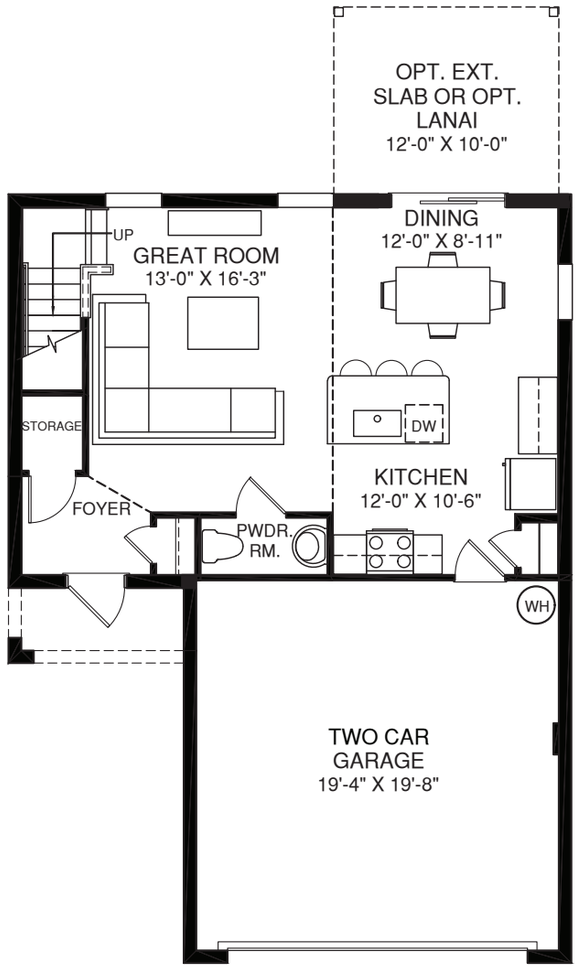
Garage Type: 2-car front

Veneers Available: Traditional full stucco and Traditional siding and stucco

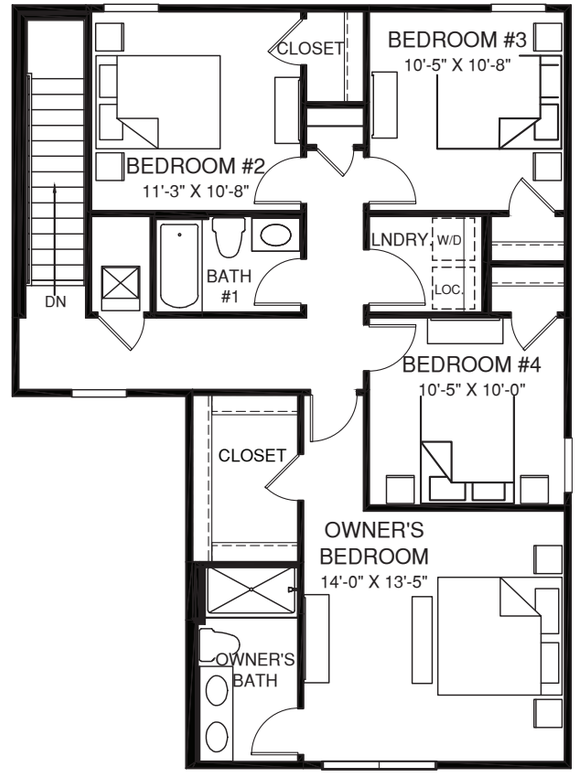
MNG00-01
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Upper Level
BB



Main Level



Upper Level
WB

MNG00-01 Mango BB and WB

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET









Sweet Bay BB and WB

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 30′ x 45′

Footprint Max: 30′ x 53′

Mean Roof Height BB: 21′-8 1/16″

Mean Roof Height WB: 21′-0 1/16″

Ceiling Height BB: 8′-8″ First Floor & Second Floor

Ceiling Height WB: 8′-8″ First Floor & 8′ Second Floor

Base Square Footage: 1895
1st Floor: 732
2nd Floor: 1163

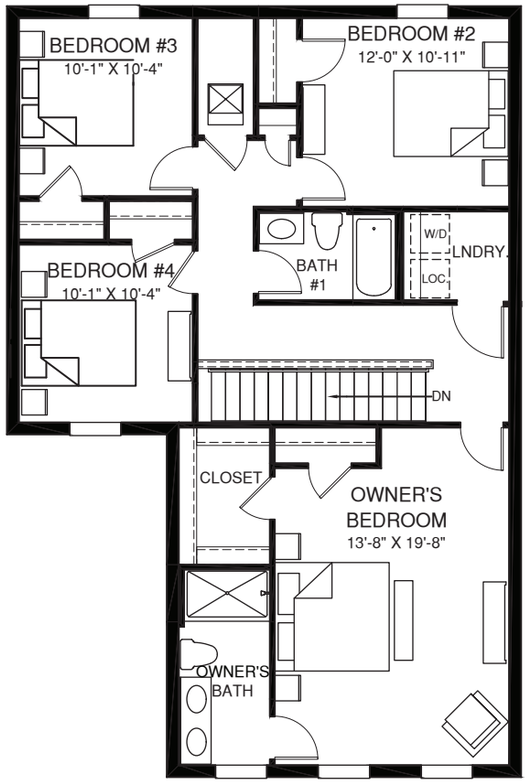
Available Foundations: Slab

Garage Type: 2-car front

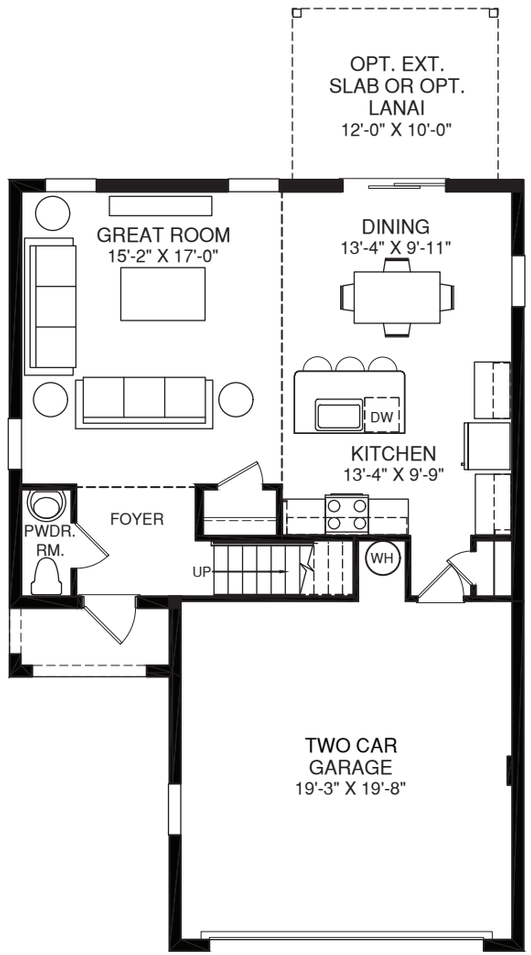
Veneers Available: Traditional full stucco and Traditional siding and stucco

SWB00-01

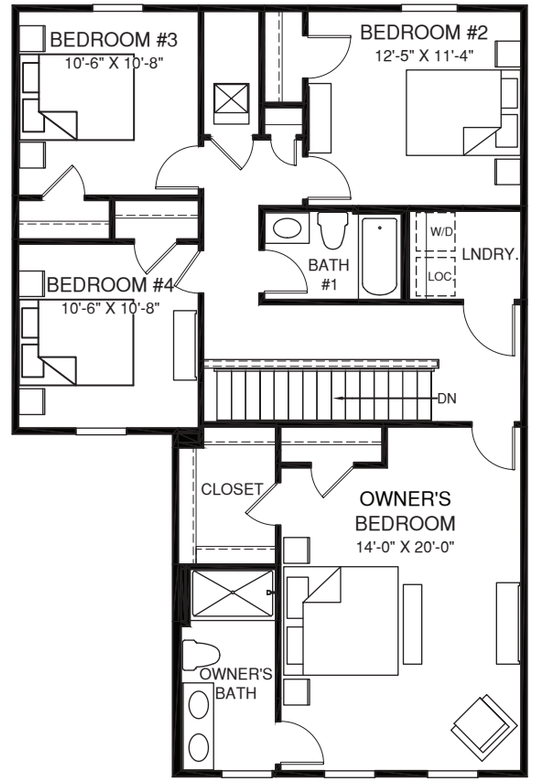
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Upper Level
BB



Main Level



Upper Level
WB

SWB00-01 Sweet Bay BB and WB

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION K



ELEVATION L



Canary II

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Lifestyle

Footprint Min: 40′ x 46′

Footprint Max: 40′ x 54′

Mean Roof Height: 12′-9 1/2″

Ceiling Height: 8′-8″ First Floor

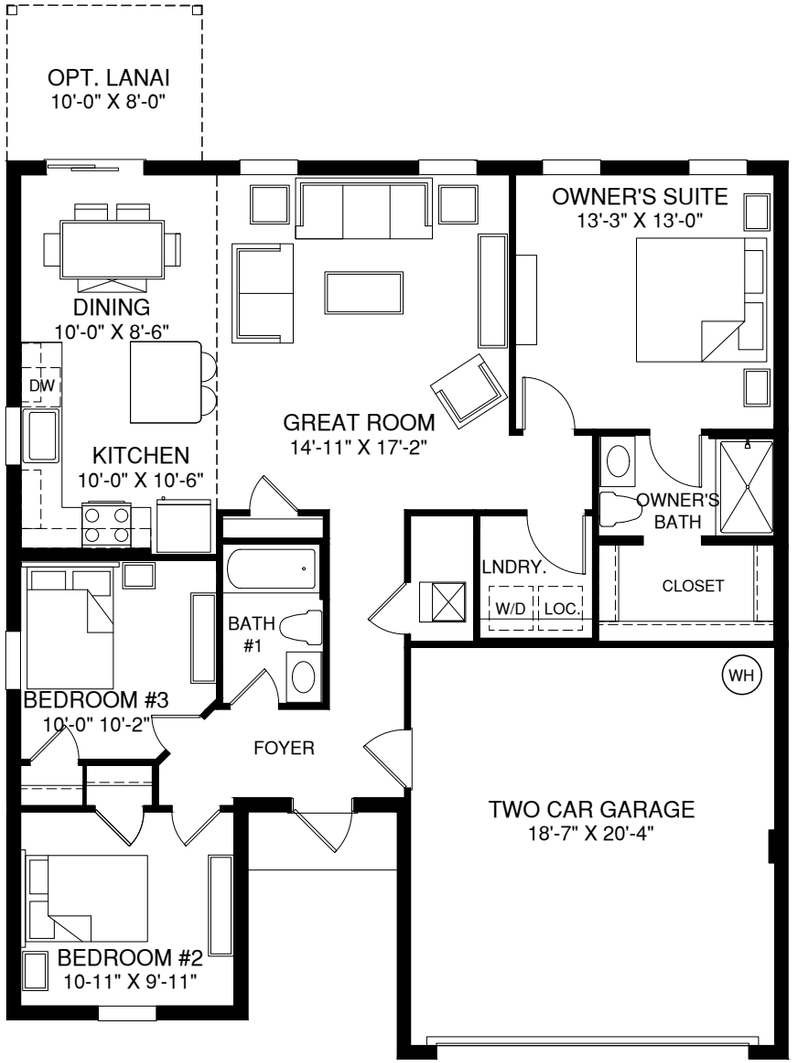
Base Square Footage: 1302
1st Floor: 1302

Available Foundations: Slab

Garage Type: 2-car

Veneers Available: Traditional in stucco

CNR00-01 - Canary II - Lifestyle
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Main Level

CNR00-01 - Canary II - Lifestyle

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Mahogany

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 40′ x 47′-4″

Footprint Max: 40′ x 60′-4″

Mean Roof Height: 13′

Ceiling Height: 8′ -8″ First Floor

Base Square Footage: 1444
1st Floor: 1444

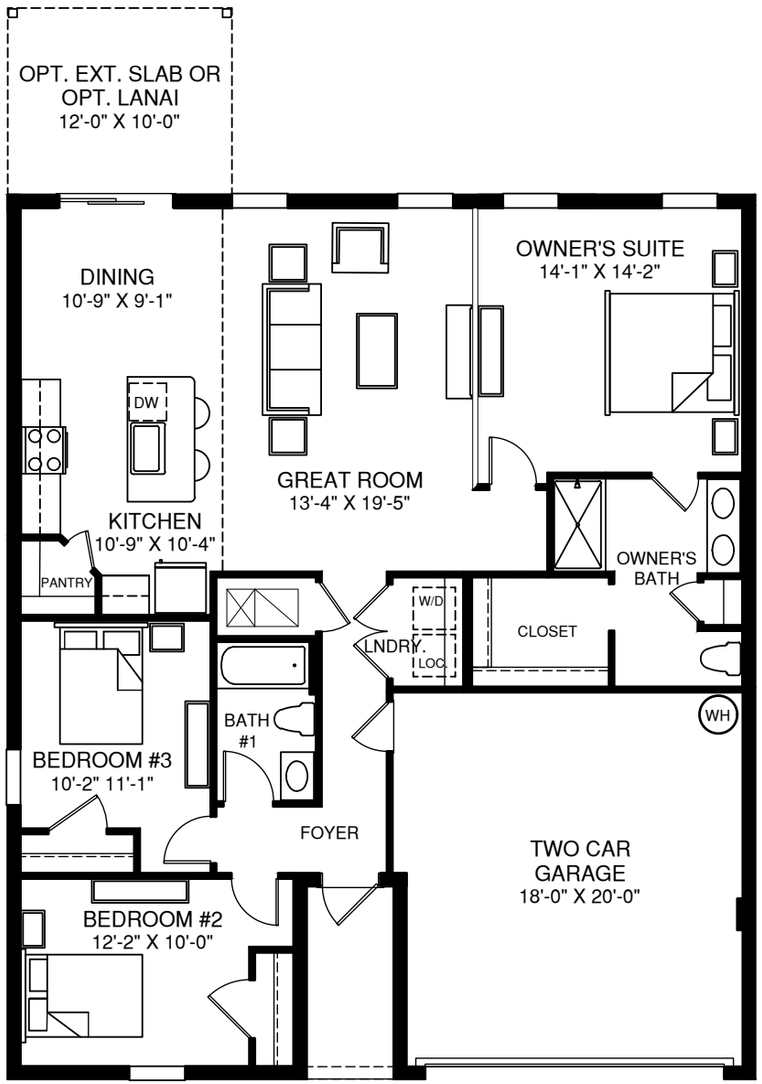
Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

MAH00-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Main Level

MAH00-01 - Mahogany

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Palm II

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Lifestyle

Footprint Min: 40′ x 56′

Footprint Max: 40′ x 65′-4″

Mean Roof Height: 12′-9 11/16″

Ceiling Height: 8′ -8″ First Floor

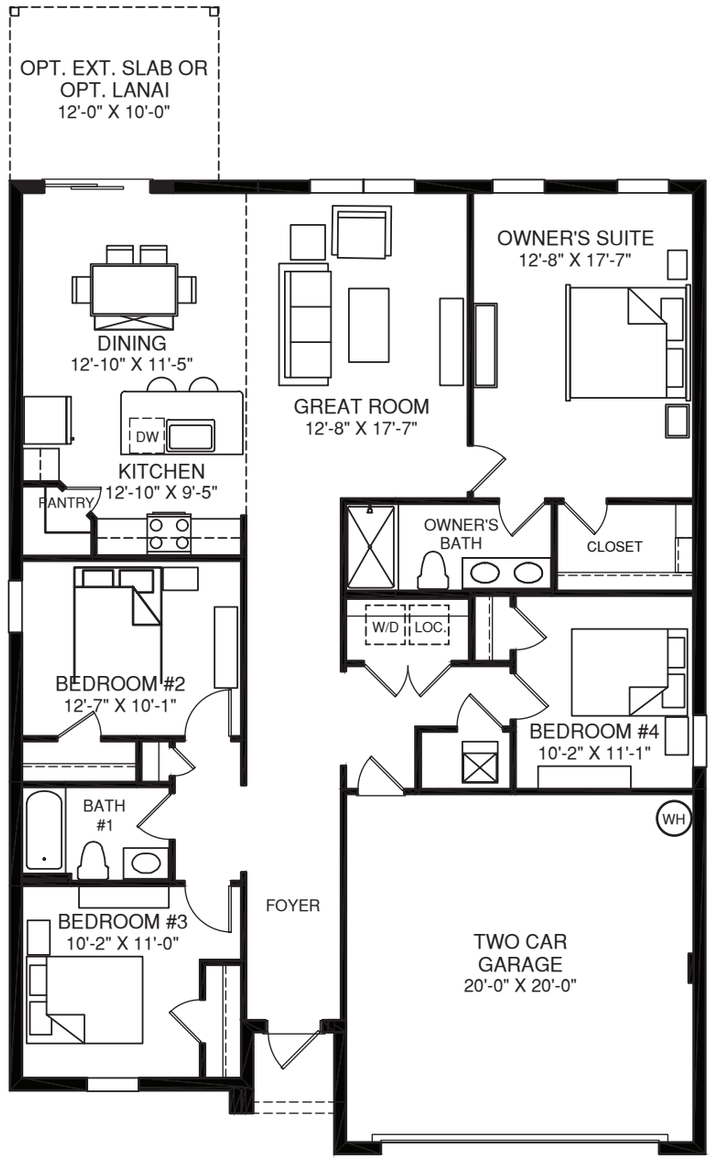
Base Square Footage: 1723
1st Floor: 1723

Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

PAM00-01 - Palm II - Lifestyle
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



MAIN LEVEL

PAM00-01 - Palm II - Lifestyle

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET









Willow BB and WB

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 40′ x 38′

Footprint Max: 40′ x 48′-8″

Mean Roof Height BB: 21′-1 7/8″

Mean Roof Height WB: 21′-1 7/8″

Ceiling Height BB: 8′-8″ First Floor & 8′ Second Floor

Ceiling Height WB: 8′-8″ First Floor & 8′ Second Floor

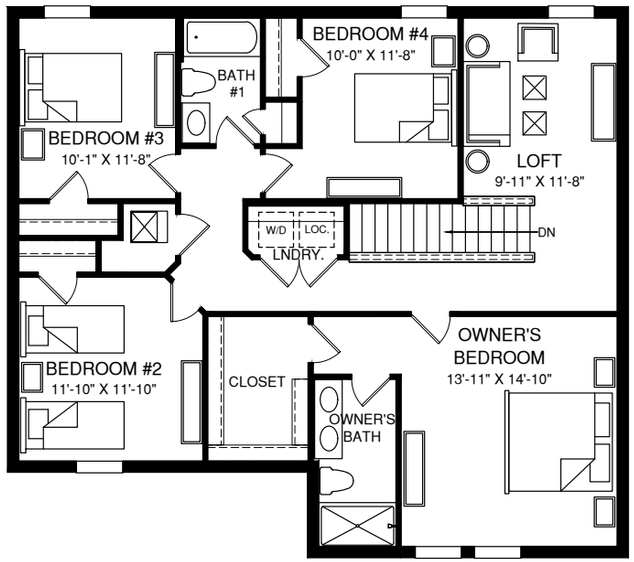
Base Square Footage: 2240
1st Floor: 926
2nd Floor: 1314

Available Foundations: Slab

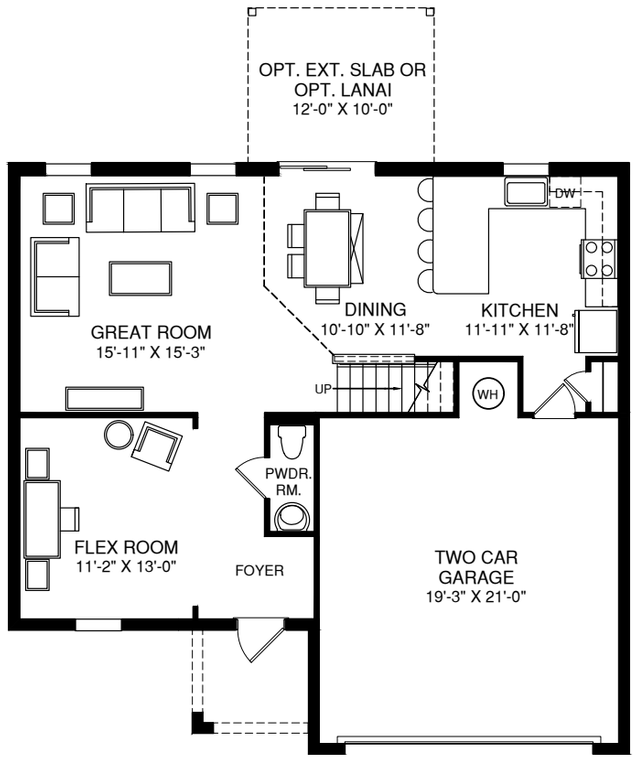
Garage Type: 2-car front

Veneers Available: Traditional full stucco and Traditional siding and stucco

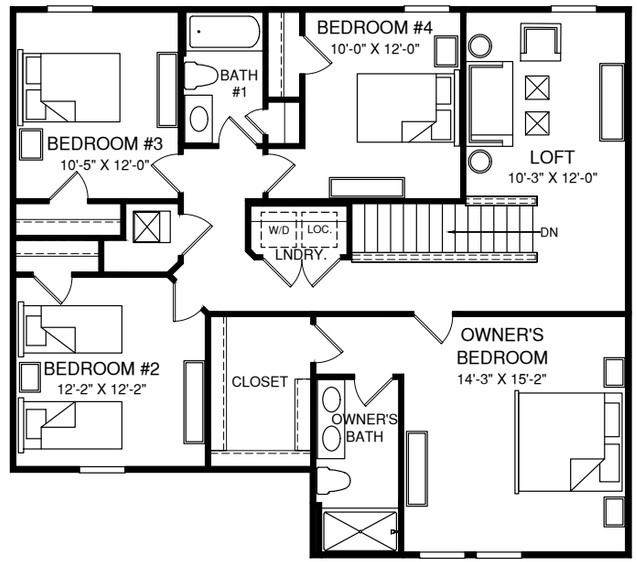
WLW00-01
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Upper Level
BB



Main Level



Upper Level
WB

WLW00-01 Willow BB and WB

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Winterhaven

GENERAL FEATURES

Home Type: Single Family Attached

Series: Florida Simply Ryan

Footprint Min: 30′ x 69′

Footprint Max: 30′ x 69′

Mean Roof Height: 15′-0 5/8″

Ceiling Height: 8′ -8″ First Floor

Base Square Footage: 1509
1st Floor: 1509

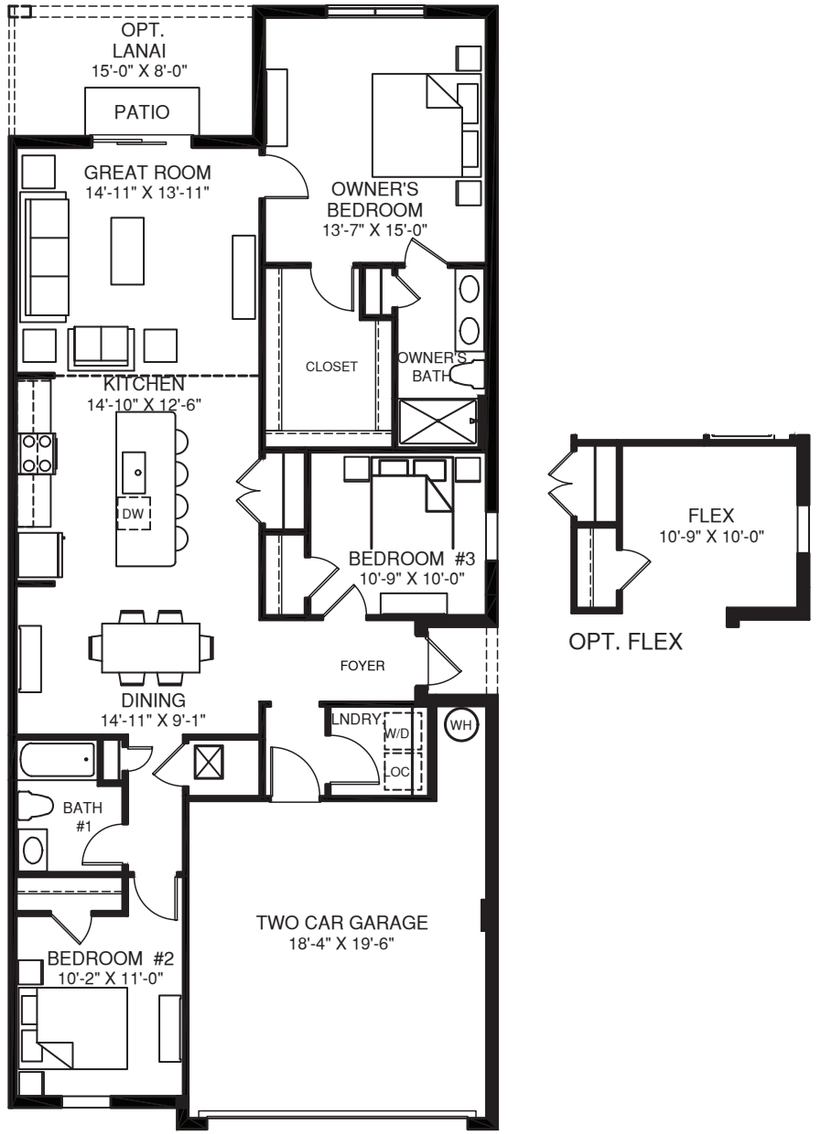
Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

WHN00-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

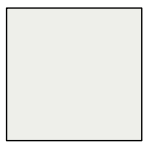
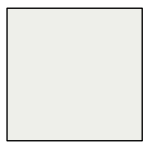
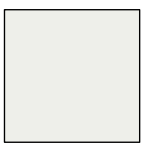
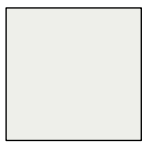
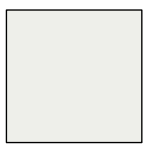


MAIN LEVEL

WHN00-01 - Winterhaven

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

Ryan (FL) Lake Core & Simply Ryan/Lifestyle Single Family Attached (SFA) Exterior Color Schemes

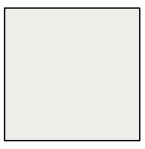
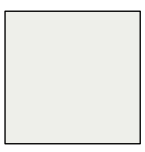
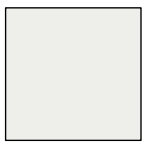
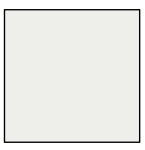
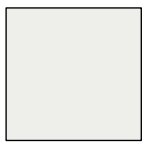
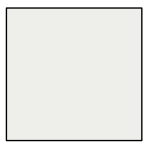
Scheme	Primary Siding (Sherwin Williams)	Accent Siding (Sherwin Williams)	Trim (Sherwin Williams)	Shutter Color	Front Door Paint Color	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
Coast TH 01	Dorian Gray (SW7017)	Repose Gray (SW7015)	Extra White (SW7006)	Seaworthy (SW7620)	Rainwashed (SW6211)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2008								
Coast TH 02	Worldly Gray (SW7043)	Drift of Mist (SW9166)	Extra White (SW7006)	Mediterranean (SW7617)	Halcyon Green (SW6213)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2009								
Coast TH 03	Tradewind (SW6218)	Tradewind (SW6218)	Extra White (SW7006)	Dovetail (SW7018)	Dovetail (SW7018)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2010								
Coast TH 04	North Star (SW6246)	North Star (SW6246)	Extra White (SW7006)	Cyberspace (SW7076)	Smoky Salmon (SW6331)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2011								
Coast TH 05	Uncertain Gray (SW6234)	Misty (SW6232)	Extra White (SW7006)	Pure White (SW7005)	Endless Sea (SW9150)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2012								
Coast TH 06	Snowbound (SW7004)	Snowbound (SW7004)	Extra White (SW7006)	Iron Ore (SW7069)	Iron Ore (SW7069)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2013								

Return to Table of Contents

Ryan (FL) Coast II Core Only Single Family Detached (SFD & Villa Duplex) Exterior Color Schemes

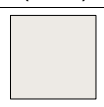
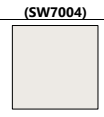
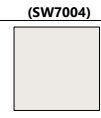
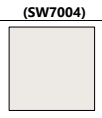
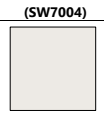
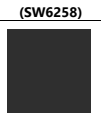
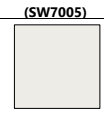
Scheme #	Primary Siding	Accent Siding	Trim	Shutter	Front Door	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
Coast II Scheme 1	Passive SW7064	Nebulous White SW7063	Pure White SW7005	Meander Blue SW6484	Meander Blue SW6484	PA Lime Ledgestone	Charcoal Limestone	Rustic Black
ESF2021								
Coast II Scheme 2	Dorian Gray SW7017	Repose Gray SW7015	Snowbound SW7004	Seaworthy SW7620	Rainwashed SW6211	Summit Canyon Ledge	Prestige Ledgestone	Rustic Black
ESF2022								
Coast II Scheme 3	Worldly Gray SW7043	Drift of Mist SW9166	Pure White SW7005	Mediterranean SW7617	Halcyon Green SW6213	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2052								
Coast II Scheme 4	Lazy Gray SW6254	Extra White SW7006	Extra White SW7006	Anchors Aweigh SW9179	Paper Lantern SW7676	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2053								
Coast II Scheme 5	Tradewind SW6218	Tradewind SW6218	Pure White SW7005	Dovetail SW7018	Dovetail SW7018	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2054								
Coast II Scheme 6	North Star SW6246	North Star SW6246	Extra White SW7006	Cyberspace SW7076	Smoky Salmon SW6331	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2026								
Coast II Scheme 7	Light French Gray SW0055	Light French Gray SW0055	Extra White SW7006	In The Navy SW9178	Moonmist SW9144	PA Lime Ledgestone	Charcoal Limestone	Rustic Black
ESF2055								
Coast II Scheme 8	Origami White SW7636	Origami White SW7636	Origami White SW7636	Peppercorn SW7674	Tradewind SW6218	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2056								
Coast II Scheme 9	Uncertain Gray SW6234	Misty SW6232	Pure White SW7005	Pure White SW7005	Endless Sea SW9150	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2057								
Coast II Scheme 10	Opaline SW6189	Snowbound SW7004	Snowbound SW7004	Breezy SW7616	Breezy SW7616	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2030								
Coast II Scheme 11	Snowbound (SW7004)	Snowbound (SW7004)	Snowbound (SW7004)	Iron Ore (SW7069)	Iron Ore (SW7069)	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2058								
Coast II Scheme 12	Summer White SW7557	Summer White SW7557	Extra White SW7006	Charcoal Blue SW2739	Charcoal Blue SW2739	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2059								
Coast II Scheme 13	Gossamer Veil SW9165	Gossamer Veil SW9165	Extra White SW7006	Refuge SW6228	Constant Coral SW6325	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2060								
Coast II Scheme 14	Chelsea Gray SW2850	Chelsea Gray SW2850	Snowbound SW7004	Grays Harbor SW6236	Grays Harbor (SW6236)	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2061								
Coast II Scheme 15	Egret White SW7570	Egret White SW7570	Skyline Steel SW1015	Gauntlet Gray SW7019	Blushing SW6617	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2062								
Coast II Scheme 16	Drift of Mist SW9166	Drift of Mist SW9166	Drift of Mist SW9166	Silvermist SW7621	Labradorite SW7619	Summit Canyon Ledge	Prestige Ledgestone	Rustic Black
ESF2036								
Coast II Scheme 17	Mountain Air SW6224	Mountain Air SW6224	Extra White SW7006	Meditative SW6227	Extra White SW7006	PA Lime Ledgestone	Charcoal Limestone	Rustic Black
ESF2037								
Coast II Scheme 18	Sagey SW6175	Sagey SW6175	Extra White SW7006	Drizzle SW6479	Drizzle SW6479	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2065								
Coast II Scheme 19	Frosty White SW6196	Frosty White SW6196	Silverplate SW7649	Aquitaine SW9057	Santorini Blue SW7607	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2063								
Coast II Scheme 20	Aqua-Sphere (SW7613)	Aqua-Sphere (SW7613)	Extra White SW7006	Extra White SW7006	Crème (SW7556)	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2064								

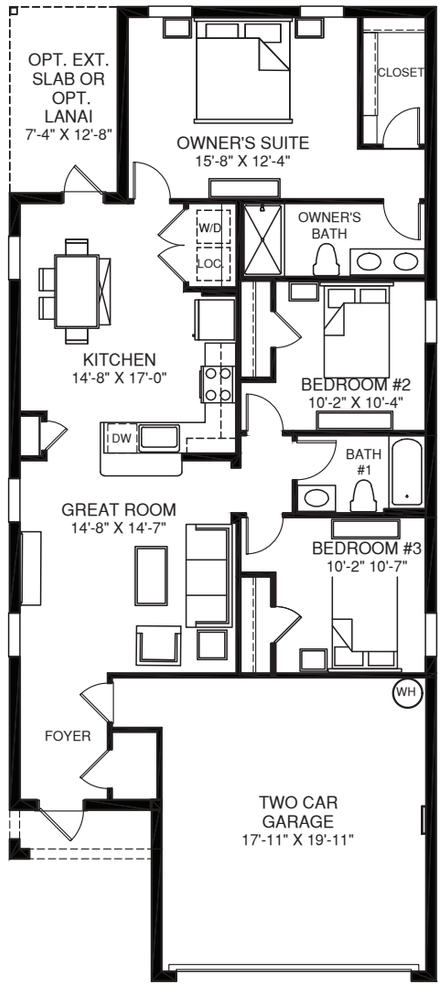
Ryan (FL) Lake Core & Simply Ryan/Lifestyle Single Family Attached (SFA) Exterior Color Schemes

Scheme	Primary Siding (Sherwin Williams)	Accent Siding (Sherwin Williams)	Trim (Sherwin Williams)	Shutter Color	Front Door Paint Color	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
Lake TH 01	Tradewind (SW6218)	Nebulous White (SW7063)	Extra White (SW7006)	Dovetail (SW7018)	Dovetail (SW7018)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2001								
Lake TH 02	Meditative (SW6227)	Meditative (SW6227)	Extra White (SW7006)	Extra White (SW7006)	Convival Yellow (SW6393)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2002								
Lake TH 03	Uncertain Gray (SW6234)	Misty (SW6232)	Extra White (SW7006)	Marea Baja (SW9185)	Marea Baja (SW9185)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2003								
Lake TH 04	Light French Gray (SW0055)	Light French Gray (SW0055)	Extra White (SW7006)	Westchester Gray (SW2849)	Meditative (SW6227)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2004								
Lake TH 05	Rare Gray (SW6199_)	Aloof Gray (SW6197)	Extra White (SW7006)	Mount Etna (SW7625)	Mount Etna (SW7625)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2005								
Lake TH 06	Oyster Bay (SW6206)	Oyster Bay (SW6206)	Extra White (SW7006)	Salty Dog (SW9177)	Salty Dog (SW9177)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2006								
Lake TH 07	Dorian Gray (SW7017)	Repose Gray (SW7015)	Extra White (SW7006)	Extra White (SW7006)	Tradewind (SW6218)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ETF2007								

Ryan (FL) Lake II Core & Simply Ryan/Lifestyle Single Family Detached (SFD & Villa Duplex) Exterior Color Schemes

Return to Table of Contents

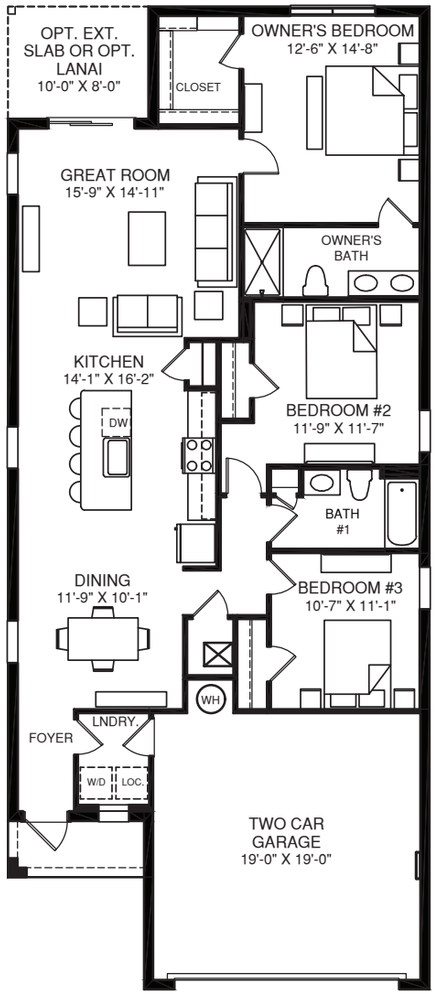
Scheme	Primary Siding (Sherwin Williams)	Accent Siding (Sherwin Williams)	Trim (Sherwin Williams)	Shutter Color	Front Door Paint Color	Environmental Stone (if applicable)	Boral Dutch Quality Stone (if applicable)	Shingles
Lake II Scheme 1	Passive (SW7064)	Nebulous White (SW7063)	Pure White (SW7005)	Meander Blue (SW6484)	Meander Blue (SW6484)	PA Lime Ledgestone	Charcoal Limestone	Rustic Black
ESF2001								
Lake II Scheme 2	Dorian Gray (SW7017)	Repose Gray (SW7015)	Snowbound (SW7004)	Seaworthy (SW7620)	Seaworthy (SW7620)	Summit Canyon Ledge	Prestige Ledgestone	Rustic Black
ESF2002								
Lake II Scheme 3	Worldly Gray (SW7043)	Drift of Mist (SW9166)	Snowbound (SW7004)	Iron Ore (SW7069)	Halcyon Green (SW6213)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2041								
Lake II Scheme 4	Snowbound (SW7004)	Snowbound (SW7004)	Snowbound (SW7004)	Tricorn Black (SW6258)	Tricorn Black (SW6258)	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2042								
Lake II Scheme 5	Tradewind (SW6218)	Tradewind (SW6218)	Pure White (SW7005)	Dovetail (SW7018)	Dovetail (SW7018)	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2043								
Lake II Scheme 6	Mindful Gray (SW7016)	Mindful Gray (SW7016)	Pure White (SW7005)	Gauntlet Gray (SW7019)	Redend Point (SW9081)	Summit Canyon Ledge	Prestige Ledgestone	Rustic Black
ESF2006								
Lake II Scheme 7	North Star (SW6246)	North Star (SW6246)	Snowbound (SW7004)	Cyber Space (SW7076)	Sundried Tomato (SW7585)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2007								
Lake II Scheme 8	Oyster Bay (SW6206)	Oyster Bay (SW6206)	Snowbound (SW7004)	Snowbound (SW7004)	Cyber Space (SW7076)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2008								
Lake II Scheme 9	Light French Gray (SW0055)	Light French Gray (SW0055)	Extra White (SW7006)	Westchester Gray (SW2849)	Moonmist (SW9144)	PA Lime Ledgestone	Charcoal Limestone	Rustic Black
ESF2044								
Lake II Scheme 10	Canvas Tan (SW7531)	Canvas Tan (SW7531)	Snowbound (SW7004)	Urbane Bronze (SW7048)	Bunglehouse Blue (SW0048)	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2045								
Lake II Scheme 11	Gossamer Veil (SW9165)	Gossamer Veil (SW9165)	Extra White (SW7006)	Refuge (SW6228)	Constant Coral (SW6325)	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2046								
Lake II Scheme 12	Origami White (SW7636)	Origami White (SW7636)	Extra White (SW7006)	Peppercorn (SW7674)	Tidewater (SW6477)	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2047								
Lake II Scheme 13	Uncertain Gray (SW6234)	Misty (SW6232)	Pure White (SW7005)	Pure White (SW7005)	Marea Baja (SW9185)	Black Rundle Prostack Lite	Coal Crest Dry Stack	Rustic Black
ESF2048								
Lake II Scheme 14	Rare Gray (SW6199)	Aloof Gray (SW6197)	Extra White (SW7006)	Mount Etna (SW7625)	Mount Etna (SW7625)	Summit Canyon Ledge	Prestige Ledgestone	Rustic Black
ESF2014								
Lake II Scheme 15	Niebla Azul (SW9137)	Niebla Azul (SW9137)	Extra White (SW7006)	Granite Peak (SW6250)	Paper Lantern (SW7676)	Osceola Prostack Lite	Arizona Dry Stack	Rustic Black
ESF2049								
Lake II Scheme 16	Crème (SW7556)	Crème (SW7556)	Pure White (SW7005)	In The Navy (SW9178)	In The Navy (SW9178)	Carolina Ledgestone	Quail Gray Weather Ledge	Rustic Black
ESF2016								
Lake II Scheme 17	Sea Salt (SW6204)	Sea Salt (SW6204)	Snowbound (SW7004)	Snowbound (SW7004)	Westchester Gray (SW2849)	PA Lime Ledgstone	Charcoal Limestone	Rustic Black
ESF2017								
Lake II Scheme 18	Alabaster (SW7008)	Alabaster (SW7008)	Pure White (SW7005)	Outerspace (SW6251)	Outerspace (SW6251)	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2050								
Lake II Scheme 19	Egret White (SW7570)	Egret White (SW7570)	Snowbound (SW7004)	Still Water (SW6223)	Homburg Gray (SW7622)	Monterey Prostack Lite	Winter Point Dry Stack	Rustic Black
ESF2051								



Main Level

ALR00-01 - Alder

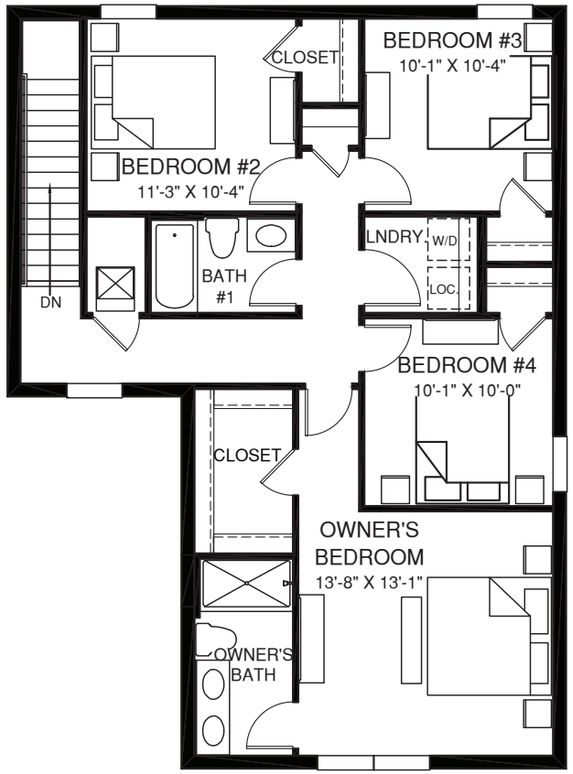
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



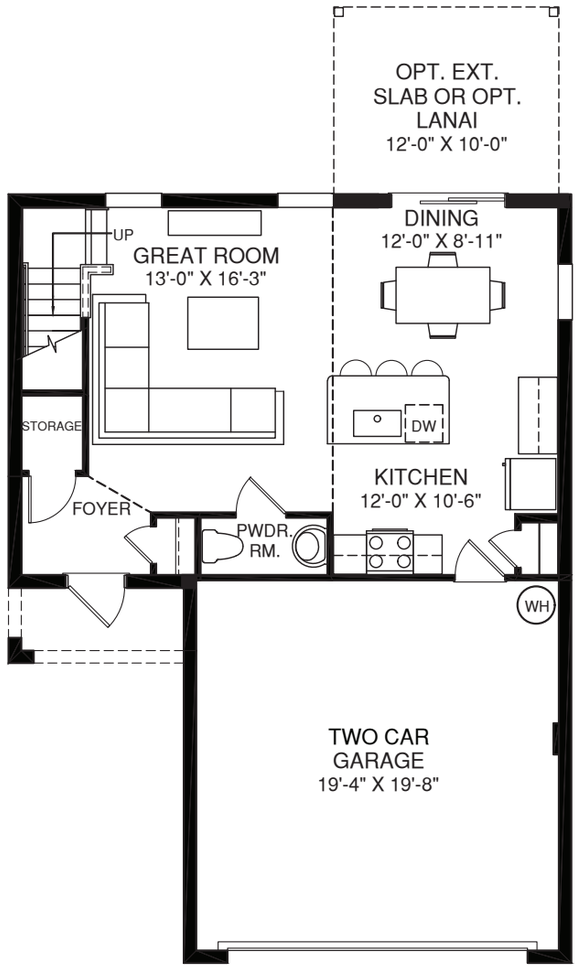
Main Level

COA00-01 - Coral

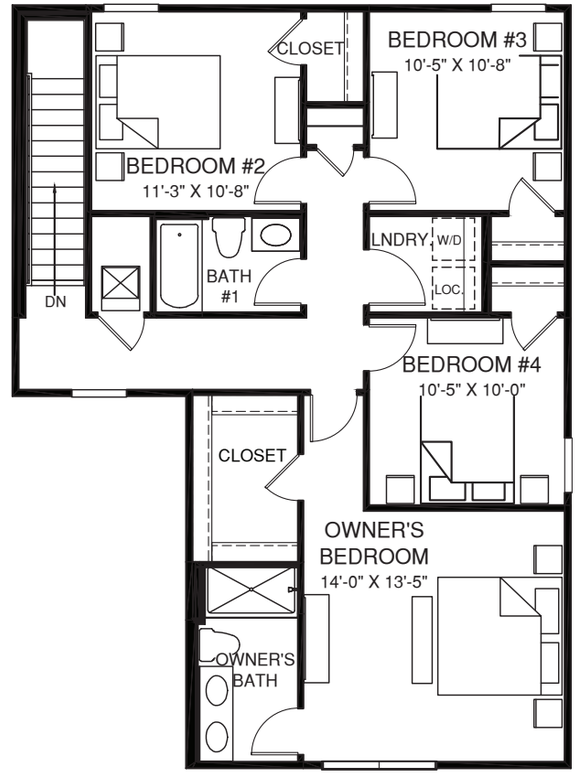
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Upper Level
BB



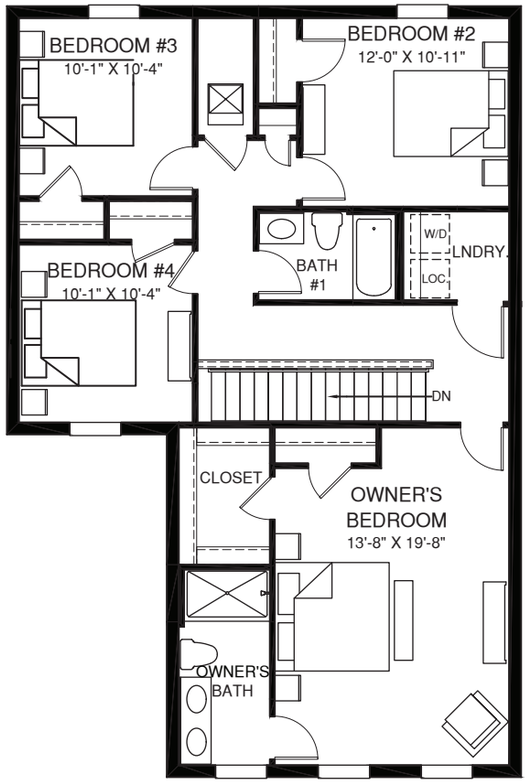
Main Level



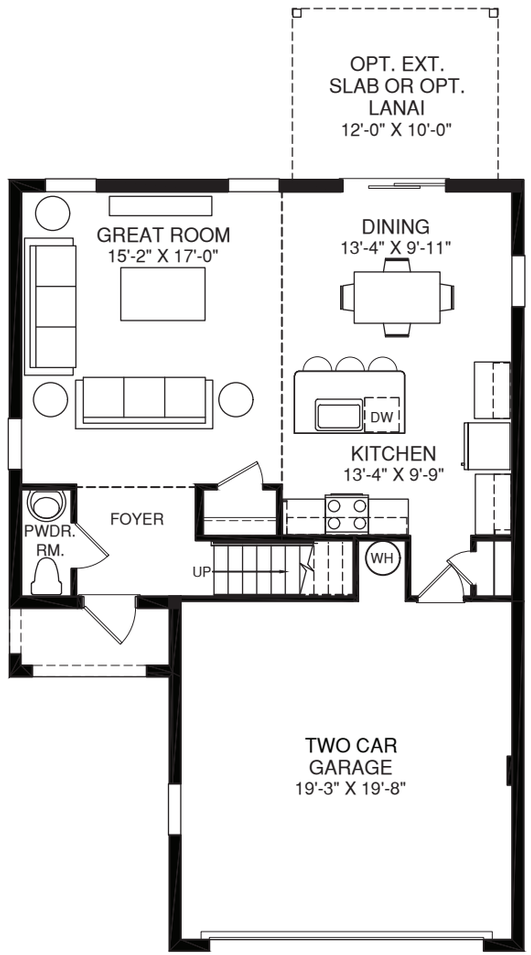
Upper Level
WB

MNG00-01 Mango BB and WB

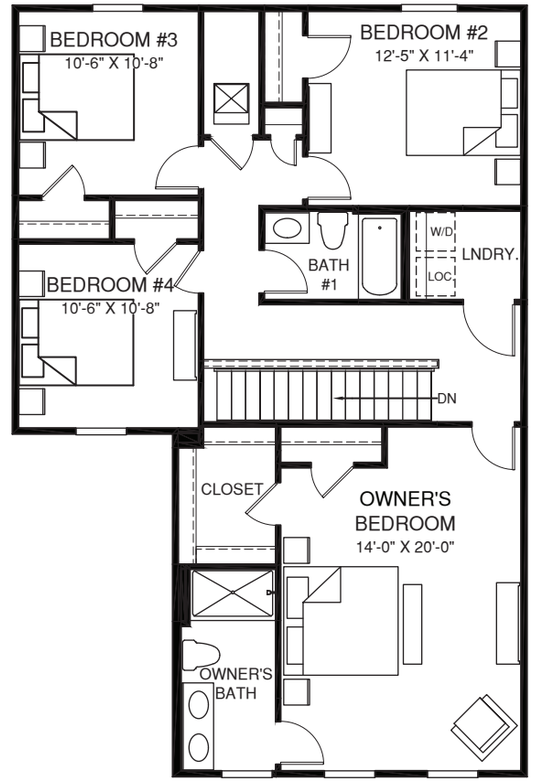
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Upper Level
BB



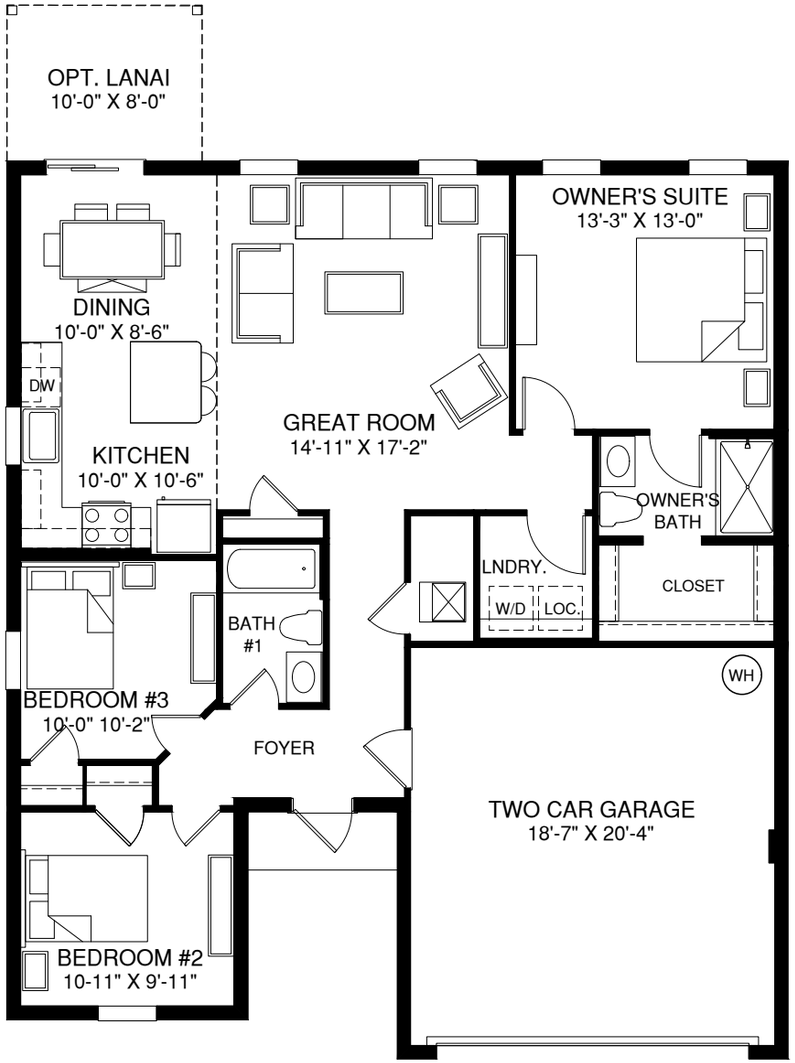
Main Level



Upper Level
WB

SWB00-01 Sweet Bay BB and WB

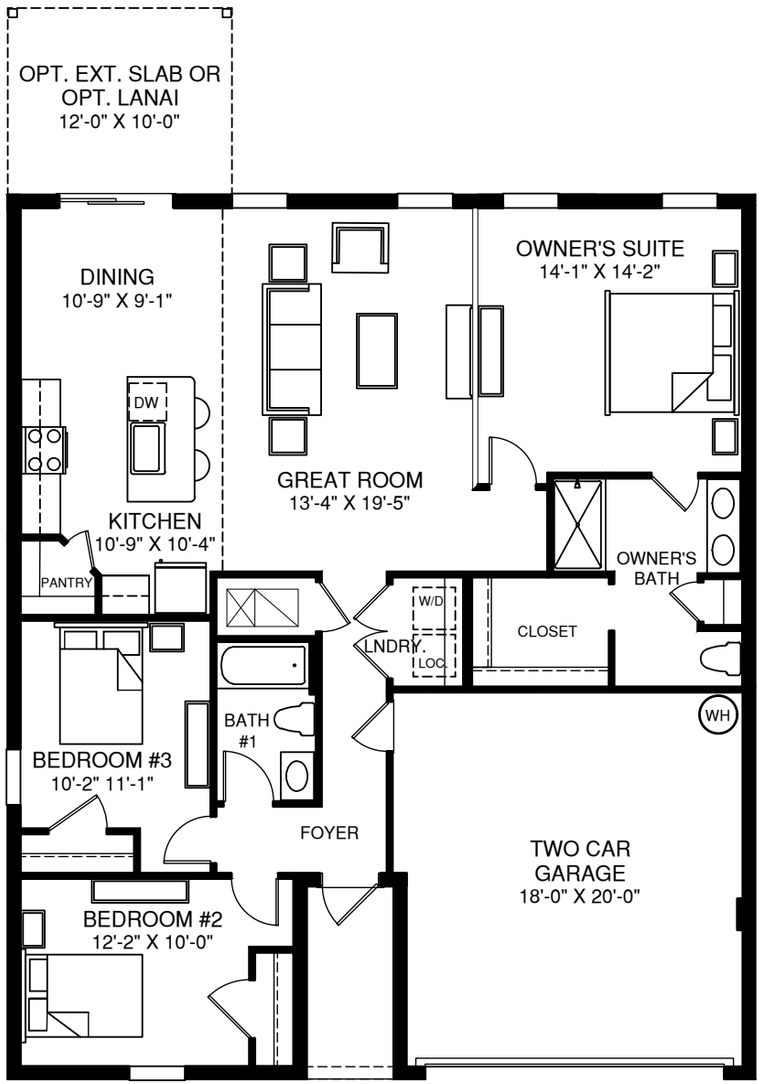
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Main Level

CNR00-01 - Canary II - Lifestyle

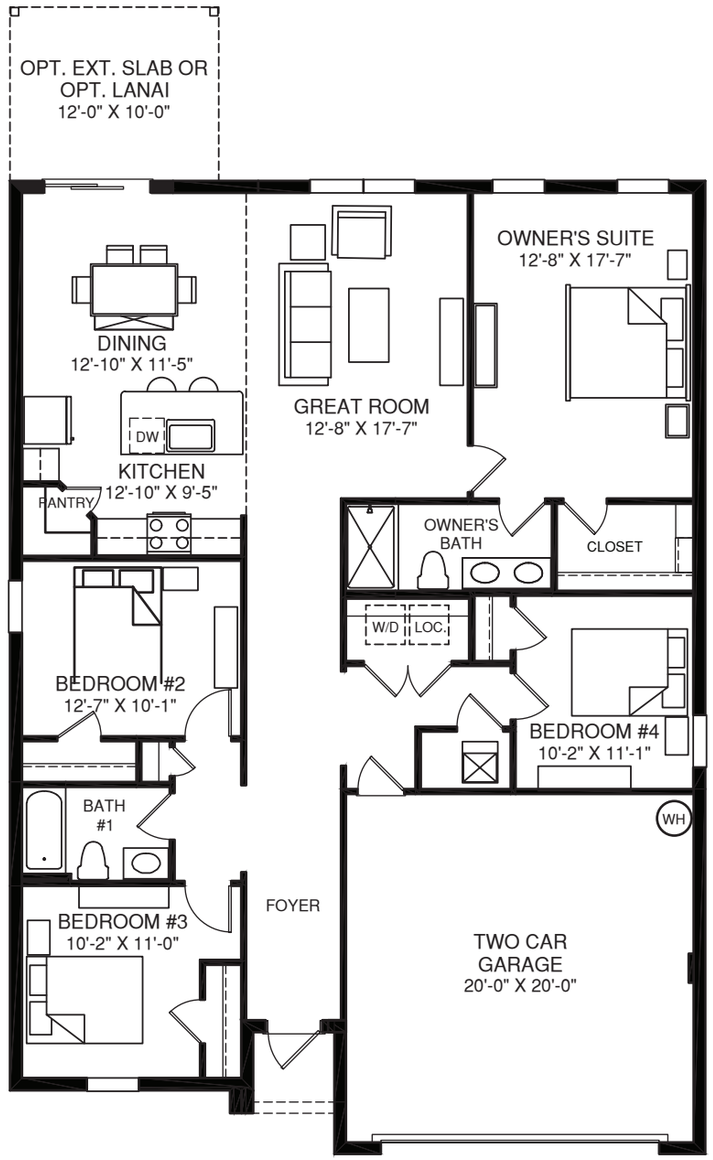
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Main Level

MAH00-01 - Mahogany

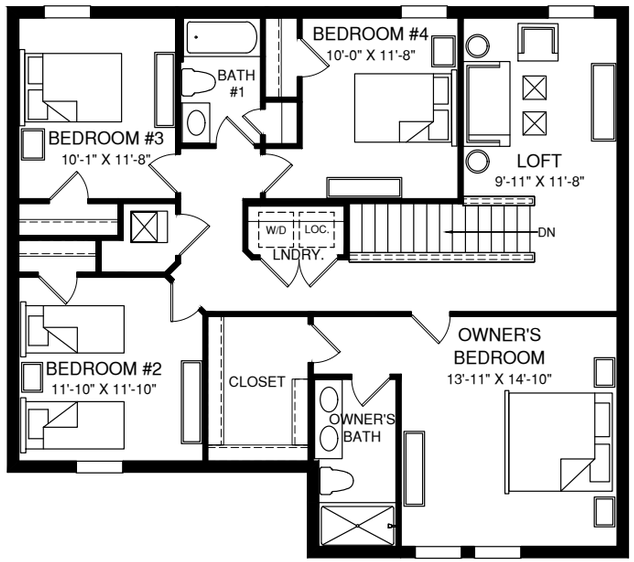
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



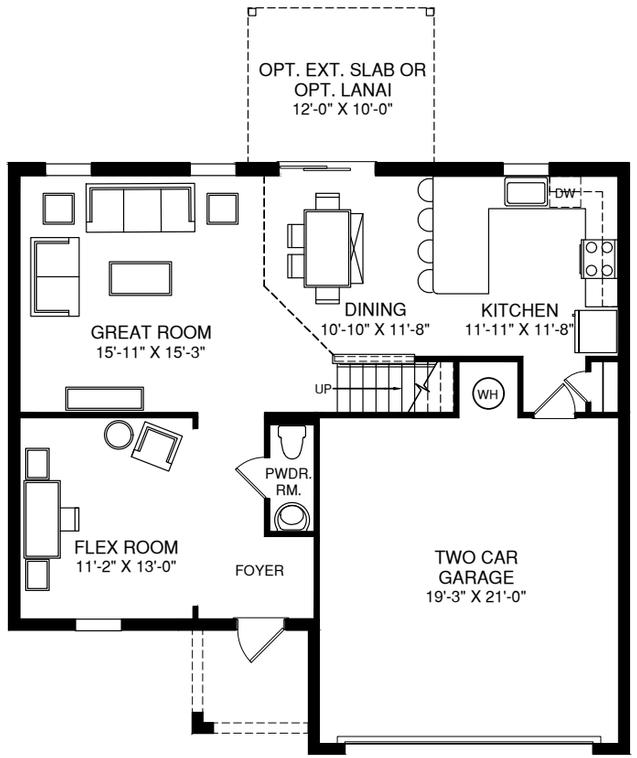
MAIN LEVEL

PAM00-01 - Palm II - Lifestyle

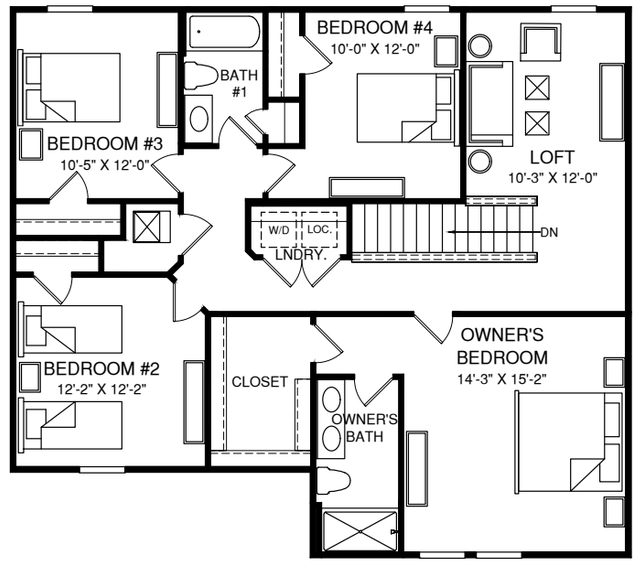
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Upper Level
BB



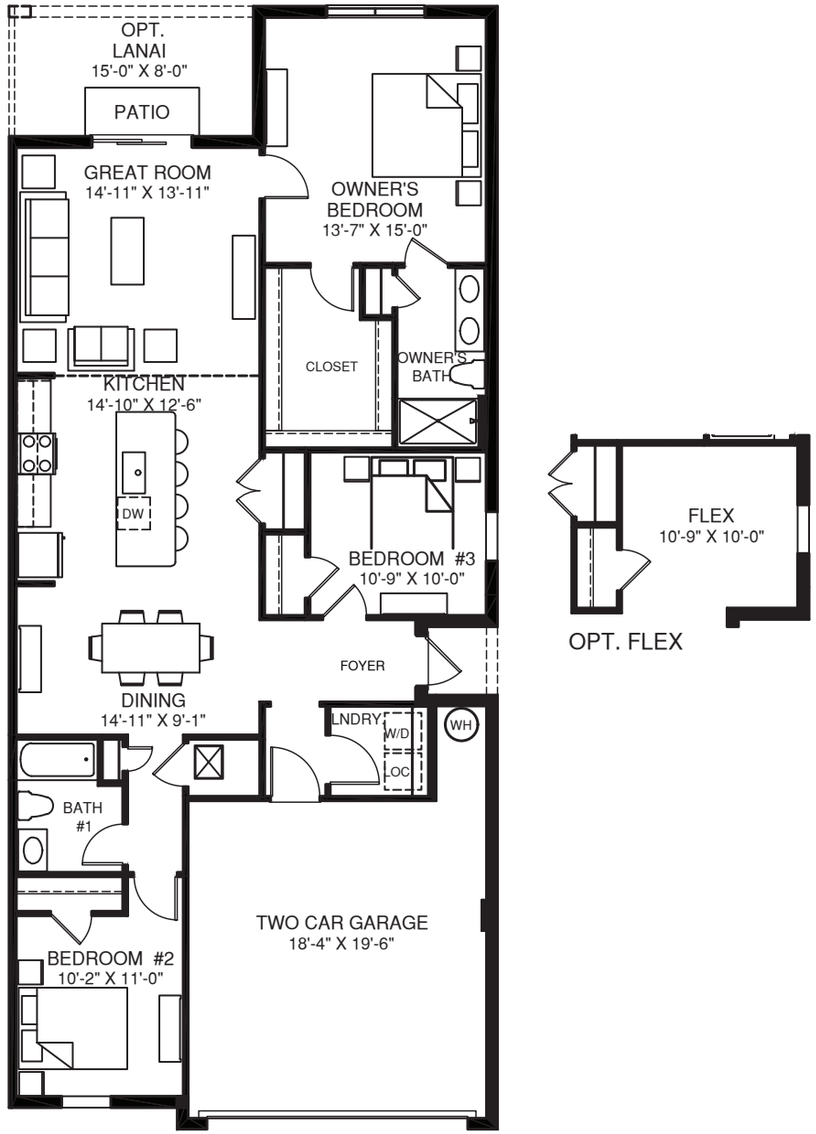
Main Level



Upper Level
WB

WLW00-01 Willow BB and WB

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



MAIN LEVEL

WHN00-01 - Winterhaven

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Alder

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 29′ x 66′-4″

Footprint Max: 29′ x 66-4″

Mean Roof Height: 11′-7 7/8″

Ceiling Height: 8′ -8″ First Floor

Base Square Footage: 1313
1st Floor: 1313

Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

ALR00-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Coral

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 30′ x 70′

Footprint Max: 30′ x 70′

Mean Roof Height: 11′-9 13/16″

Ceiling Height: 8′ -8″ First Floor

Base Square Footage: 1501
1st Floor: 1501

Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

COA00-01
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET









Mango BB and WB

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 30′ x 41′

Footprint Max: 30′ x 49′

Mean Roof Height BB: 21′-5 1/8″

Mean Roof Height WB: 21′-5 1/8″

Ceiling Height BB: 8′ -8″ First Floor & Second Floor

Ceiling Height WB: 8-′ 8″ First Floor & 8′ Second Floor

Base Square Footage: 1665
1st Floor: 622
2nd Floor: 1043

Available Foundations: Slab

Garage Type: 2-car front

Veneers Available: Traditional full stucco and Traditional siding and stucco

MNG00-01
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET









Sweet Bay BB and WB

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 30′ x 45′

Footprint Max: 30′ x 53′

Mean Roof Height BB: 21′-8 1/16″

Mean Roof Height WB: 21′-0 1/16″

Ceiling Height BB: 8′-8″ First Floor & Second Floor

Ceiling Height WB: 8′-8″ First Floor & 8′ Second Floor

Base Square Footage: 1895
1st Floor: 732
2nd Floor: 1163

Available Foundations: Slab

Garage Type: 2-car front

Veneers Available: Traditional full stucco and Traditional siding and stucco

SWB00-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION K



ELEVATION L



Canary II

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Lifestyle

Footprint Min: 40′ x 46′

Footprint Max: 40′ x 54′

Mean Roof Height: 12′-9 1/2″

Ceiling Height: 8′-8″ First Floor

Base Square Footage: 1302
1st Floor: 1302

Available Foundations: Slab

Garage Type: 2-car

Veneers Available: Traditional in stucco

CNR00-01 - Canary II - Lifestyle
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Mahogany

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 40′ x 47′-4″

Footprint Max: 40′ x 60′-4″

Mean Roof Height: 13′

Ceiling Height: 8′ -8″ First Floor

Base Square Footage: 1444
1st Floor: 1444

Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

MAH00-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Palm II

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Lifestyle

Footprint Min: 40′ x 56′

Footprint Max: 40′ x 65′-4″

Mean Roof Height: 12′-9 11/16″

Ceiling Height: 8′ -8″ First Floor

Base Square Footage: 1723
1st Floor: 1723

Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

PAM00-01 - Palm II - Lifestyle
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET









Willow BB and WB

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 40′ x 38′

Footprint Max: 40′ x 48′-8″

Mean Roof Height BB: 21′-1 7/8″

Mean Roof Height WB: 21′-1 7/8″

Ceiling Height BB: 8′-8″ First Floor & 8′ Second Floor

Ceiling Height WB: 8′-8″ First Floor & 8′ Second Floor

Base Square Footage: 2240
1st Floor: 926
2nd Floor: 1314

Available Foundations: Slab

Garage Type: 2-car front

Veneers Available: Traditional full stucco and Traditional siding and stucco

WLW00-01
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Winterhaven

GENERAL FEATURES

Home Type: Single Family Attached

Series: Florida Simply Ryan

Footprint Min: 30′ x 69′

Footprint Max: 30′ x 69′

Mean Roof Height: 15′-0 5/8″

Ceiling Height: 8′ -8″ First Floor

Base Square Footage: 1509
1st Floor: 1509

Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

WHN00-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

Elevations and Floor Plans
Detached Single-Family Units

30' Product Detail Sheets:
Alder
Coral
Mango
Sweet Bay

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Alder

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 29′ x 66′-4″

Footprint Max: 29′ x 66-4″

Mean Roof Height: 11′-7 7/8″

Ceiling Height: 8′ -8″ First Floor

Base Square Footage: 1313
1st Floor: 1313

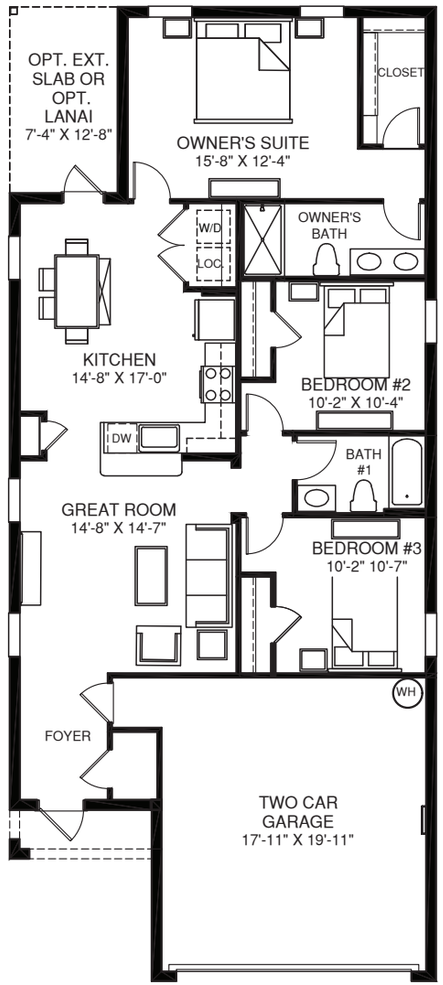
Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

ALR00-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Main Level

ALR00-01 - Alder

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Coral

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 30′ x 70′

Footprint Max: 30′ x 70′

Mean Roof Height: 11′-9 13/16″

Ceiling Height: 8′ -8″ First Floor

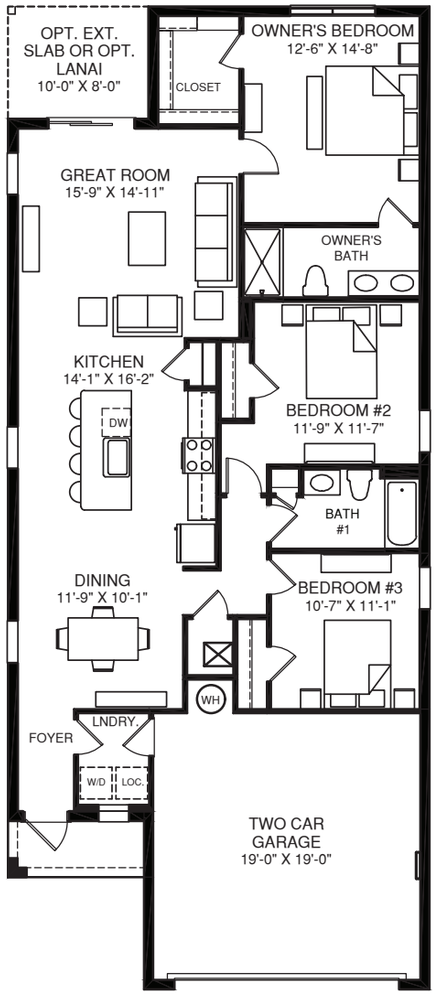
Base Square Footage: 1501
1st Floor: 1501

Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

COA00-01
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Main Level

COA00-01 - Coral

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET









Mango BB and WB

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 30′ x 41′

Footprint Max: 30′ x 49′

Mean Roof Height BB: 21′-5 1/8″

Mean Roof Height WB: 21′-5 1/8″

Ceiling Height BB: 8′ -8″ First Floor & Second Floor

Ceiling Height WB: 8-′ 8″ First Floor & 8′ Second Floor

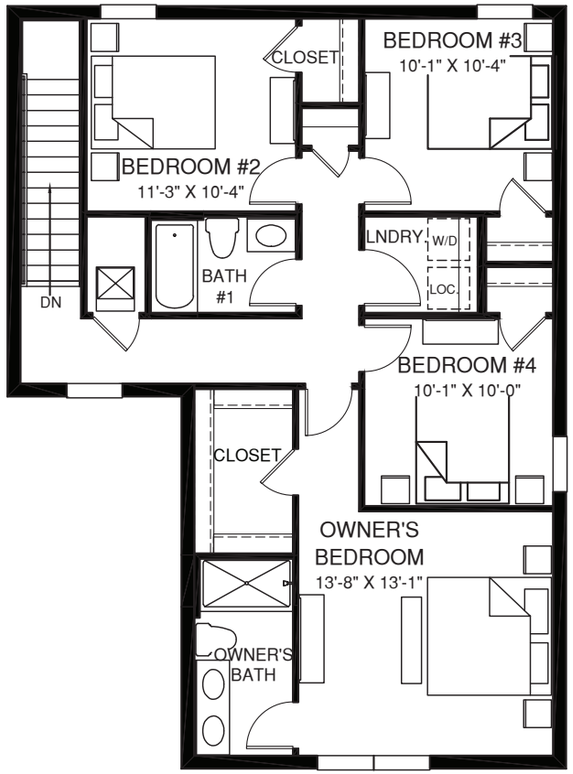
Base Square Footage: 1665
1st Floor: 622
2nd Floor: 1043

Available Foundations: Slab

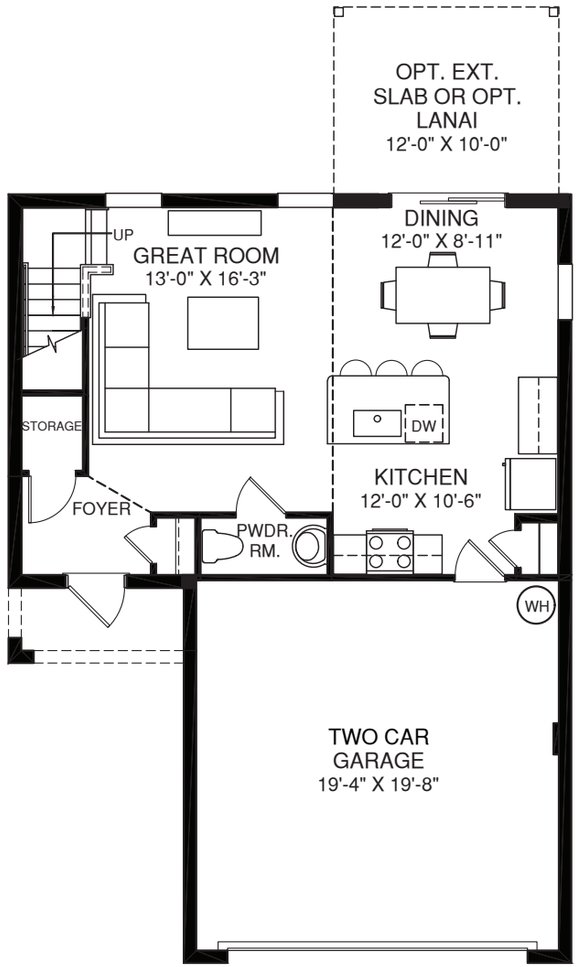
Garage Type: 2-car front

Veneers Available: Traditional full stucco and Traditional siding and stucco

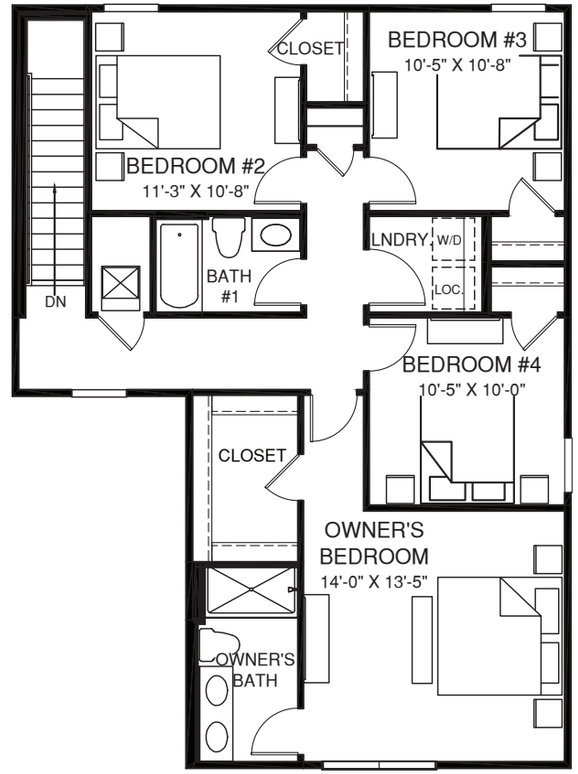
MNG00-01
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Upper Level
BB



Main Level



Upper Level
WB

MNG00-01 Mango BB and WB

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET









Sweet Bay BB and WB

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 30′ x 45′

Footprint Max: 30′ x 53′

Mean Roof Height BB: 21′-8 1/16″

Mean Roof Height WB: 21′-0 1/16″

Ceiling Height BB: 8′-8″ First Floor & Second Floor

Ceiling Height WB: 8′-8″ First Floor & 8′ Second Floor

Base Square Footage: 1895
1st Floor: 732
2nd Floor: 1163

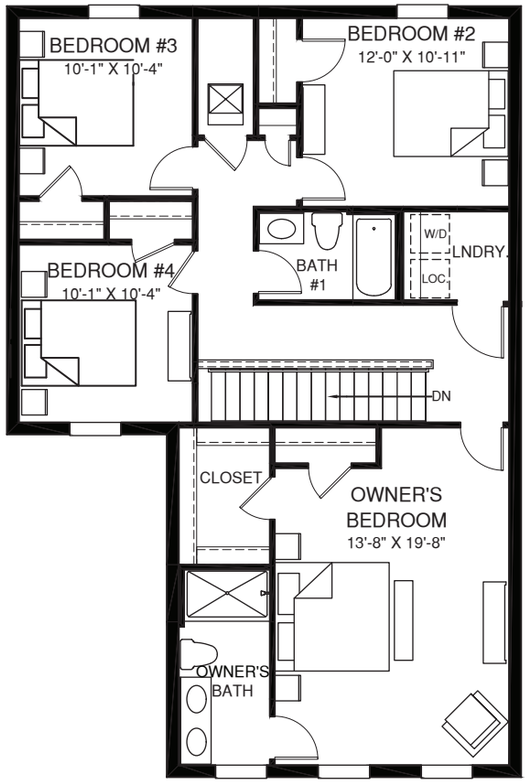
Available Foundations: Slab

Garage Type: 2-car front

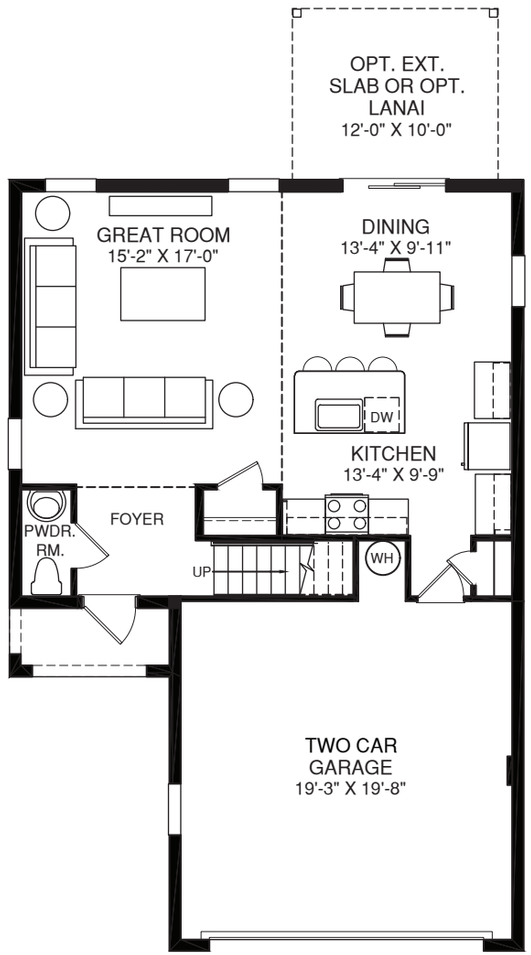
Veneers Available: Traditional full stucco and Traditional siding and stucco

SWB00-01

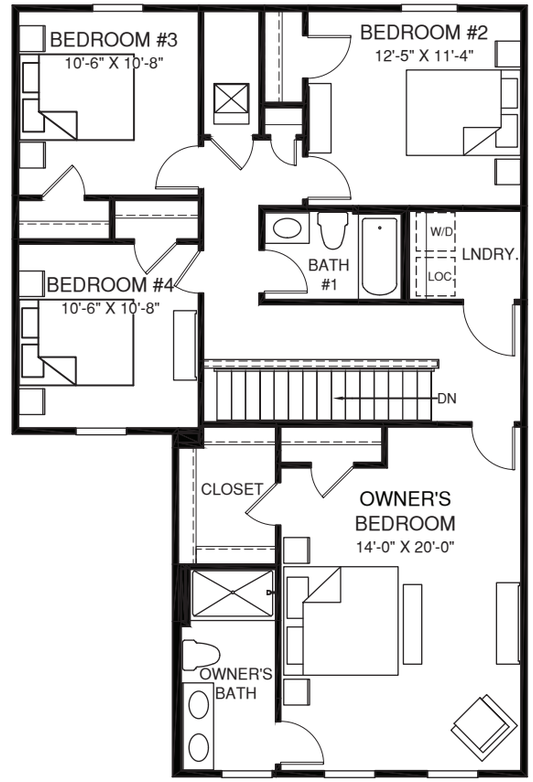
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Upper Level
BB



Main Level



Upper Level
WB

SWB00-01 Sweet Bay BB and WB

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

Elevations and Floor Plans
Detached Single-Family Units

40' Product Detail Sheets:
Canary
Mahogany
Palm II
Willow

PRODUCT ANALYSIS SHEET

ELEVATION K



ELEVATION L



Canary II

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Lifestyle

Footprint Min: 40′ x 46′

Footprint Max: 40′ x 54′

Mean Roof Height: 12′-9 1/2″

Ceiling Height: 8′-8″ First Floor

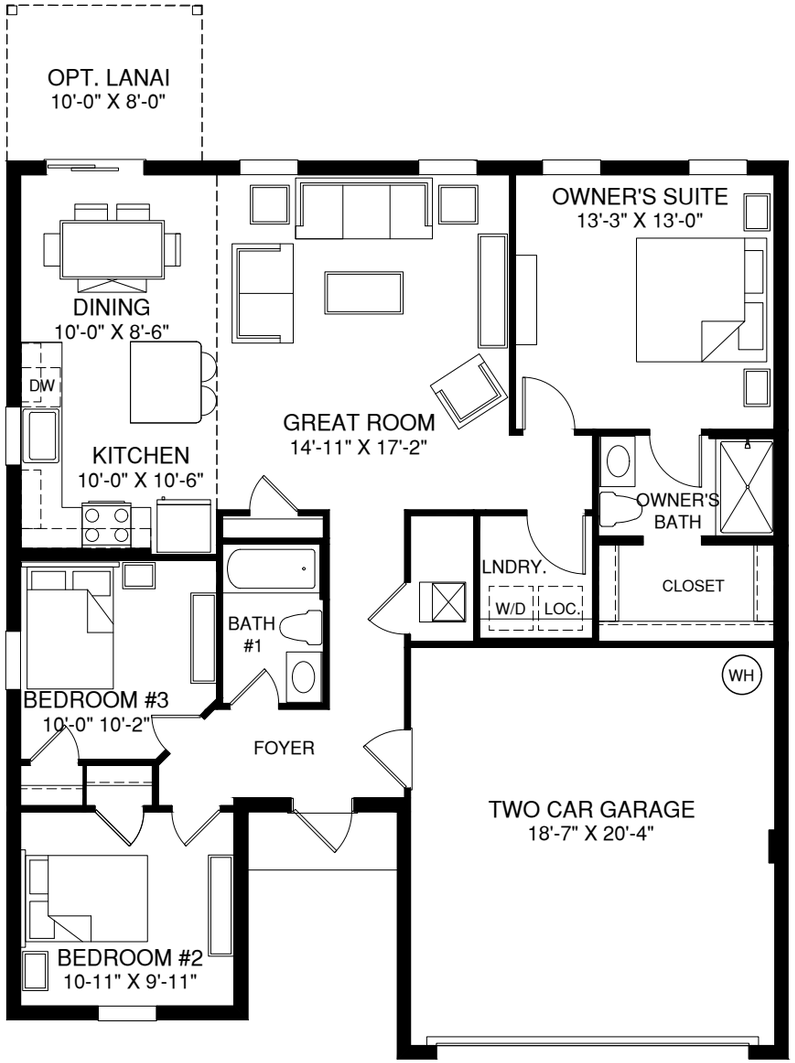
Base Square Footage: 1302
1st Floor: 1302

Available Foundations: Slab

Garage Type: 2-car

Veneers Available: Traditional in stucco

CNR00-01 - Canary II - Lifestyle
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Main Level

CNR00-01 - Canary II - Lifestyle

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Mahogany

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 40′ x 47′-4″

Footprint Max: 40′ x 60′-4″

Mean Roof Height: 13′

Ceiling Height: 8′ -8″ First Floor

Base Square Footage: 1444
1st Floor: 1444

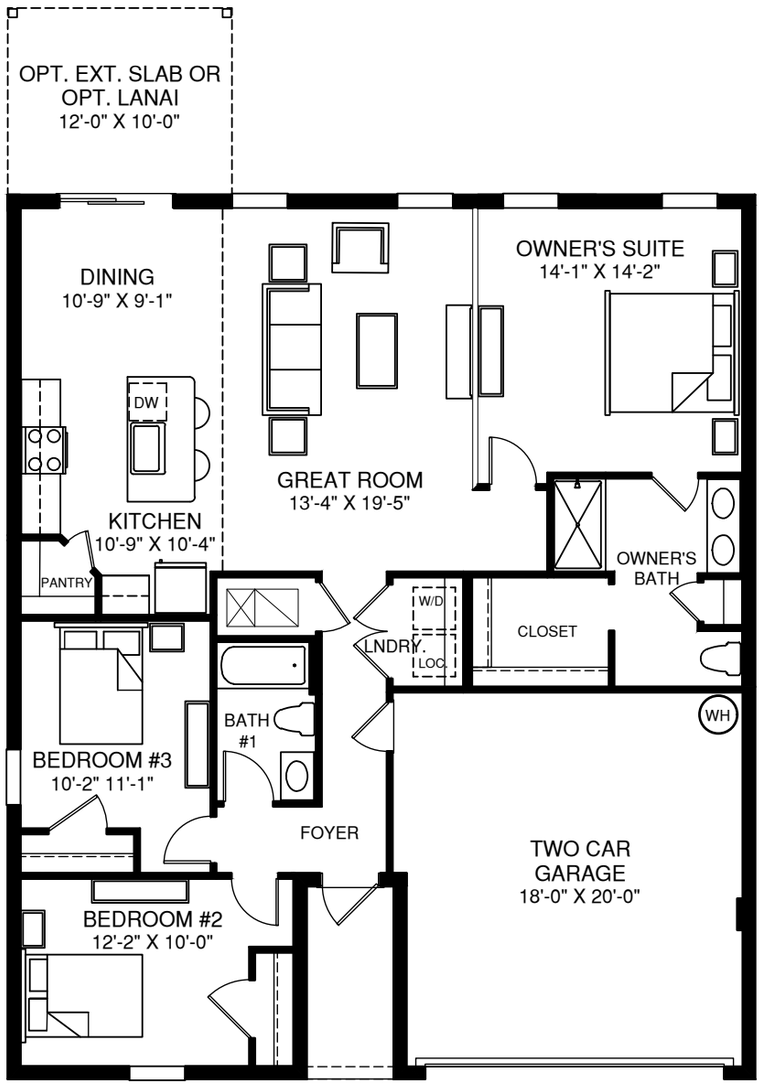
Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

MAH00-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Main Level

MAH00-01 - Mahogany

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Palm II

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Lifestyle

Footprint Min: 40′ x 56′

Footprint Max: 40′ x 65′-4″

Mean Roof Height: 12′-9 11/16″

Ceiling Height: 8′ -8″ First Floor

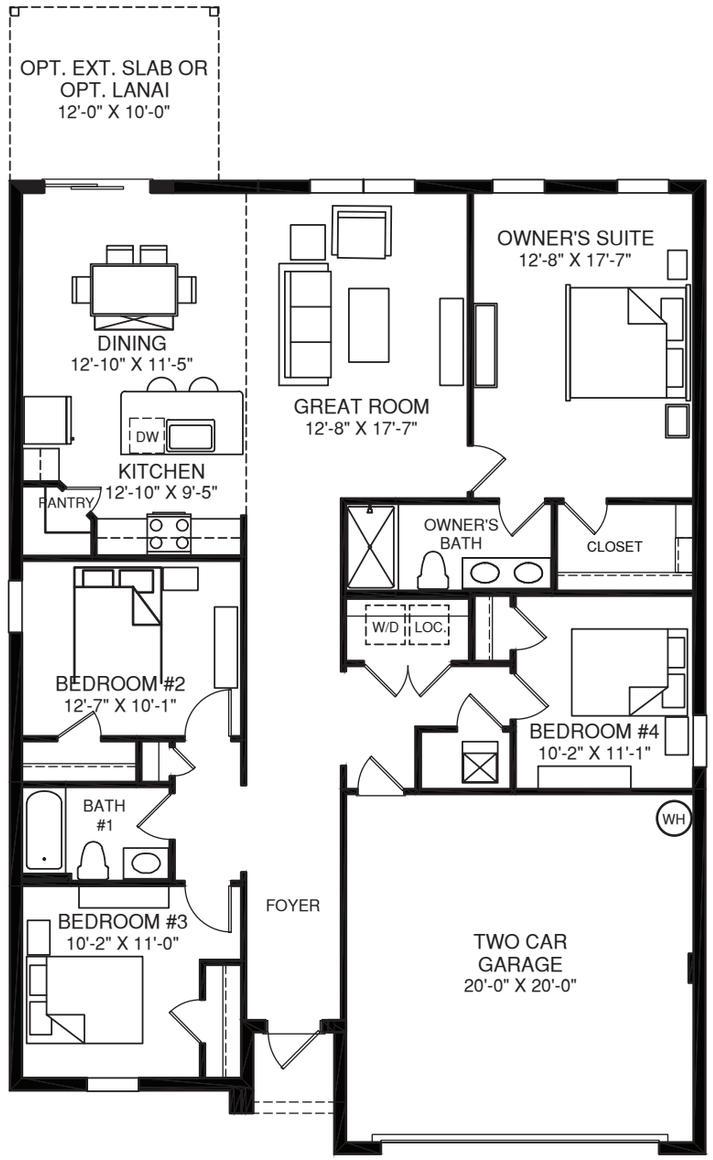
Base Square Footage: 1723
1st Floor: 1723

Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

PAM00-01 - Palm II - Lifestyle
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



MAIN LEVEL

PAM00-01 - Palm II - Lifestyle

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

PRODUCT ANALYSIS SHEET









Willow BB and WB

GENERAL FEATURES

Home Type: Single Family Detached

Series: Florida Simply Ryan

Footprint Min: 40′ x 38′

Footprint Max: 40′ x 48′-8″

Mean Roof Height BB: 21′-1 7/8″

Mean Roof Height WB: 21′-1 7/8″

Ceiling Height BB: 8′-8″ First Floor & 8′ Second Floor

Ceiling Height WB: 8′-8″ First Floor & 8′ Second Floor

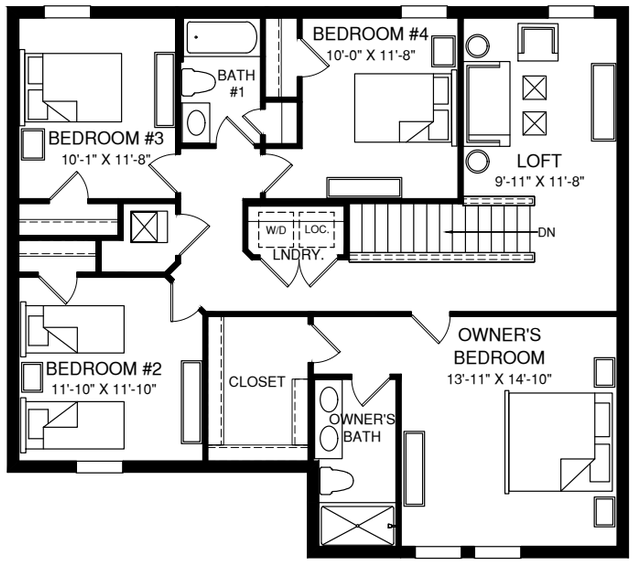
Base Square Footage: 2240
1st Floor: 926
2nd Floor: 1314

Available Foundations: Slab

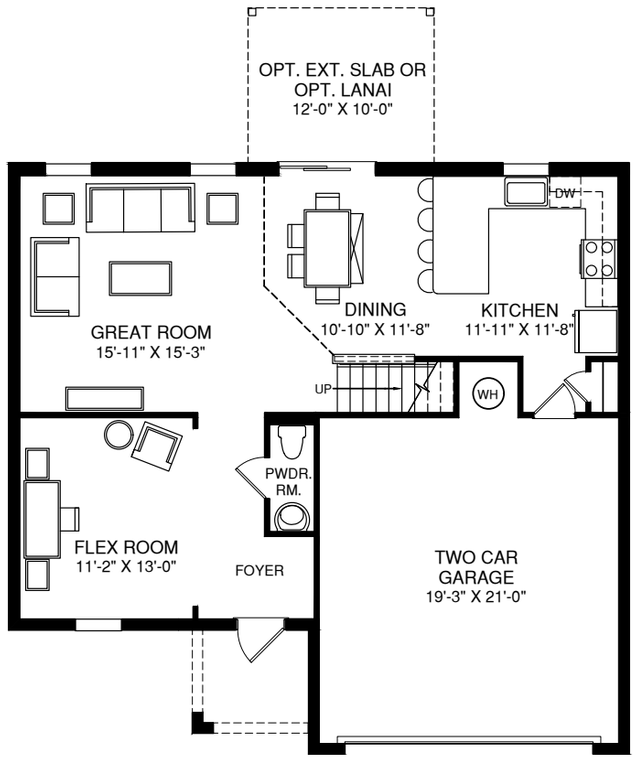
Garage Type: 2-car front

Veneers Available: Traditional full stucco and Traditional siding and stucco

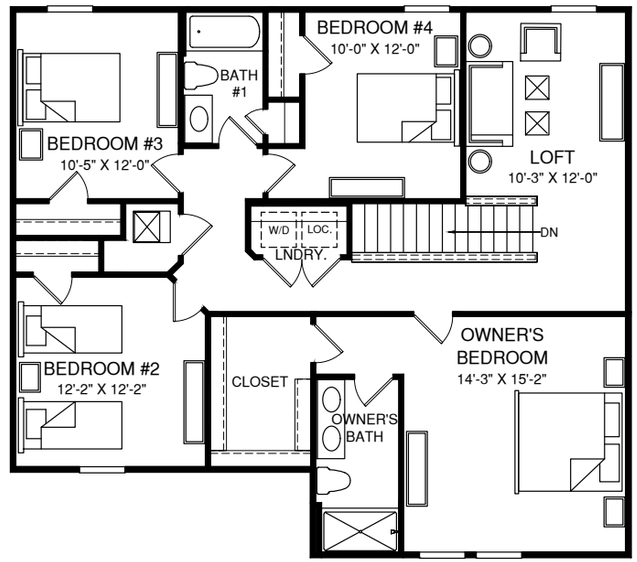
WLW00-01
For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



Upper Level
BB



Main Level



Upper Level
WB

WLW00-01 Willow BB and WB

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

Elevations and Floor Plans
Attached Single-Family Units

Winterhaven
Product Detail Sheet

PRODUCT ANALYSIS SHEET

ELEVATION A



ELEVATION B



Winterhaven

GENERAL FEATURES

Home Type: Single Family Attached

Series: Florida Simply Ryan

Footprint Min: 30′ x 69′

Footprint Max: 30′ x 69′

Mean Roof Height: 15′-0 5/8″

Ceiling Height: 8′ -8″ First Floor

Base Square Footage: 1509
1st Floor: 1509

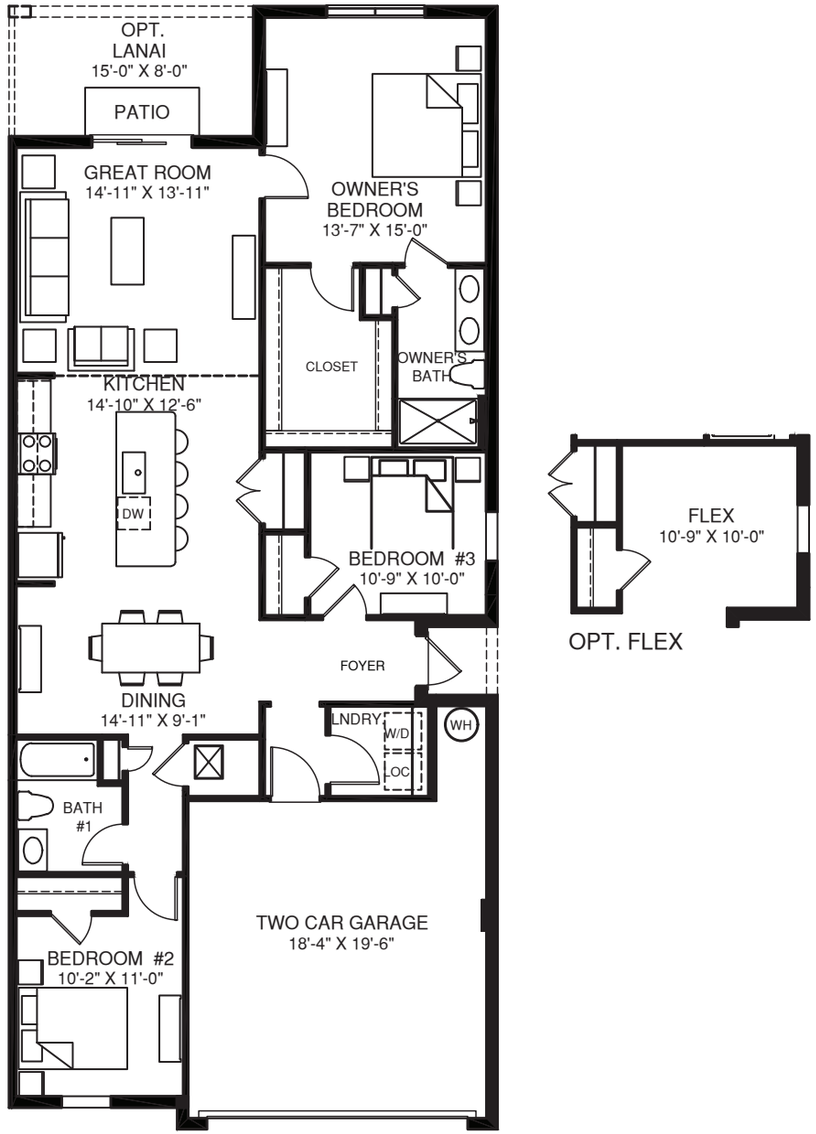
Available Foundations: Slab

Garage Type: 2-car front entry

Veneers Available: Traditional in stucco

WHN00-01

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.



MAIN LEVEL

WHN00-01 - Winterhaven

For Internal Use only. Information is believed to be correct at time of publication. Refer to most current blueprints for accuracy.

Record and Return To:
This Instrument Prepared By:

Logan F. Wellmeier, Esq.
Dean, Mead, Minton & Moore
1903 S 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

[blank space above line reserved for recording data]

PLANNED DEVELOPMENT (PD) ZONING AGREEMENT

THIS PLANNED DEVELOPMENT (PD) ZONING AGREEMENT (this "**Agreement**") is made and entered into this ____ day of_____, 2025, (the "**Effective Date**") by and between, HICKORY BRANCH PROPERTIES, INC., a Florida Corporation ("**Hickory**"), whose principal address is 1124 Coral Street, Ft. Pierce, FL 34982, VARN GROVES INC, a Florida corporation ("**Varn**"), whose mailing address is 2958 E Fern Brook Drive, Eagle, ID 83616-6602 and DONALD M. VARN, Trustee, or his successors in trust, under the DONALD M. VARN LIVING TRUST dated March 22, 2011, as amended and restated from time to time (the "**Trust**"), whose post office is 3601 Gordy Road, Fort Pierce, FL 34945 (collectively, Hickory, Varn and the Trust are referred to herein as the "**Owner**"), and the CITY OF FORT PIERCE, a political subdivision of the State of Florida (the "**City**").

WITNESSETH:

WHEREAS, NVR, Inc., a Delaware corporation, doing business as Ryan Homes (the "**Applicant**"), is currently under contract to purchase, and intends to develop, certain real property within the city limits of the City, more particularly described in the legal description attached hereto and incorporated herein as **Exhibit "1"** (the "**Subject Property**"); and

WHEREAS, Owner is the current owner of the Subject Property; and

WHEREAS, the requirements for development of the Subject Property are specified by the Code of Ordinances of Fort Pierce, Florida (the "**Code**"); and

WHEREAS, the Subject Property consists of three (3) parcels totaling approximately one hundred and twenty-six and sixty-eight hundredths (126.68) acres, more or less; and

WHEREAS, the Applicant, with the consent of the Owner, is proposing an estimated five hundred and seventeen (517) unit residential community with associated amenities at 3605 Gordy Road, located

northwest of the intersection of I-95 and the Florida Turnpike, to be known as the "The Gordy Preserve" (the "**Project**" or "**Development**"); and

WHEREAS, Section 125-212 (a) of the Code indicates that the purpose of a Planned Development Zone District ("**PD**") includes the allowance of developments which are not specifically otherwise permitted in standard zoning districts; and

WHEREAS, Section 125-212 (c)(10) of the Code provides that the specific development standards of a PD are contained in the approved development documents for each planned development, making a variance unnecessary; and

WHEREAS, Sections 125-212 (d)(1) and (f) of the Code allow a PD in the City subject to a Planned Development Zoning Agreement negotiated between the Owner and City in order to introduce flexibility into the development regulations in a manner that is mutually beneficial to the development and the City and to encourage enlightened and imaginative approaches to community planning; and

WHEREAS, the Development proposed is consistent with the City's comprehensive plan and land development regulations; and

WHEREAS, pursuant to Section 125-212(d)(2)(a), the owner intends to move directly to a Final PD approval for the Development (the "**Final Approval**"), and this Agreement is meant to include the understanding and requirements of that approval.

NOW, THEREFORE, the parties do hereby agree as follows:

1. **Recitals.** The above recitals are hereby affirmed as being true and correct and are incorporated herein by reference.

2. **Legal Description.** This Agreement shall apply to the Subject Property, as described in **Exhibit "1"**.

3. **Duration of Agreement.** This Agreement shall be effective, shall run with the land and shall be binding on all parties and all persons claiming under it until the expiration of the Final Approval (the "**Expiration Date**"). Unless otherwise agreed upon by the parties in writing, this Agreement shall not be renewed automatically for successive terms.

4. **Phasing Requirements.** The Development shall be constructed in two (2) phases.

5. **Development Approvals and Requirements for the Project.** The Project shall conform to the following requirements:

   A. **Site Plans:** The final planned development zoning district site plan (the "**Site Plan**") is attached hereto as **Exhibit "2"** and incorporated herein by reference. The Site Plan shall require approval by the City Commission.

   B. **Development Timeline:** The development of the Subject Property shall be as specified

in **Exhibit "3"**, attached hereto and by this reference incorporated herein (the "**Development Timeline**").

C. **Development Standards:** The landscaping and development standards specified in **Exhibit "4"**, [A4][A5]attached hereto and by this reference incorporated herein (the "**Development Standards**") shall govern the development of the Subject Property.

D. **Entrances and Internal Road Network:** Access to the site shall be provided by Gordy Road.

E. **Utilities:** The Project shall contain the following utility infrastructure:
   i. Water distribution and service lines,
   ii. Wastewater collection and service lines,
   iii. Lift station and related equipment,
   iv. Paving, and
   v. Stormwater retention and detention.

F. **Public Benefit:** The Project will provide the following public benefits:

- Improve Gordy Road Bridge, and
- Improve Gordy Road Recreation Area.

6. **Public Facilities that will Service the Development**.

A. **Water/Wastewater:** Fort Pierce Utilities Authority ("**FPUA**") shall provide water and wastewater to the Project with water and sewer available to provide for the Project.

B. **Drainage:** The Project is located within the jurisdiction of the South Florida Water Management District ("**SFWMD**") and the North St. Lucie River Water Control District ("**NSLRWCD**").

C. **Local School District:** St. Lucie Public Schools serve this location with capacity to serve the anticipated needs of the Project.

7. **Description of Local Development Permits Required for the Development**. The Development shall require the following local development permits and approvals, which shall be obtained before commencing construction:

A. City of Fort Pierce Final Approval.

B. City of Fort Pierce Development Permit Compliance Review Permit.
   i. Engineering approval.

C. Fort Pierce Building Permit(s).

D. South Florida Water Management District:
   i. Consumptive Water Use Permit (as required).
   ii. Environmental Resource Permit.

E. NSLRWCD Drainage Permit (as required).

F. St. Lucie County permit (as required).

G. FPUA permitting (as required).

H. Florida Department of Environmental Protection permitting (as required).

I. Other permits as required.

8. **Project Compliance.** The Project as proposed by this Agreement is consistent with the City's comprehensive plan and the Code. Any failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions. Attached hereto as **Exhibit "5"** is a list of any conditions, terms, restrictions, and other requirements determined by the City for the public health, safety, or welfare of its citizens, which shall govern the development of the Subject Property and with which the Development shall comply.

9. **Destruction.** In the event that all or a portion of the Development should be destroyed by a storm, fire, or other common disaster, Owner, its grantees, successors or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the Site Plan, subdivision plat(s), and development orders.

10. **Unity of Control.** Owner agrees that the Subject Property shall be developed as one parcel of land, in one or more phases, consistent with the Site Plan as approved by the City and incorporating the entire Subject Property. The Subject Property may only be subdivided pursuant to a subdivision plat or lot split approved by the City in accordance with all applicable requirements of the Code. This paragraph shall not prohibit the conveyance of any lot, parcel or tract in accordance with a plat or lot split approved by the City and recorded in the public record, or the conveyance of right-of-way to any governmental entity.

11. **Modification, Amendment and Release.** This Agreement may not be modified, amended, or released, except by written instrument signed by the parties to this Agreement, provided that such modification, amendment, or release has been approved by the City after public hearing. Notwithstanding anything contained hereinto the contrary, Owner, its successors in interest and/or title, and the City may amend or terminate this Agreement without securing the consent of other property owners whose property is affected by this Agreement, unless such amendment or termination directly and materially modifies the allowable uses or entitlements of such owners' property.

12. **Governing Law.** This Agreement and the construction and enforcement thereof shall be interpreted under the laws of the State of Florida. **THE PARTIES HERETO AGREE WITHOUT RESERVATION OF ANY RIGHTS UNDER FEDERAL OR STATE LAW, THAT IN ANY**

LITIGATION ARISING UNDER THIS AGREEMENT, THE PARTIES HERETO KNOWINGLY AND VOLUNTARILY WAIVE THE RIGHT TO TRIAL BEFORE A JURY AND ALL SUCH LITIGATION SHALL BE LITIGATED ONLY IN A NON-JURY HEARING IN THE STATE COURTS OF FLORIDA, ST. LUCIE COUNTY.

13. **Successors and Assigns.** This Agreement shall be deemed to be a covenant running with the land and shall be binding upon the legal representatives, successors, assigns and successors in title of the Owner and any person, firm, corporation, or entity who or which may become the successor in interest to the Subject Property.

14. **Notice.** Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; or (iii) mailed by registered or certified mail (postage prepaid), return receipt requested. For purposes of notice, the addressees are as follows:

OWNER:
Hickory Branch Properties, Inc.
1124 Coral Street,
Ft. Pierce, FL 34982,

and
Varn Groves Inc
2958 E Fern Brook Drive
Eagle, ID 83616-6602

and
Donald M. Varn Living Trust dated March 22, 2011
Attn: Donald M. Varn
3601 Gordy Road,
Fort Pierce, FL 34945

CITY:
City Manager
City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

With a copy to:
City Attorney
City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

APPLICANT:
Ryan Homes
11700 Plaza America Drive, Suite 500
Reston, VA 20190

With a copy to:
Dean, Mead, Minton & Moore
Attn: W. Lee Dobbins, Esq.
1903 South 25th Street, Suite 200
Fort Pierce, FL 34947

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the date received if deposited with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused. Either party may change its address for the purpose of this Section by written notice to the other party given in accordance with the provisions of this Section.

15. **Entire Agreement.** This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

16. **Severability.** If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

17. **Rights of Assignment to Lender**. All rights of the Owner hereunder may be collaterally assigned to any lender for the Subject Property as security for any loan or construction loan, and in the event of a foreclosure or deed-in-lieu of foreclosure, the lender and/or grantee of any deed-in-lieu of foreclosure, and their respective successors and assigns, shall be bound by this Agreement and entitled to enforce the rights of the Owner hereunder.

18. **Counterparts.** This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through electronic transmission shall bind the party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each party hereto executed at least one such counterpart.

19. **Recording.** The City shall record this Agreement in the public records with the clerk of court in St. Lucie County within fourteen (14) days of the Effective Date. Failure of the City to record this

Agreement shall not void this Agreement or be deemed a default.

20. **Hold Harmles.** The City shall be held harmless from any and all liability stemming from any disputes between Owner, its grantees, successors, assigns, predecessors in title or other property owners regarding any development undertaken by Owner, its grantees, successors, or assigns as provided for in this Agreement.

21. **Compliance/Vested Rights.**

A. Owner shall be required to construct all proposed improvements in accordance with applicable laws, ordinances, and regulations, the provisions and requirements of this Agreement, the final PD zoning ordinance, Site Plan, construction plans, landscape plans, preserve area management plans, and subdivision plats, hereinafter sometimes collectively referred to as development orders ("**Development Orders**."). In the event of any conflict between the Code and this Agreement or the Final Approval, this Agreement and the Final Approval shall govern.

B. Owner, its grantees, successors, or assigns shall have no vested rights in any expired Development Orders for this Development.

22. **Remedies.**

A. In the event that the Owner fails to comply with any provision or condition of this Agreement or any Development Order, the City shall have the right to cease the processing of any applications or permits for development, including the issuance of building permits or certificates of occupancy for the Subject Property, including any associated phases. In the event that the Owner fails to construct the improvements consistent with this Agreement, the City may deliver to Owner written notice specifying such failure (a "**Notice of Failure**"). Owner shall remedy such specified failure within sixty (60) days from receipt of a Notice of Failure, or if such failure cannot reasonably be cured within such sixty (60) days, then Owner shall commence to cure within such sixty (60) days and shall thereafter diligently pursue the cure to completion. If Owner fails to cure in accordance with the forgoing, then the City may, in its sole discretion, take any action it deems necessary and appropriate as provided for in the Code, this Agreement, and other applicable law. If the Agreement is terminated or expires, no building permits shall be issued for the Project consistent with the Site Plan or this Agreement until such time as a new agreement or an amendment to this Agreement is executed by the parties to this Agreement.

B. In the event that any person files a complaint with the City's manager alleging that a Development Order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred, the City's manager will review and respond to such complaint and take appropriate action as provided for in the Code, this Agreement, and other applicable law.

C. The above provisions shall not be interpreted to provide an exclusive remedy, and the City may pursue any appropriate remedy at law or equity in the event Owner or their successors in interest fail to abide by the provisions of this Agreement.

23. **Failure to Address Requirements.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Owner of the necessity of complying with any law, ordinance, rule, regulation, or legal requirement governing said permitting requirements, conditions, term, or restriction.

(SIGNATURE PAGES FOLLOW)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

WITNESSES:

_____

Print Name: _____

Address: _____

_____

_____

Print Name: _____

Address: _____

_____

OWNER:

Hickory Branch Properties, Inc., a Florida corporation,

By: _____

Printed Name:_____

Title:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____day of _____, 2025, by _____, as _____ of Hickory Branch Properties, Inc., a Florida corporation, on behalf of said corporation. Said person is (check one) □ personally known to me, □ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or □ produced other identification, to wit:_____

_____

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

(NOTARY SEAL) My Commission Expires: _____

WITNESSES:

_____
Print Name: _____
Address: _____
_____

_____
Print Name: _____
Address: _____
_____

OWNER:

Varn Groves Inc, a Florida corporation,

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____day of _____, 2025, by _____, as _____ of Varn Groves Inc, a Florida corporation, on behalf of said corporation. Said person is (check one) □ personally known to me, □ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or □ produced other identification, to wit: _____

_____
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
(NOTARY SEAL) My Commission Expires: _____

WITNESSES:

OWNER:

By: _____
DONALD M. VARN, as Trustee for the Donald M. Varn Living Trust dated March 22, 2011

_____
Print Name: _____
Address: _____

_____

_____
Print Name: _____
Address: _____

_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ___day of _____, 2025, by DONALD M. VARN, as Trustee for the Donald M. Varn Living Trust dated March 22, 2011, on behalf of said trust. Said person is (check one) □ personally known to me, □ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or □ produced other identification, to wit: .

_____
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
(NOTARY SEAL) My Commission Expires: _____

CITY OF FORT PIERCE:

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox,
City Clerk

(SEAL)

APPROVED AS TO FORM AND CORRECTNESS:

_____
Sara K. Hedges, City Attorney

(SIGNATURES TO CONTINUE ON NEXT PAGE)

CONSENTING SIGNATORY ONLY

WITNESSES:

_____

Print Name: _____

Address: _____

_____

_____

Print Name: _____

Address: _____

_____

APPLICANT:

Hickory Branch Properties, Inc., a Florida corporation,

By: _____

Printed Name:_____

Title:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, as _____ of _____, LLC, a _____ limited liability company, who [__] is personally known to me [__] has produced _____ as identification.

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
(NOTARY SEAL) My Commission Expires: _____

EXHIBIT 1
LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHWEST 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID NW 1/4 OF SE 1/4, A DISTANCE OF 284 FEET; THENCE SOUTH 18 DEG. EAST, A DISTANCE OF 205 FEET; THENCE SOUTH 46 DEG. EAST A DISTANCE OF 240 FEET; THENCE SOUTH 49 DEG. 15 MIN. EAST, A DISTANCE OF 175 FEET; THENCE SOUTH 49 DEG. 30 MIN. EAST, A DISTANCE OF 45 FEET; THENCE SOUTH 34 DEG. 15 MIN. EAST, A DISTANCE OF 150 FEET; THENCE NORTH 75 DEG. 45 MIN. EAST, A DISTANCE OF 55 FEET; THENCE SOUTH 53 DEG. EAST, A DISTANCE OF 133 FEET; THENCE SOUTH 9 DEG. EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 21 DEG. EAST, A DISTANCE OF 215 FEET; THENCE SOUTH 68 DEG. EAST, A DISTANCE OF 160 FEET; THENCE NORTH 77 DEG. 15 MIN. EAST, A DISTANCE OF 143 FEET TO THE EAST SIDE OF SAID NORTHWEST QUARTER OF SE 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 350 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE WEST ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 OF SE 1/4 TO THE POINT OF BEGINNING,

PARCEL 2:
THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

PARCEL 3:
THE NE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THE FOLLOWING:
BEGINNING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 26, RUN THENCE SOUTH 110.5 FEET; RUN THENCE, TURNING EASTERLY AT ANGLE OF 122 DEG. 57 MIN. TO THE FOREGOING LINE, 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEG. 13 MIN. AND RUN 300 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 82 DEG. 42 MIN. AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE RUN WESTERLY ON SAID QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE FOLLOWING: THAT PIECE OR PARCEL OF LAND CONVEYED BY K. F. GORDY AND MERYL M. GORDY, HIS WIFE TO AL C. GORDY AND HAZEL C. GORDY, HIS WIFE BY DEED DATED AUGUST 31, 1964, RECORDED IN OFFICIAL RECORD BOOK 98, PAGE 285, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THE LAND CONTAINED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 266, PAGE 2361 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2456, PAGE 239, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35, SOUTH, RANGE 39 EAST.

EXCEPTING FURTHERMORE FROM ALL OF THE ABOVE PARCELS 1 THROUGH 4, THE FOLLOWING DESCRIBED PARCEL WHICH LIES WITHIN THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST: FROM THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 0 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET; NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
A PARCEL OF LAND IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1,691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 0 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET: NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, AND THE S 1/2 OF THE SE 1/4 OF THE SE 1/4, SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1 THROUGH 6 ABOVE: RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

EXHIBIT 2

FINAL PLANNED DEVELOPMENT SITE PLAN

EXHIBIT 3

DEVELOPMENT TIMELINE

Approvals…….	Anticipated _____ of 202__
Infrastructure Construction……...	_____ 202__ – _____ 202__
Home Construction……	____ 202__ – _____ 202__

EXHIBIT 4

DEVELOPMENT STANDARDS (Example)

	Lot Type A	Lot Type B	Lot Type C
Lot Area	5500 - 6490	4400 - 5390	3300 - 4290
Depth	110	110	110
Width	50'-59'	40'-49'	30'-39'
Lot Coverage	55%	55%	50%
Setbacks			
Front	20	20	20
Side	3	3	3
Side	N/A	N/A	N/A
Corner			
Rear	10	10	10
Building			
Separation	6'	6'	6'

Rights of Way

Entry Boulevard 70'

Interior Streets 40'

Pavement Lane

Width

Entry Boulevard 12'

Interior Streets	10'
Block Length (Max.)	1,400'
Curb Type	Valley Gutter
Sidewalks	5'
Entry Boulevard	Both sides of street
Interior Streets	One side of street

Accessory uses allowed in rear/side setback

AC

Fences

Patios

Pool

Screen enclosure

Roof overhangs

Exterior Gas Water Heaters

1. **Open Space:** All dry detention that is amenitized through bioswale or raingarden design shall be counted toward Open Space acreage.
2. **Perimeter Landscape Strip adjacent to an off-site Right-of-Way:** A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an off-site right-of-way, except where access drives or sidewalk connections are located. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip

and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.

3. **Perimeter Landscape Strip adjacent to an abutting Property:** A fifteen foot (15') minimum landscape strip shall be provided along the entire perimeter of the site's property boundary adjacent to an abutting property. A minimum of one (1) tree per thirty (30) linear feet based on the entire length of the landscape strip and a continuous shrub hedge shall be required. Trees may be grouped together (as seen fit) rather than evenly spaced thirty (30) feet on center. Required shrub hedges shall be spaced a maximum of 36-inches on center and shall maintained to form a 36-inches or higher continuous visual screen within a maximum of one (1) year from the time of installation. The remainder of the landscape strip shall be completely covered with sod, ground cover or other landscape treatment. Landscape berms and six (6) foot fences or walls shall be allowed within landscape strips.
4. **Street Trees along Internal Roadways:** Street trees shall be provided along both sides of internal roadways at a minimum of one (1) tree per fifty (50) linear feet. Trees may be grouped closer together (as seen fit) rather than evenly spaced fifty (50) feet on center. Trees may be placed along the sides of roadways within the right-of-way or placed directly adjacent.

EXHIBIT 5

CONDITIONS OF DEVELOPMENT (Example)

1. A Final PD shall be required prior to any development activities with the Master Site Plan by HJA Design Studio, Job No. 2024-31, 11.15.2024.

2. The minimum Open Space shall be 20% of the Final PD site area.

3. The maximum Density shall be 5 dwelling units per acre of the Final PD site area.

4. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.

5. The Final PD site plan submittal shall include a wetland jurisdictional survey.

6. Prior to submittal of a Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.

7. Prior to submittal of a Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.

8. After approval of the Final PD Site Plan, a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.

9. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the owner.

10. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for the development.

11. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

12. If the owner intends to phase the project, please include a development phasing schedule indicating:

    The approximate date when construction of the project can be expected to begin.

    The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

13. The Final PD site plan shall contain the following information, at minimum: a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance. b. Proposed lot lines and other divisions of land for management, use or allocation purposes. c. The location, size and height of present and proposed buildings and structures. d. The location and size of all areas proposed to be conveyed, dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses. e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas. f. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks. g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines. h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

14. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

15. A Final Plat shall be obtained prior to first certificate of occupancy of a residential unit.

16. **NOTE:** The Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City of Fort Pierce for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

There are no previously approved site plans for these properties. The subject parcels have been utilized for agricultural purposes.

10250 SW VILLAGE PARKWAY, SUITE 201, PORT ST. LUCIE, FL 34987 772.462.2455 | HALEYWARD.COM

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHWEST 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID NW 1/4 OF SE 1/4, A DISTANCE OF 284 FEET; THENCE SOUTH 18 DEG. EAST, A DISTANCE OF 205 FEET; THENCE SOUTH 46 DEG. EAST A DISTANCE OF 240 FEET; THENCE SOUTH 49 DEG. 15 MIN. EAST, A DISTANCE OF 175 FEET; THENCE SOUTH 49 DEG. 30 MIN. EAST, A DISTANCE OF 45 FEET; THENCE SOUTH 34 DEG. 15 MIN. EAST, A DISTANCE OF 150 FEET; THENCE NORTH 75 DEG. 45 MIN. EAST, A DISTANCE OF 55 FEET; THENCE SOUTH 53 DEG. EAST, A DISTANCE OF 133 FEET; THENCE SOUTH 9 DEG. EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 21 DEG. EAST, A DISTANCE OF 215 FEET; THENCE SOUTH 68 DEG. EAST, A DISTANCE OF 160 FEET; THENCE NORTH 77 DEG. 15 MIN. EAST, A DISTANCE OF 143 FEET TO THE EAST SIDE OF SAID NORTHWEST QUARTER OF SE 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 350 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE WEST ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 OF SE 1/4 TO THE POINT OF BEGINNING,

PARCEL 2:
THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

PARCEL 3:
THE NE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 26, RUN THENCE SOUTH 110.5 FEET; RUN THENCE, TURNING EASTERLY AT ANGLE OF 122 DEG. 57 MIN. TO THE FOREGOING LINE, 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEG. 13 MIN. AND RUN 300 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 82 DEG. 42 MIN. AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE RUN WESTERLY ON SAID QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE FOLLOWING: THAT PIECE OR PARCEL OF LAND CONVEYED BY K. F. GORDY AND MERYL M. GORDY, HIS WIFE TO AL C. GORDY AND HAZEL C. GORDY, HIS WIFE BY DEED DATED AUGUST 31, 1964, RECORDED IN OFFICIAL RECORD BOOK 98, PAGE 285, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THE LAND CONTAINED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 266, PAGE 2361 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2456, PAGE 239, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35, SOUTH, RANGE 39 EAST.

EXCEPTING FURTHERMORE FROM ALL OF THE ABOVE PARCELS 1 THROUGH 4, THE FOLLOWING DESCRIBED PARCEL WHICH LIES WITHIN THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST: FROM THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 1 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET; NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
A PARCEL OF LAND IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1,691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 1 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET; NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, AND THE S 1/2 OF THE SE 1/4 OF THE SE 1/4, SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1 THROUGH 6 ABOVE: RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

REPORT OF SURVEY

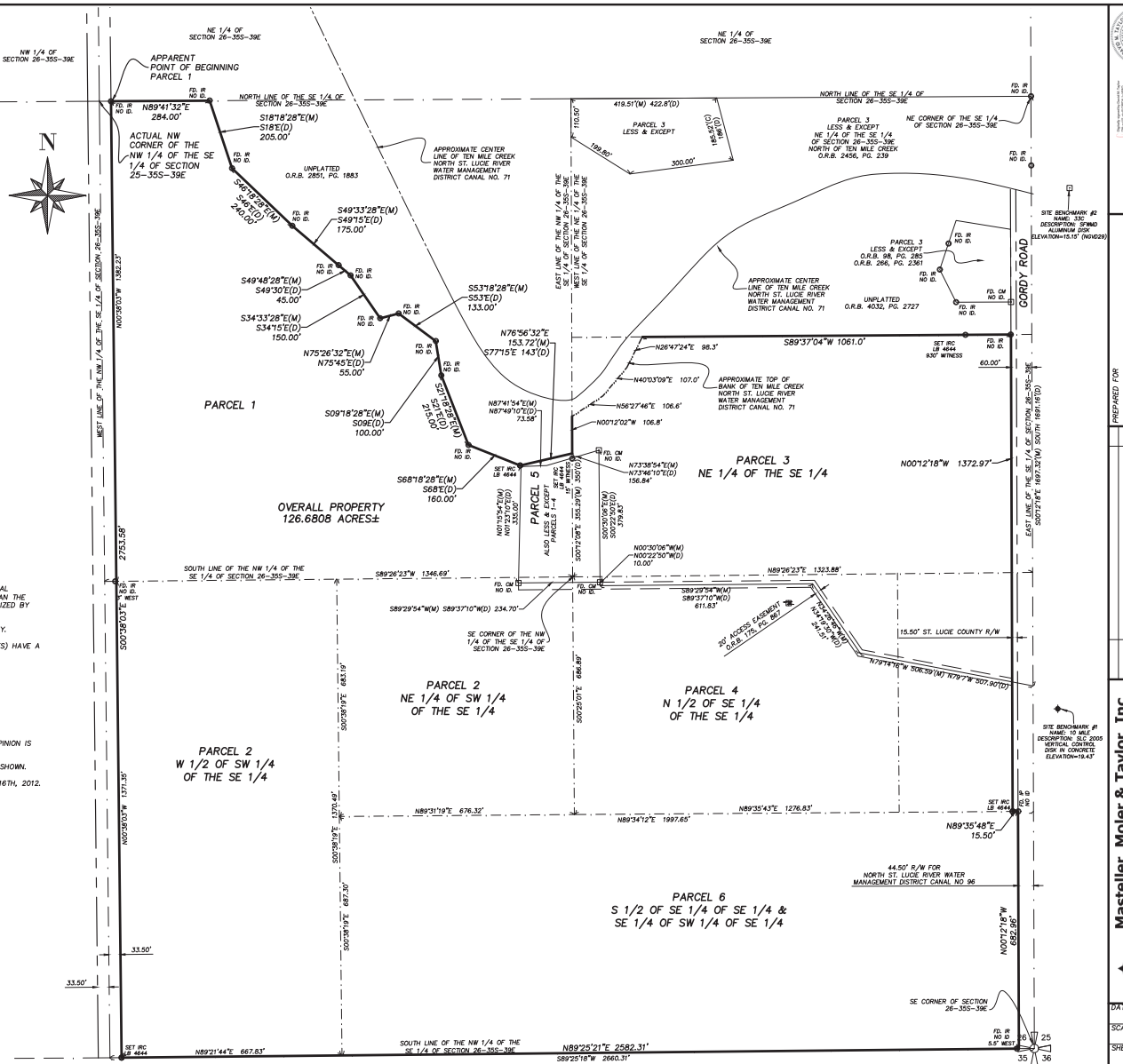
- TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS.
- SURVEY USE: REAL ESTATE TRANSACTION
- MASTELLER, MOLER & TAYLOR INC. CERTIFICATE OF AUTHORIZATION L.B. 4644
  1655 27TH STREET, SUITE 2, VERO BEACH, FLORIDA 32960
  PHONE (772) 564-8050 FAX (772) 794-0647
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID TAYLOR, P.S.M. 5243, UNLESS ACCOMPANIED BY AN ELECTRONIC SIGNATURE.
- THE HORIZONTAL ACCURACY OF THE MEASUREMENTS OBTAINED MEETS OR EXCEEDS THE CLIENT'S REQUIREMENTS FOR THE TYPE AND EXPECTED USE OF THIS SURVEY.
- HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
- THE SIGNING SURVEYOR IS RESPONSIBLE FOR ALL MAPPED FEATURES SHOWN ON THIS SURVEY.
- DATA ACQUISITION WAS COMPLETED ON THE FOLLOWING DATE: 02-25-2025
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
  A) GRID NORTH;
  B) EAST LINE OF SECTION 26-35S-39E;
  C) THE BEARING BEING S00°12'18"E.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE X AND AE, ELEVATION 16.0', PER FLOOD INSURANCE RATE MAP 12111C0169J, DATED FEBRUARY 16TH, 2012.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES.
- THE TRUE MEAN HIGH WATER LINE WAS NOT LOCATED IN CONFORMANCE TO CHAPTER 177 PART II, THE COASTAL MAPPING ACT.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=150' OR SMALLER.

ABBREVIATIONS AND SYMBOLS

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

OAK	SANITARY MANHOLE
PINE	DRAINAGE MANHOLE
PALM	WELL
MAPLE	HYDRANT
CITRUS	WATER VALVE
ELM	WATER METER
MISC. TREE	CLEANOUT
BLOW-OFF	CATCH BASIN
PULL BOX	CURB INLET
GAS VALVE	REUSE WATER VALVE
SEPTIC TANK	IRRIGATION VALVE
TILE SURFACE	YARD DRAIN
SOIL BORING	PROPOSED DRAINAGE
BENCHMARK	FIRE DEPARTMENT CONNECTION
GAS TANK	STOP LIGHT
	REUSE WATER METER
	PROPOSED ELEVATION
	EXISTING ELEVATION

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



BENCHMARK NOTE:

THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED. THE PRIMARY BENCHMARK UTILIZED FOR THIS SURVEY IS "10 MILE", VERTICAL CONTROL DISK IN ST. LUCIE COUNTY, FLORIDA, ELEVATION=19.43'.

DAVID TAYLOR P.S.M. 5243 (SEAL)

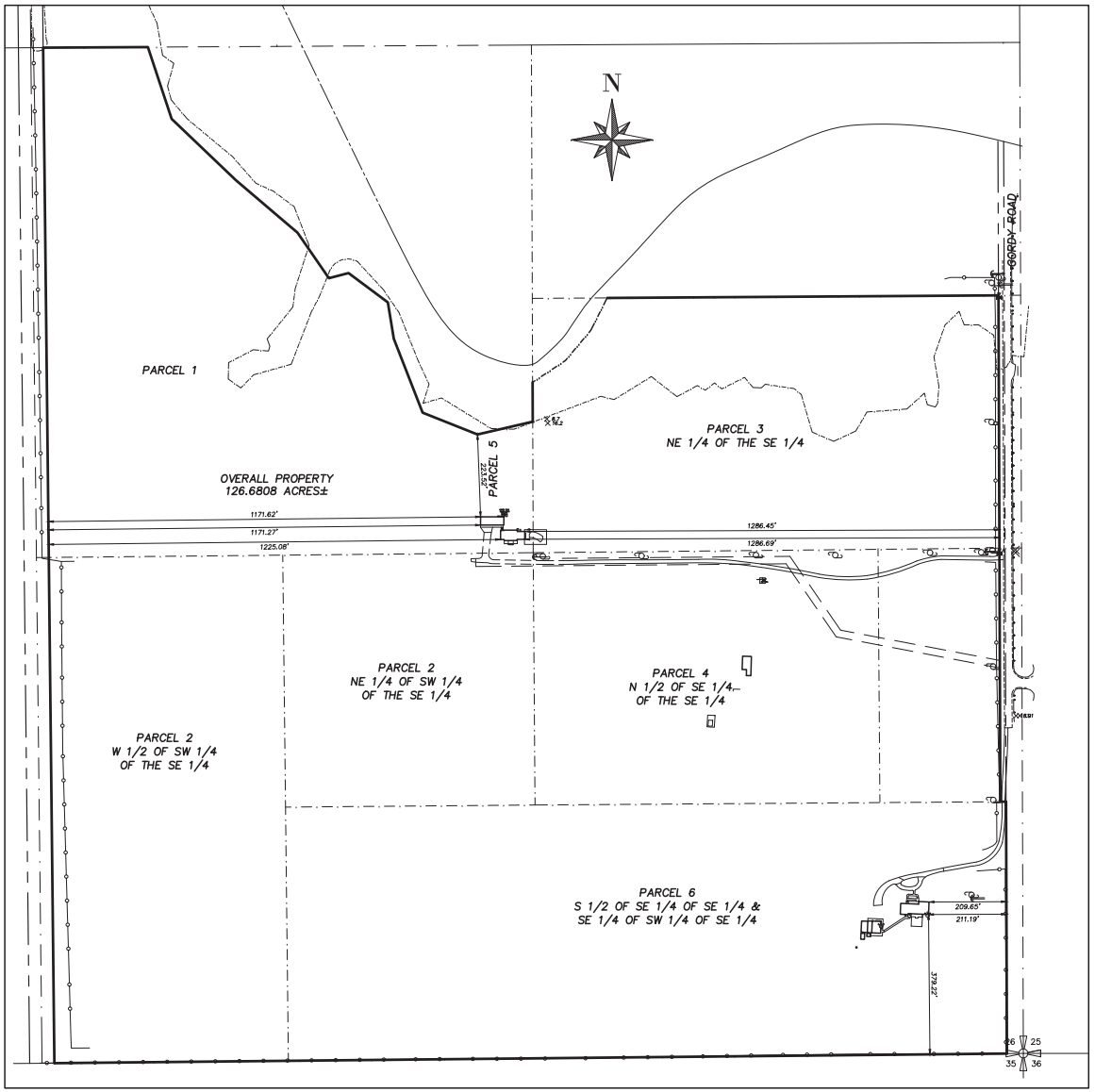
PREPARED FOR
NVR, Inc.

BY	REVISION	DATE

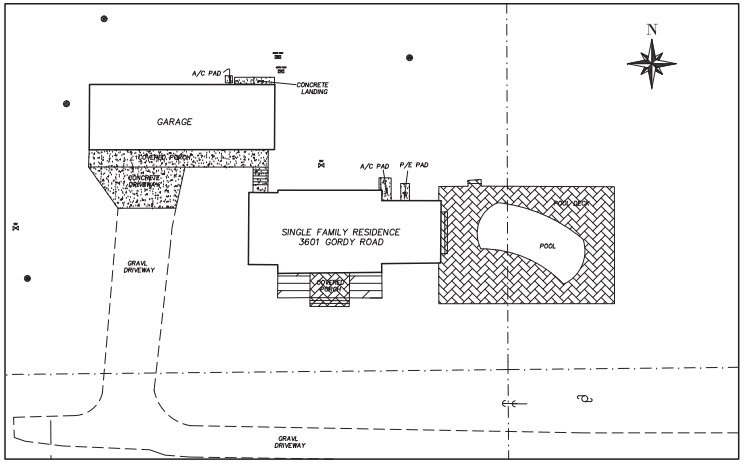
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
www.mmtsurveying.com

DATE	4/8/2025
SCALE	1"=150'
SHEET NO.	1 OF 15
FILE NO.	8820
DRAWN BY	DMT
APPROVED BY	DMT
DRAWING NAME	8820.dwg

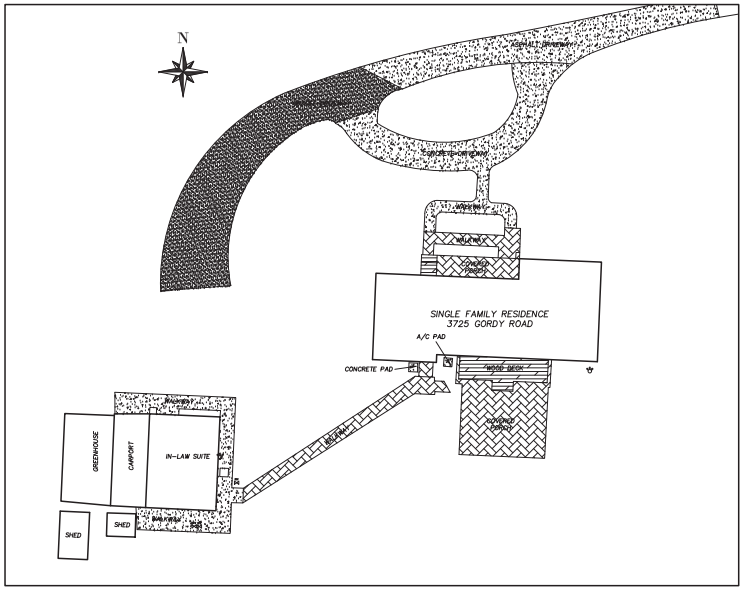
DETAIL 1"=150'



DETAIL 1"=20'



DETAIL 1"=20'



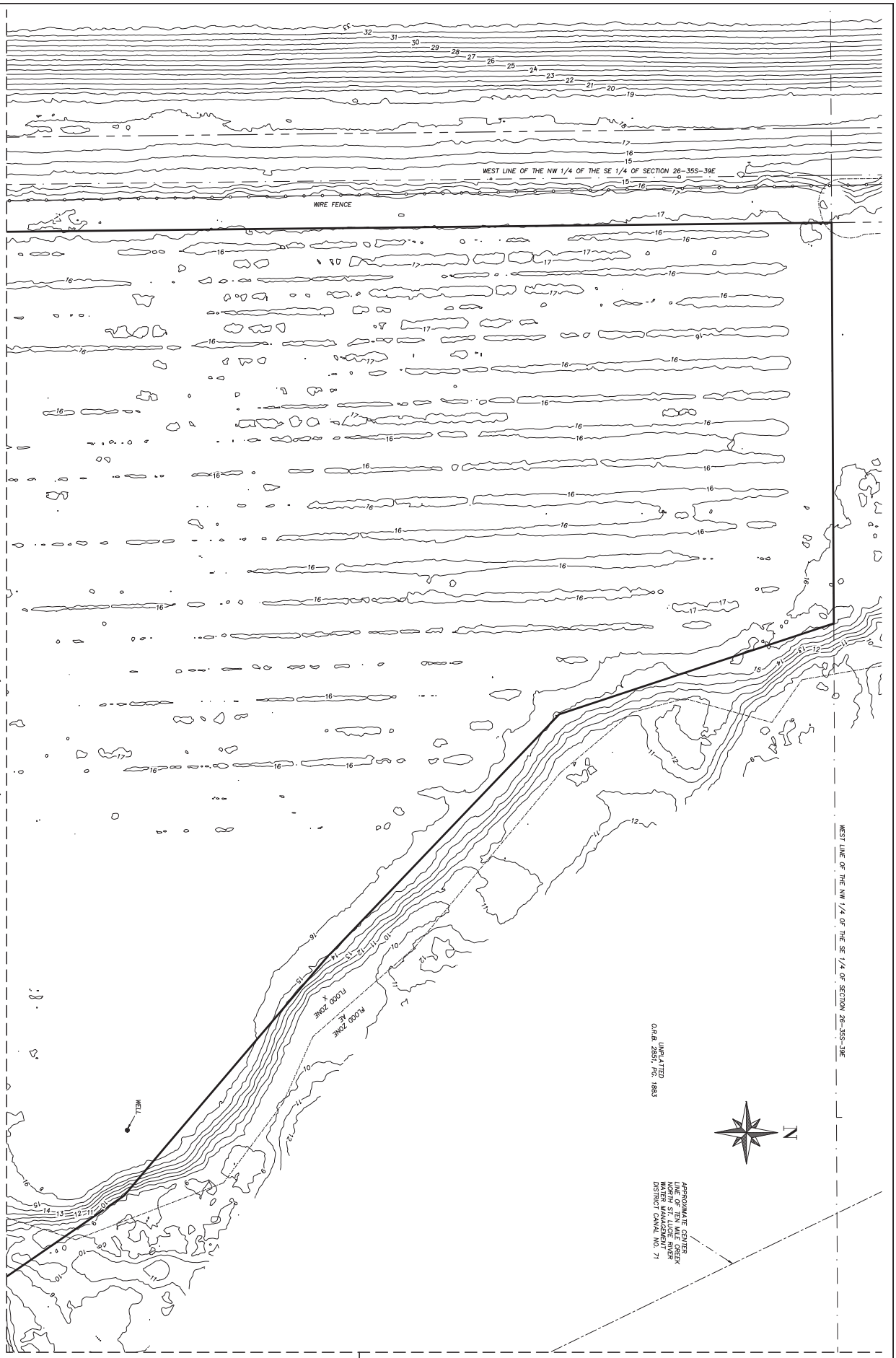
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-6050 Fax: (772) 794-0847
www.mmtsurveyors.com

DAVID TAYLOR P.S.M. 5243 (SEAL)

PREPARED FOR
NVR, Inc.

BY	REVISION	DATE

DATE 4/8/2025
SCALE AS SHOWN
SHEET NO. 2 OF 15
FILE NO. 8820
DRAWN BY HMT
APPROVED BY DMT
DRAWING NAME 8820.dwg



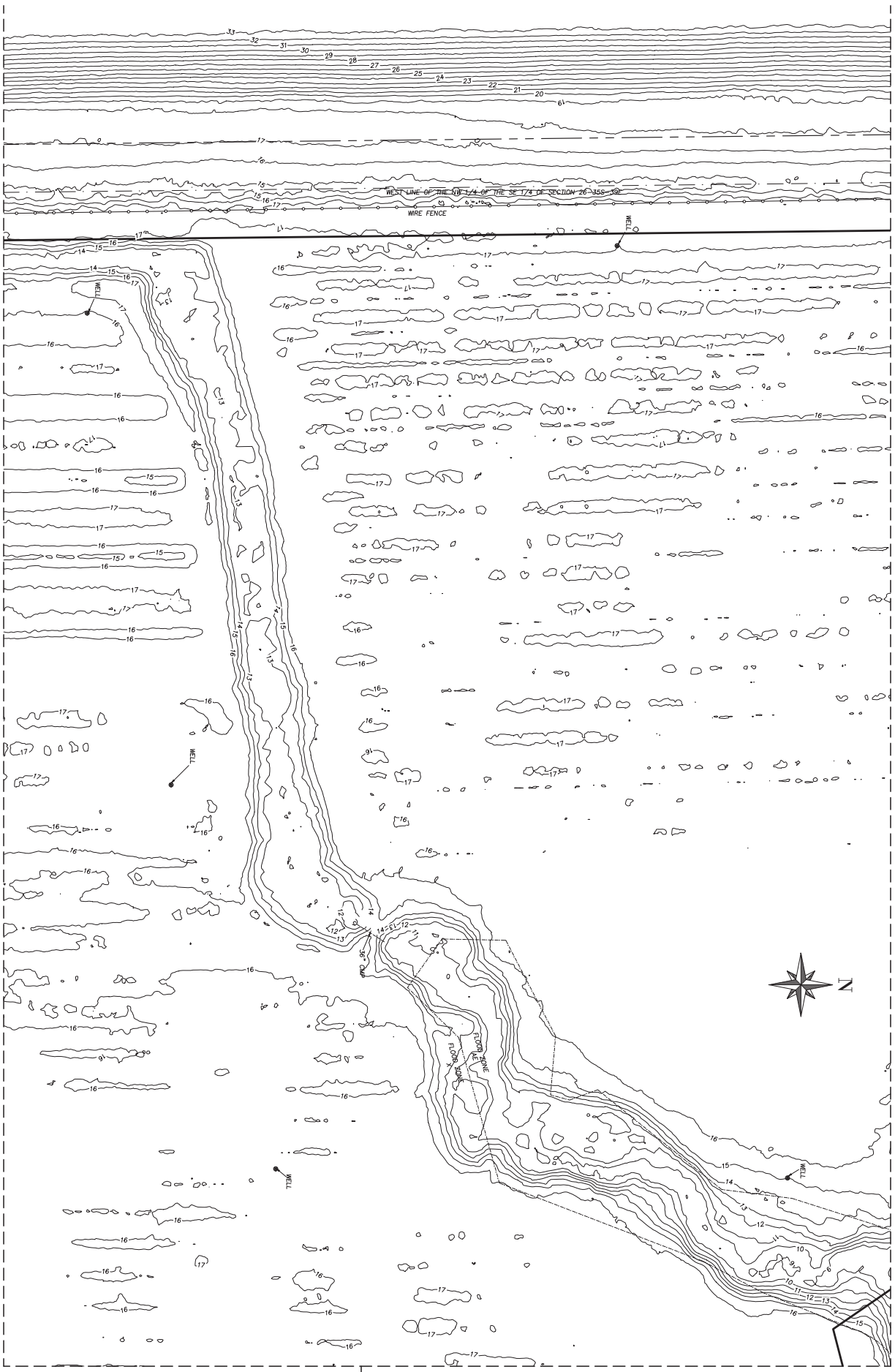
DRAWING NAME: 6820.dwg
DRAWN BY: MI
APPROVED BY: DMT
FILE NO.: 6820
SHEET NO.: 3 OF 15
SCALE: 1"=50'
DATE: 6/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243
(SEAL)



MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 9)

MATCHLINE (SEE SHEET 8)

DRAWING NAME	8820.dwg
APPROVED BY	DMT
DRAWN BY	ML
FILE NO.	8820
SHEET NO.	4 OF 15
SCALE	1"=30'
DATE	4/8/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR

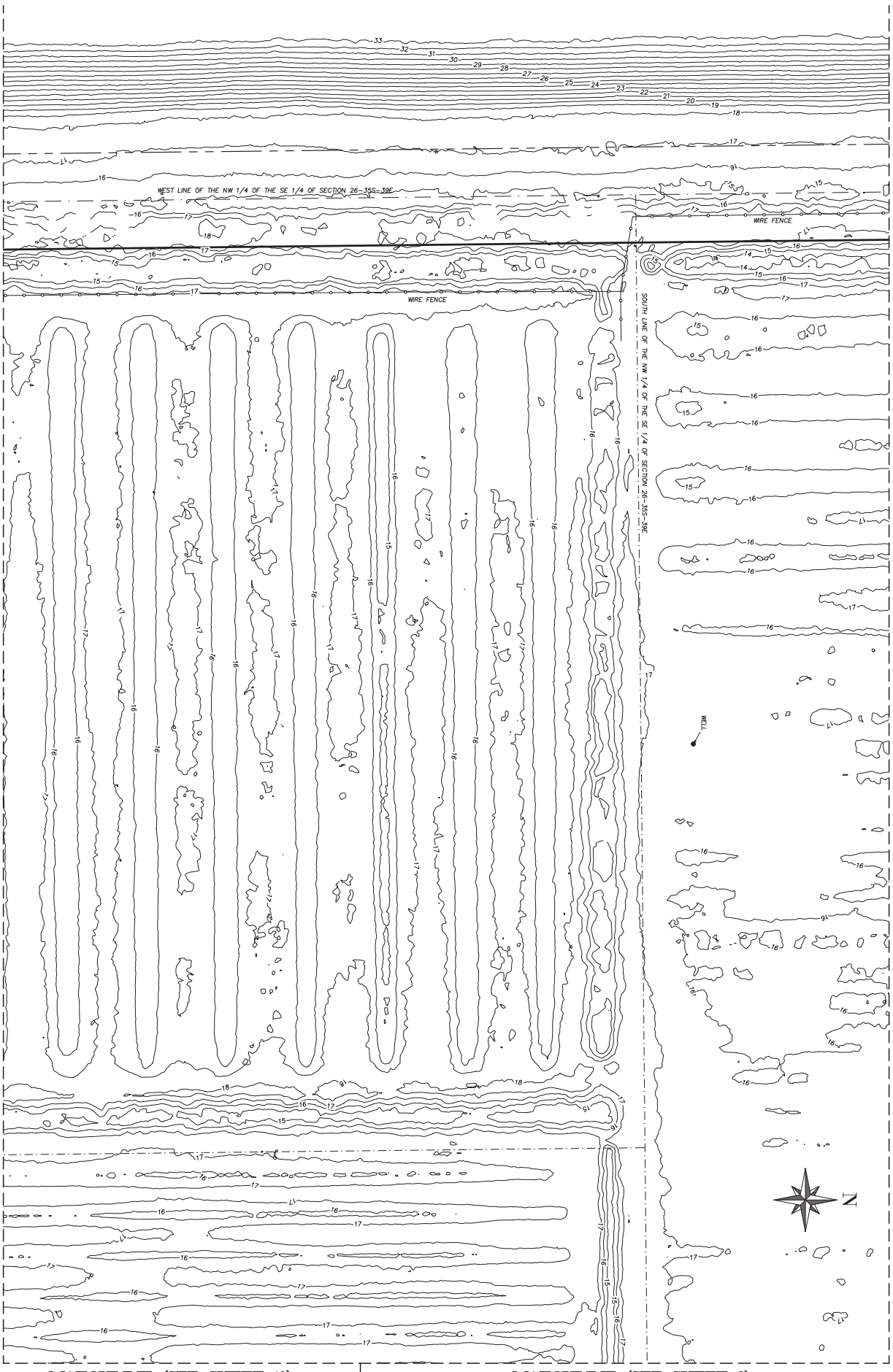
NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, o=FLORIDA, l=VERO BEACH, ou=Masteller, Moler & Taylor, Inc., cn=David M. Taylor, email=dmt@mmtsurveying.com
Date: 2025.06.24 09:42:49 -05'00'
Adobe Acrobat version: 2.0.0

DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
DENTISTRY
No. 13524
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

(SEAL)



MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 4)

MATCHLINE (SEE SHEET 10)

MATCHLINE (SEE SHEET 9)

DRAWING NAME:	6820.dwg
DRAWN BY:	DMT
APPROVED BY:	MI
JOB NO.:	6820
FILE NO.:	
SHEET NO.:	5 OF 15
SCALE:	1"=50'
DATE:	6/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveyinc.com

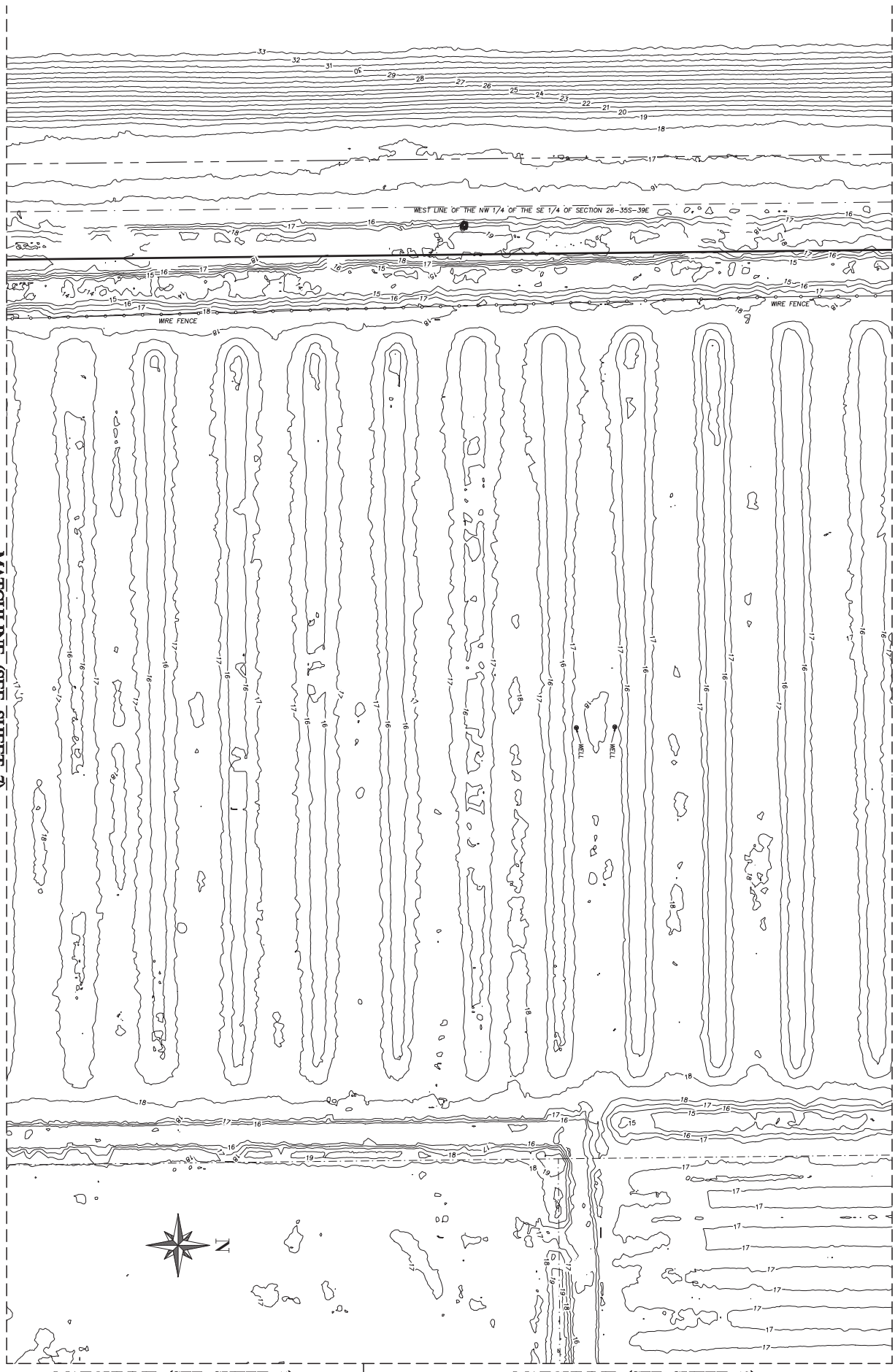
DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243

STATE OF FLORIDA REGISTERED LAND SURVEYOR

(SEAL)



MATCHLINE (SEE SHEET 7)

MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 10)

DRAWING NAME	8820.dwg
APPROVED BY	DMT
DRAWN BY	ML
FILE NO.	8820
SHEET NO.	6 OF 15
SCALE	1"=30'
DATE	4/8/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR

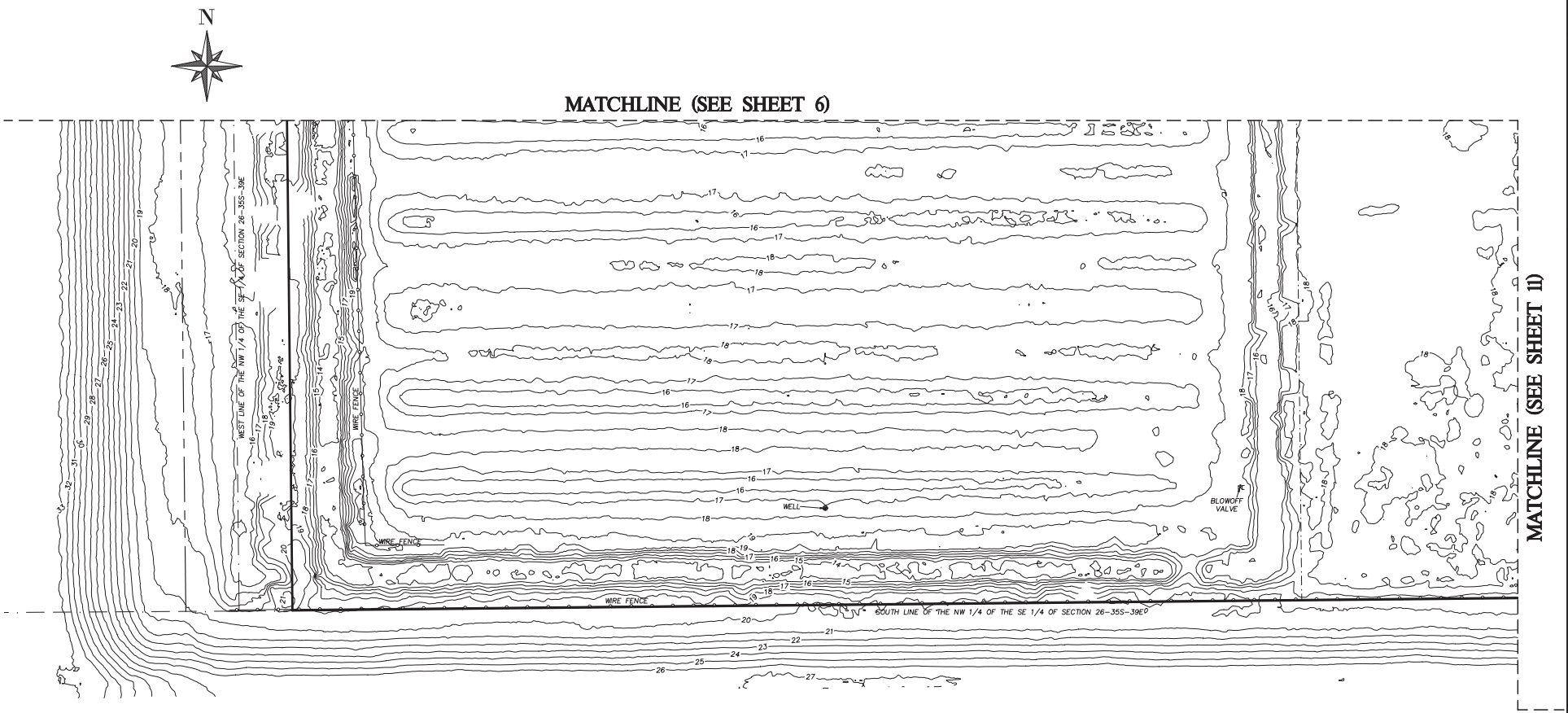
NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, o=FLORIDA SUBSIDIARY, ou=Mapping, ou=MASTELLER, MOLER & TAYLOR, INC., cn=David M. Taylor, email=dmt@mmtsurveying.com
Date: 2025.04.09 08:53:57 -05'00'
Adobe Acrobat version: 2025.0.0.0.20035

DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
PROFESSIONAL
No. 5243
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR

(SEAL)



DAVID TAYLOR P.S.M. 5243

(SEAL)

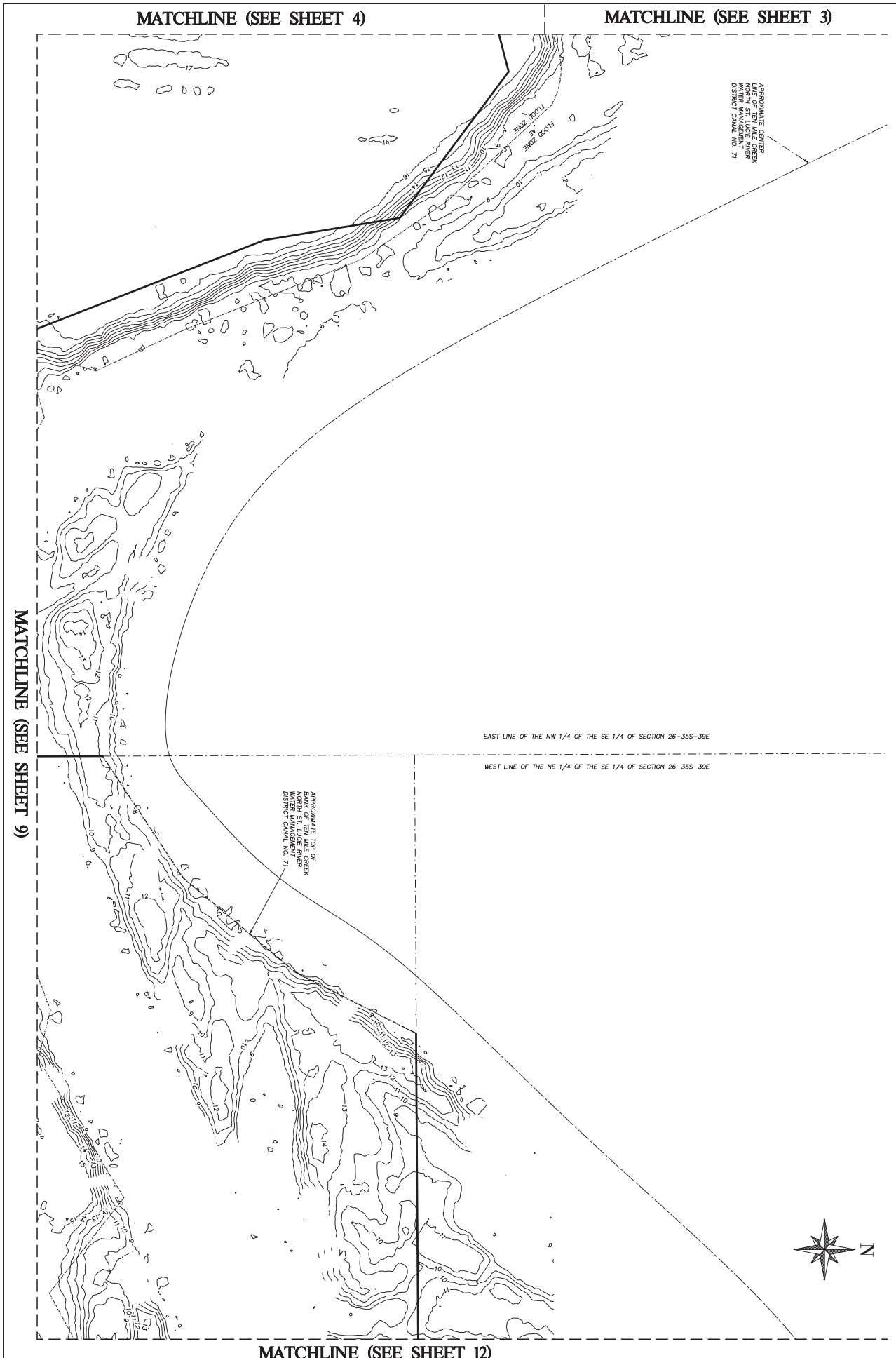
PREPARED FOR

NVR, Inc.

DATE	REVISION	BY

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8650 Fax: (772) 794-0647
cambdmmtsurveying.com

DATE	4/8/2025
SCALE	1"=30'
SHEET NO.	7 OF 15
FILE NO.	8820
DRAWN BY	ML
APPROVED BY	DMT
DRAWING NAME	8820.dwg



DRAWING NAME 8820.dwg	APPROVED BY DMT	DRAWN BY ML	FILE NO. 8820	SHEET NO. 8 OF 15	SCALE 1"=30'
DATE 4/8/2025					

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

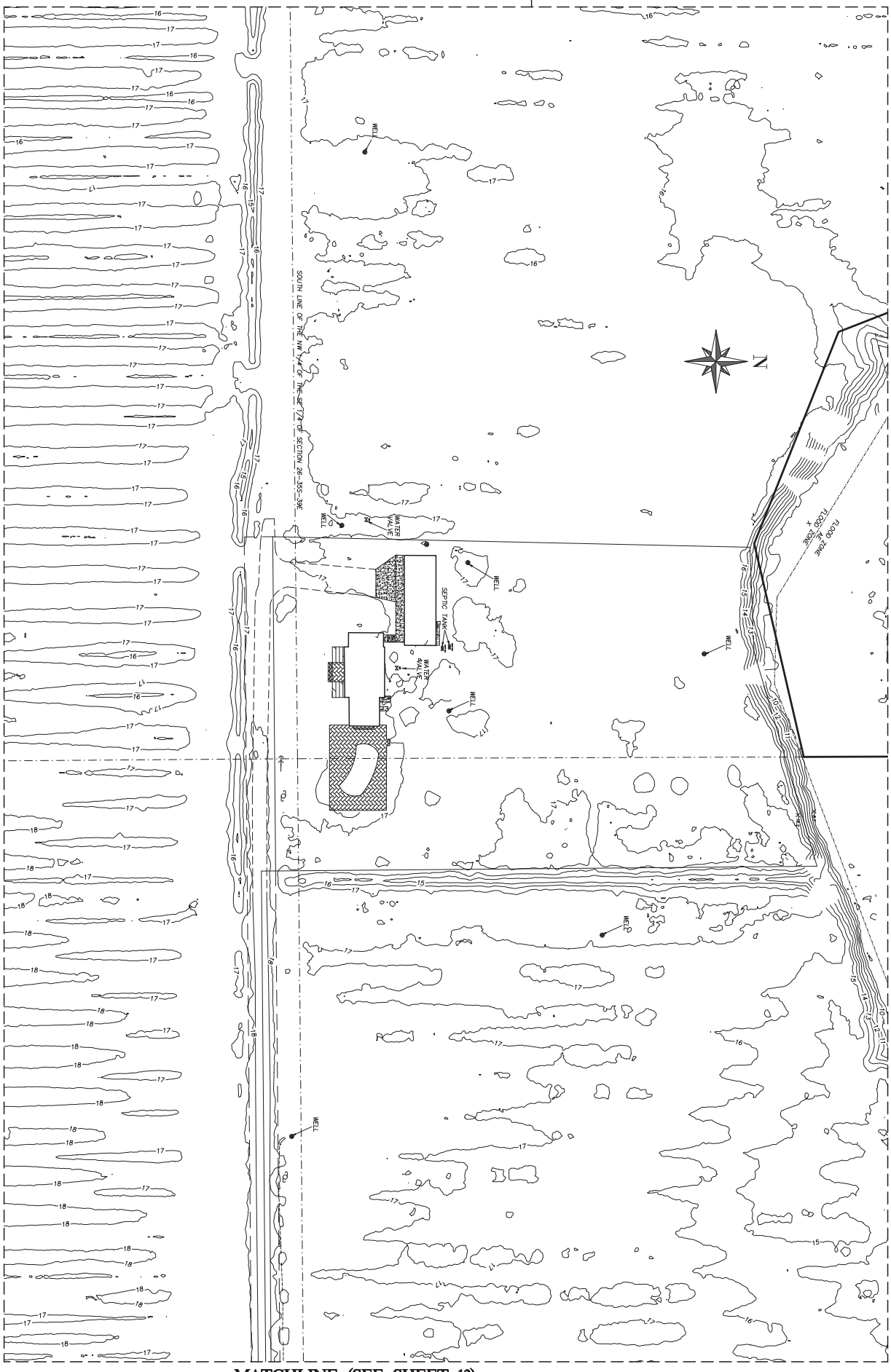
PREPARED FOR

NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, st=FLORIDA, l=VERO BEACH, o=MASTELLER, MOLER & TAYLOR, INC., cn=David M. Taylor, email=dtaylor@mmtsurveying.com
Date: 2025.03.09 09:04:11 -04'00'
Adobe Acrobat version: 2025.001.20635

DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
PROFESSIONAL
No. LS5243
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
(SEAL)



DATE 4/8/2025	**Masteller, Moler & Taylor, Inc.** *Professional Surveyors and Mappers* *Land Surveying Business LB 4644* 1655 27th Street, Suite 2, Vero Beach, Florida 32960 Phone: (772) 564-8050 Fax: (772) 794-0647 admin@mmtsurveying.com	DATE	REVISION	BY
SCALE 1"=30'				
SHEET NO. 9 OF 15				
FILE NO. 8820				
DRAWN BY ML				
APPROVED BY DMT				
DRAWING NAME 8820.dwg				

PREPARED FOR

NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, st=FLORIDA, l=VERO BEACH, ou=Masteller, Moler & Taylor, Inc., cn=David M. Taylor, email=dmt@mmtsurveying.com
Date: 2025.08.08 08:04:03 -04'00'
Adobe Acrobat version: 2025.001.20543

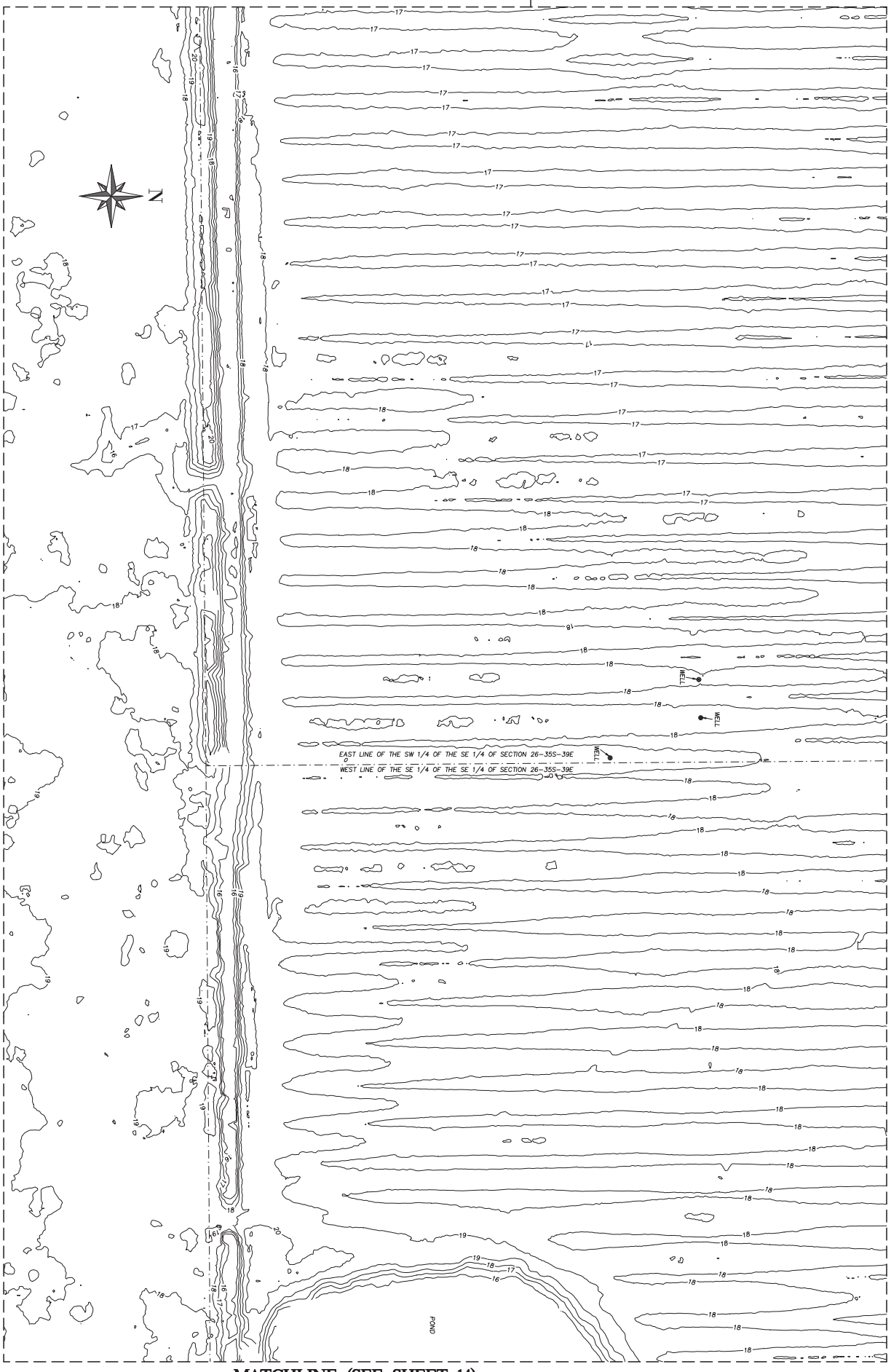
DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
PROFESSIONAL
No. LS5243
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

(SEAL)

MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 5)



MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 9)

MATCHLINE (SEE SHEET 14)

DRAWING NAME: 6820.dwg
APPROVED BY: DMT
DRAWN BY: MI
FILE NO.: 6820
SHEET NO.: 10 OF 15
SCALE: 1"=50'
DATE: 6/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveyinc.com

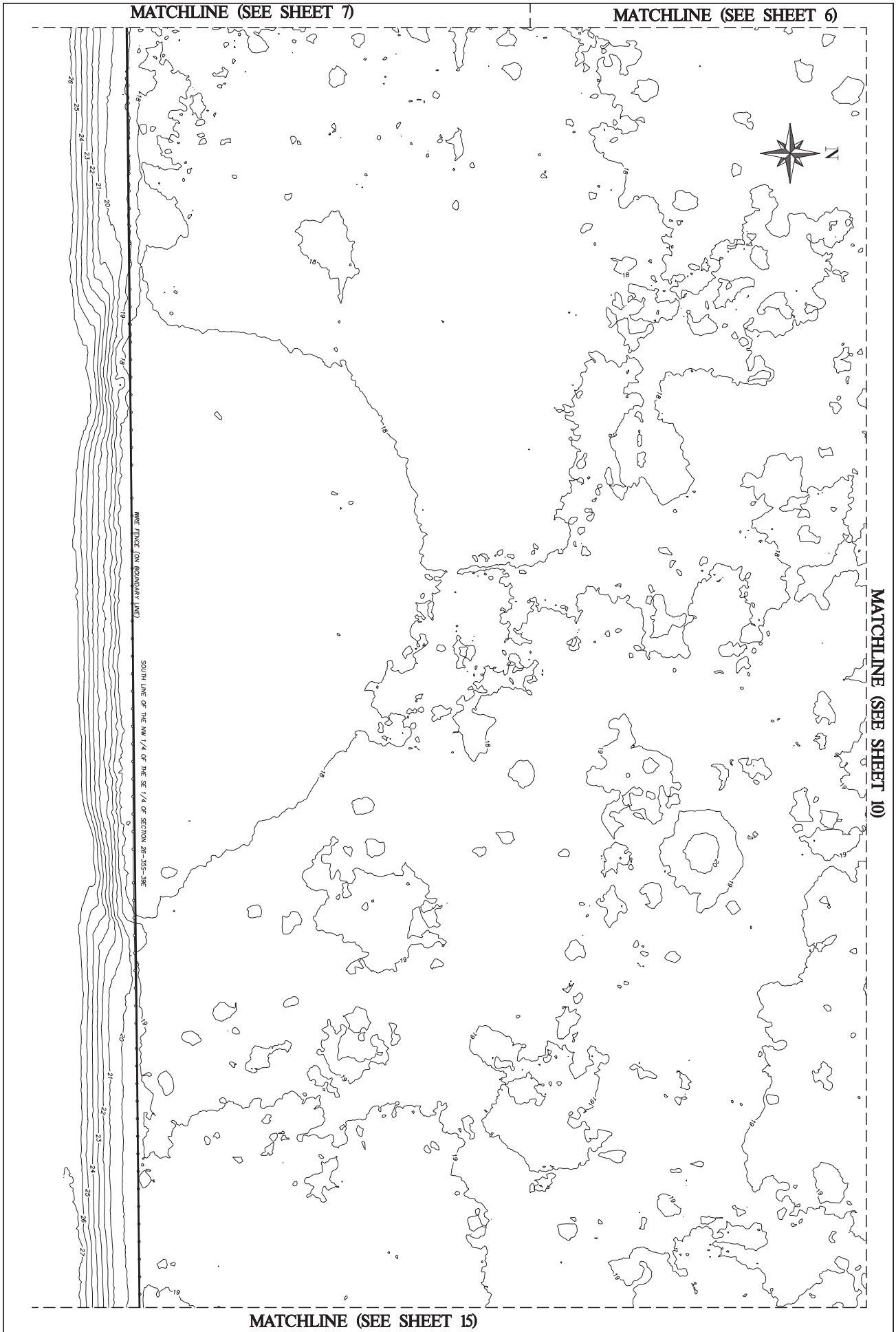
DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243

STATE OF FLORIDA REGISTERED LAND SURVEYOR

(SEAL)



DRAWING NAME: 6820.dwg
DRAWN BY: MI
APPROVED BY: DMT
FILE NO.: 6820
SHEET NO.: 11 OF 15
SCALE: 1"=50'
DATE: 4/9/2025

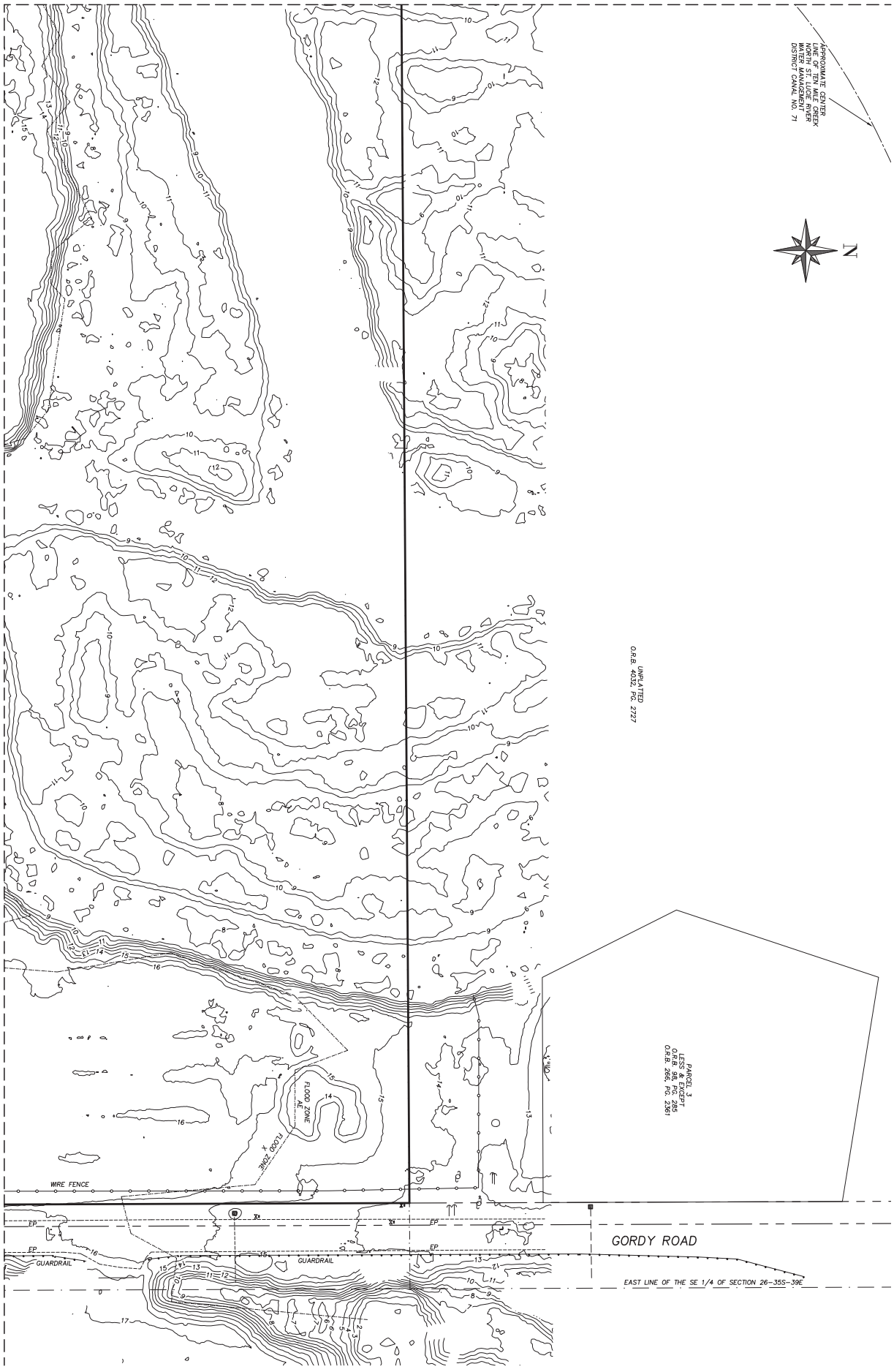
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8550 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

Digitally signed by David W. Taylor
DN: c=US, o=FLORIDA, l=VERO BEACH, serialNumber=A3712E1007120578 E4A3A1A1A1

MATCHLINE (SEE SHEET 8)



MATCHLINE (SEE SHEET 13)

DRAWING NAME: 6820.dwg
DRAWN BY: DMT
APPROVED BY: MI
FILE NO.: 6820
SHEET NO.: 12 OF 15
SCALE: 1"=50'
DATE: 6/9/2025

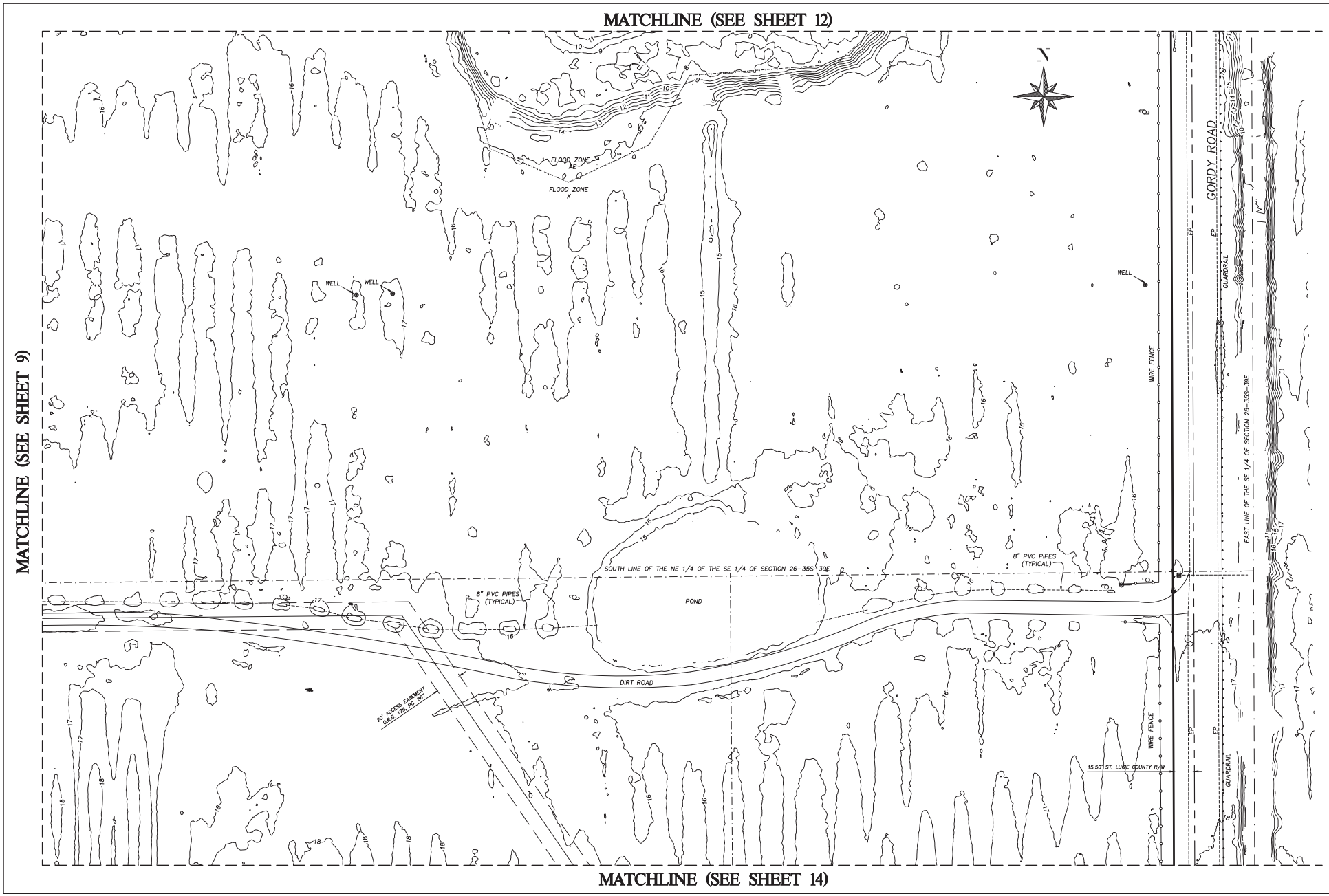
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveyinc.com

DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243

(SEAL)



DAVID TAYLOR P.S.M. 5243

(SEAL)

PREPARED FOR

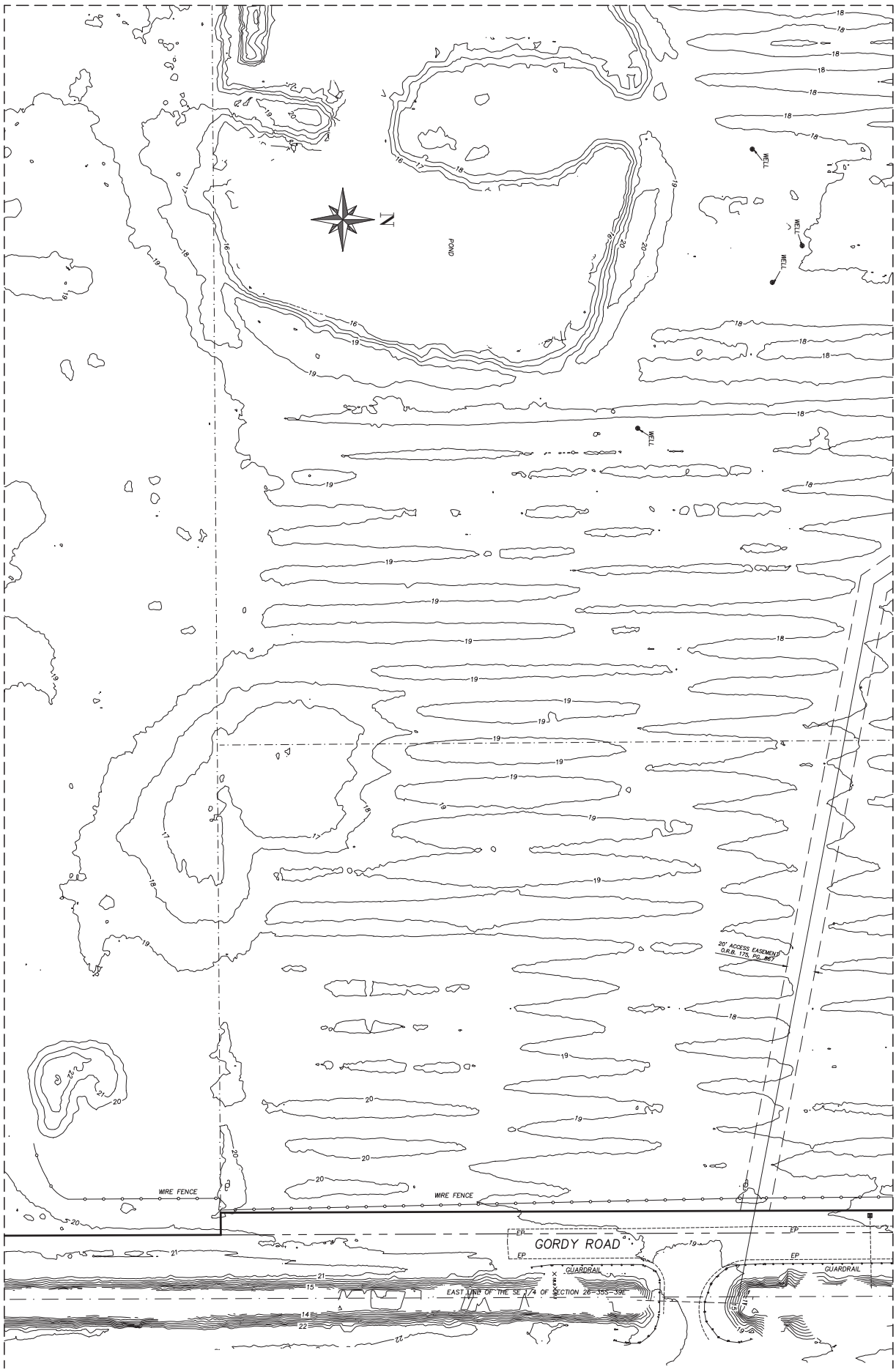
NVR, Inc.

DATE	REVISION	BY

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8650 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	4/8/2025
SCALE	1"=30'
SHEET NO.	13 OF 15
FILE NO.	8820
DRAWN BY	ML
APPROVED BY	DMT
DRAWING NAME	8820.dwg

MATCHLINE (SEE SHEET 10)



MATCHLINE (SEE SHEET 15)

MATCHLINE (SEE SHEET 13)

DRAWING NAME: 6820.dwg
DRAWN BY: DMT
APPROVED BY: MI
JOB NO.: 6820
FILE NO.: 14 OF 15
SHEET NO.: 1"=50'
SCALE:
DATE: 4/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8550 Fax: (772) 794-0647
admin@mmtsurveyinc.com

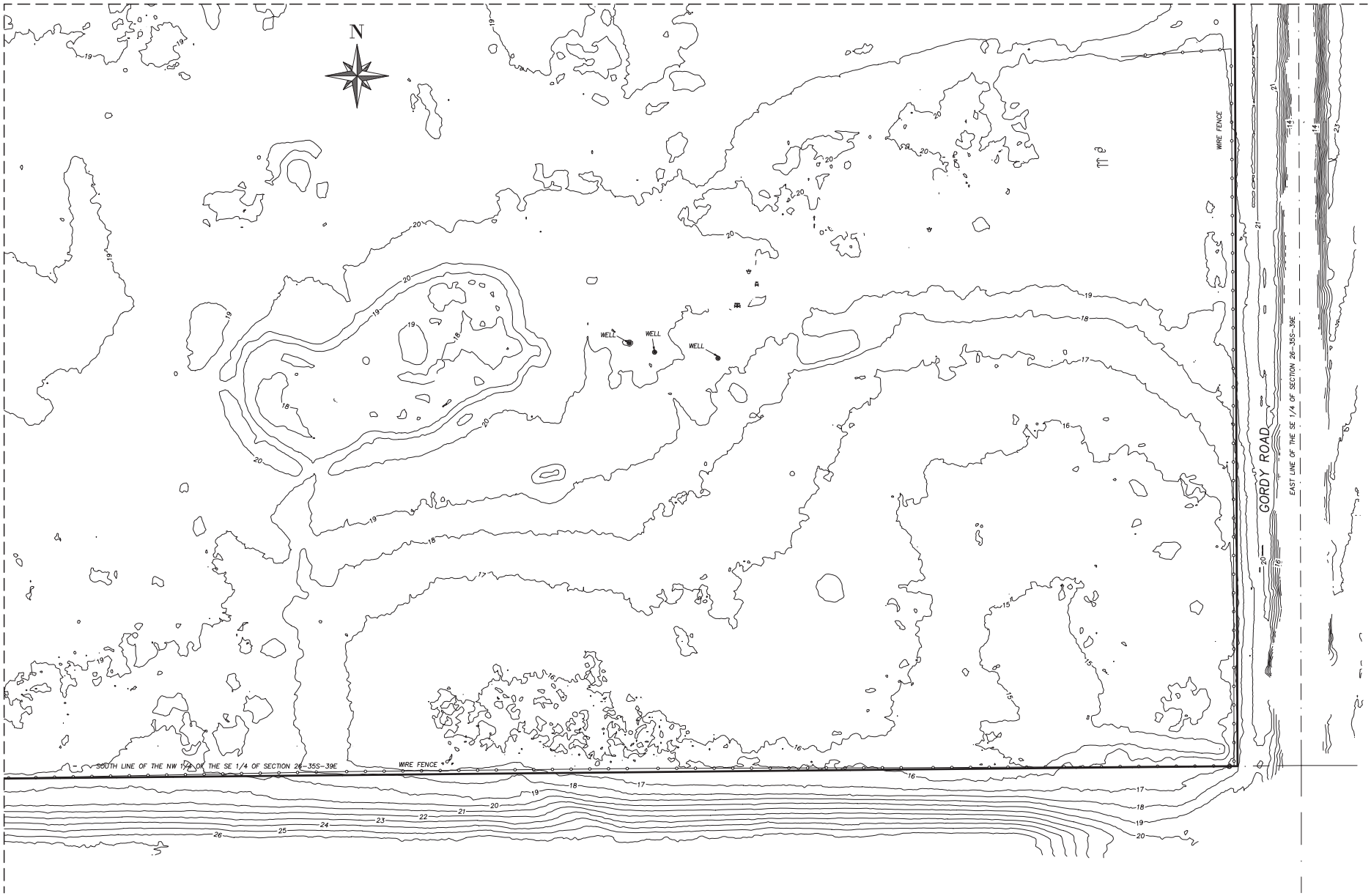
DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243
(SEAL)

MATCHLINE (SEE SHEET 15)

MATCHLINE (SEE SHEET 10)



DAVID TAYLOR P.S.M. #5243

(SEAL)

PREPARED FOR

NVR, Inc.

DATE	REVISION	BY

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8650 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	4/8/2025
SCALE	1"=30'
SHEET NO.	15 OF 15
FILE NO.	8820
DRAWN BY	ML
APPROVED BY	DMT
DRAWING NAME	8820.dwg

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHWEST 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; THENCE RUNNING EAST ALONG THE NORTH LINE OF SAID NW 1/4 OF SE 1/4, A DISTANCE OF 284 FEET; THENCE SOUTH 18 DEG. EAST, A DISTANCE OF 205 FEET; THENCE SOUTH 46 DEG. EAST A DISTANCE OF 240 FEET; THENCE SOUTH 49 DEG. 15 MIN. EAST, A DISTANCE OF 175 FEET; THENCE SOUTH 49 DEG. 30 MIN. EAST, A DISTANCE OF 45 FEET; THENCE SOUTH 34 DEG. 15 MIN. EAST, A DISTANCE OF 150 FEET; THENCE NORTH 75 DEG. 45 MIN. EAST, A DISTANCE OF 55 FEET; THENCE SOUTH 53 DEG. EAST, A DISTANCE OF 133 FEET; THENCE SOUTH 9 DEG. EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 21 DEG. EAST, A DISTANCE OF 215 FEET; THENCE SOUTH 68 DEG. EAST, A DISTANCE OF 160 FEET; THENCE NORTH 77 DEG. 15 MIN. EAST, A DISTANCE OF 143 FEET TO THE EAST SIDE OF SAID NORTHWEST QUARTER OF SE 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID NW 1/4 OF SE 1/4 A DISTANCE OF 350 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE WEST ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 OF SE 1/4 TO THE POINT OF BEGINNING,

PARCEL 2:
THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

PARCEL 3:
THE NE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LESS AND EXCEPTING THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 26, RUN THENCE SOUTH 110.5 FEET; RUN THENCE, TURNING EASTERLY AT ANGLE OF 122 DEG. 57 MIN. TO THE FOREGOING LINE, 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEG. 13 MIN. AND RUN 300 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 82 DEG. 42 MIN. AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE RUN WESTERLY ON SAID QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, THE FOLLOWING: THAT PIECE OR PARCEL OF LAND CONVEYED BY K. F. GORDY AND MERYL M. GORDY, HIS WIFE TO AL C. GORDY AND HAZEL C. GORDY, HIS WIFE BY DEED DATED AUGUST 31, 1964, RECORDED IN OFFICIAL RECORD BOOK 98, PAGE 285, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THE LAND CONTAINED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 266, PAGE 2361 AND WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2456, PAGE 239, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:
THE N 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35, SOUTH, RANGE 39 EAST.

EXCEPTING FURTHERMORE FROM ALL OF THE ABOVE PARCELS 1 THROUGH 4, THE FOLLOWING DESCRIBED PARCEL WHICH LIES WITHIN THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST: FROM THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 1 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET; NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
A PARCEL OF LAND IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF THE SE 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE SECTION LINE 1,691.16 FEET; THENCE NORTH 79 DEG. 7 MIN. WEST 507.90 FEET; THENCE NORTH 34 DEG. 19 MIN. 30 SEC. WEST 241.51 FEET; THENCE SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 611.83 FEET; THENCE NORTH 1 DEG. 22 MIN. 50 SEC. WEST 10 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG BOUNDARY OF THE AFORESAID PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 89 DEG. 37 MIN. 10 SEC. WEST 234.70 FEET; NORTH 1 DEG. 23 MIN. 10 SEC. EAST 335 FEET TO CONCRETE MONUMENT ON SOUTH BANK OF OLD CREEK CHANNEL; THENCE NORTH 87 DEG. 49 MIN. 10 SEC. EAST 73.58 FEET; THENCE NORTH 73 DEG. 46 MIN. 10 SEC. EAST 156.84 FEET TO CONCRETE MONUMENT ON SAID SOUTH BANK OF OLD CREEK CHANNEL; THENCE SOUTH 0 DEG. 22 MIN. 50 SEC. EAST 379.83 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, AND THE S 1/2 OF THE SE 1/4 OF THE SE 1/4, SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1 THROUGH 6 ABOVE: RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

REPORT OF SURVEY

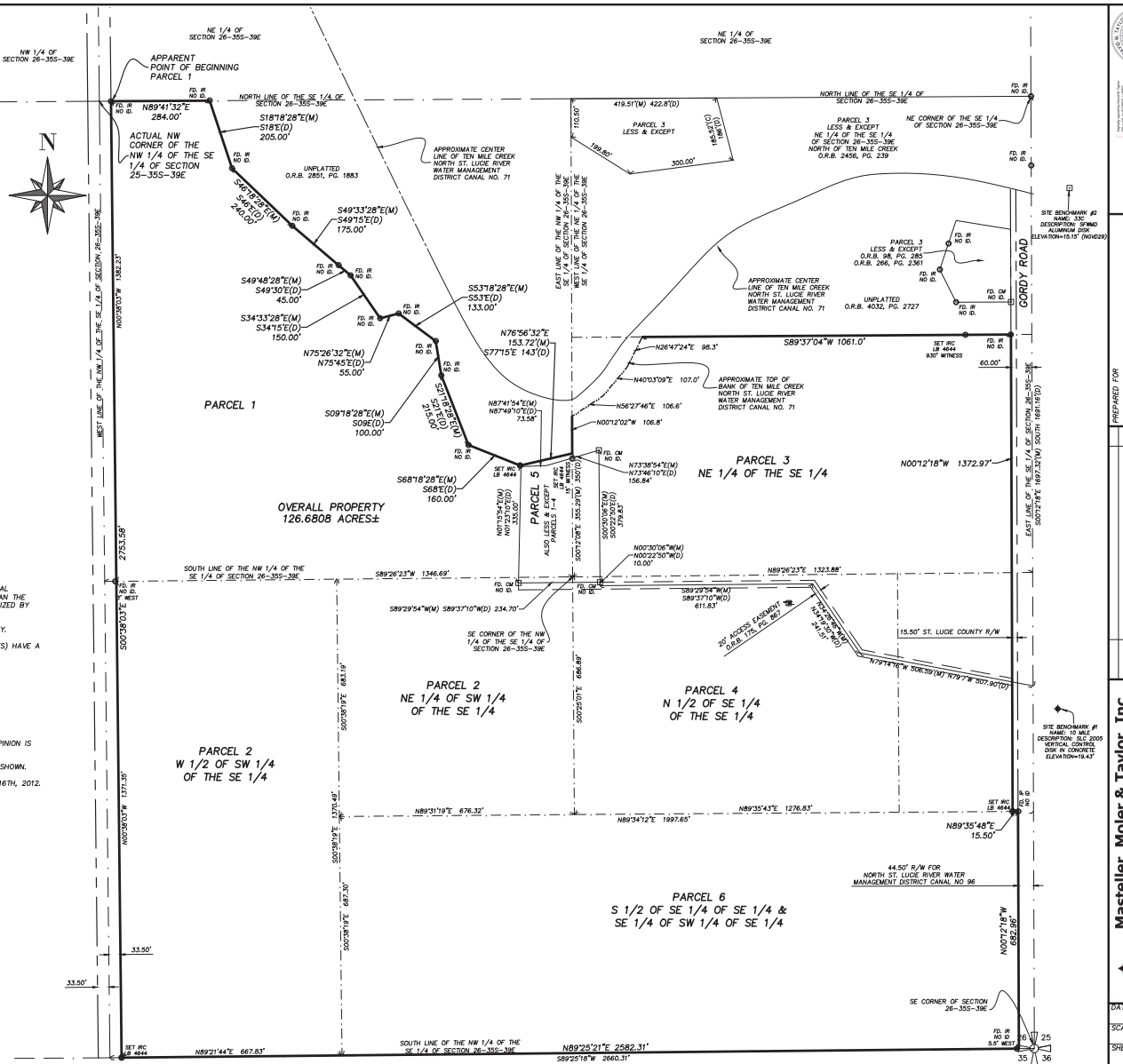
- TYPE OF SURVEY: BOUNDARY WITH IMPROVEMENTS.
- SURVEY USE: REAL ESTATE TRANSACTION
- MASTELLER, MOLER & TAYLOR INC. CERTIFICATE OF AUTHORIZATION L.B. 4644
  1655 27TH STREET, SUITE 2, VERO BEACH, FLORIDA 32960
  PHONE (772) 564-8050 FAX (772) 794-0647
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID TAYLOR, P.S.M. 5243, UNLESS ACCOMPANIED BY AN ELECTRONIC SIGNATURE.
- THE HORIZONTAL ACCURACY OF THE MEASUREMENTS OBTAINED MEETS OR EXCEEDS THE CLIENT'S REQUIREMENTS FOR THE TYPE AND EXPECTED USE OF THIS SURVEY.
- HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWER POLES, DRIVEWAYS, CULVERTS AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
- THE SIGNING SURVEYOR IS RESPONSIBLE FOR ALL MAPPED FEATURES SHOWN ON THIS SURVEY.
- DATA ACQUISITION WAS COMPLETED ON THE FOLLOWING DATE: 02-25-2025
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
  A) GRID NORTH;
  B) EAST LINE OF SECTION 26-35S-39E;
  C) THE BEARING BEING S00°12'18"E.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE X AND AE, ELEVATION 16.0', PER FLOOD INSURANCE RATE MAP 12111C0169J, DATED FEBRUARY 16TH, 2012.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES.
- THE TRUE MEAN HIGH WATER LINE WAS NOT LOCATED IN CONFORMANCE TO CHAPTER 177 PART II, THE COASTAL MAPPING ACT.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=150' OR SMALLER.

ABBREVIATIONS AND SYMBOLS

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

OAK	SANITARY MANHOLE
PINE	DRAINAGE MANHOLE
PALM	WELL
MAPLE	HYDRANT
CITRUS	WATER VALVE
ELM	WATER METER
MISC. TREE	CLEANOUT
BLOW-OFF	CATCH BASIN
PULL BOX	CURB INLET
GAS VALVE	REUSE WATER VALVE
SEPTIC TANK	IRRIGATION VALVE
TILE SURFACE	YARD DRAIN
SOIL BORING	PROPOSED DRAINAGE
BENCHMARK	FIRE DEPARTMENT CONNECTION
GAS TANK	STOP LIGHT
	REUSE WATER METER
	PROPOSED ELEVATION
	EXISTING ELEVATION

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



BENCHMARK NOTE:

THE ELEVATIONS AS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED. THE PRIMARY BENCHMARK UTILIZED FOR THIS SURVEY IS "10 MILE", VERTICAL CONTROL DISK IN ST. LUCIE COUNTY, FLORIDA, ELEVATION=19.43'.

DAVID TAYLOR P.S.M. 5243 (SEAL)

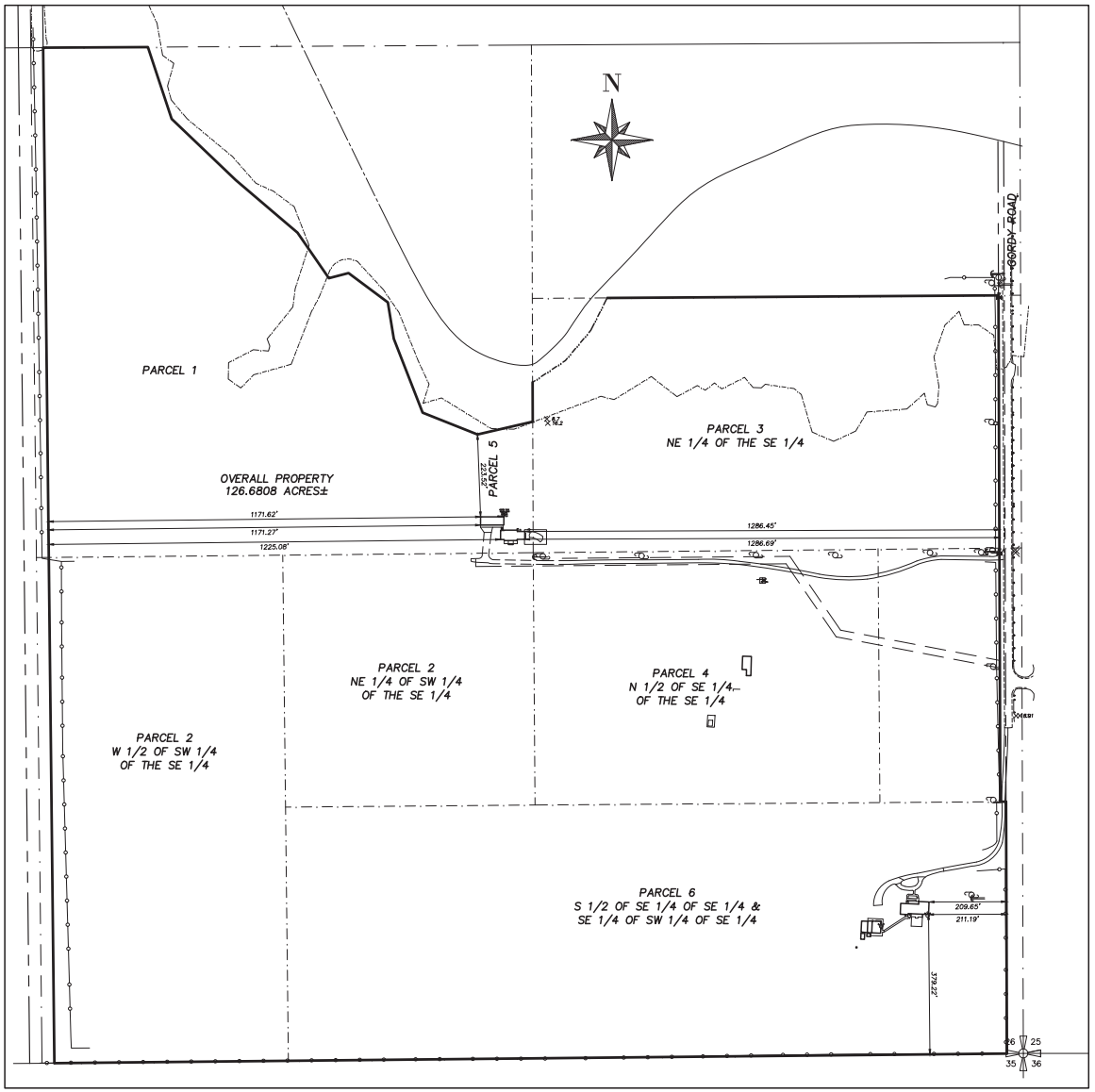
PREPARED FOR
NVR, Inc.

BY	REVISION	DATE

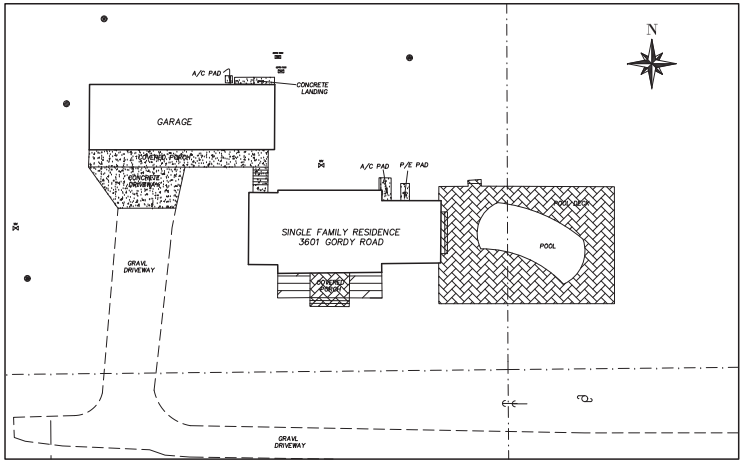
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
www.mmtsurveying.com

DATE	4/8/2025
SCALE	1"=150'
SHEET NO.	1 OF 15
FILE NO.	8820
DRAWN BY	DMT
APPROVED BY	DMT
DRAWING NAME	8820.dwg

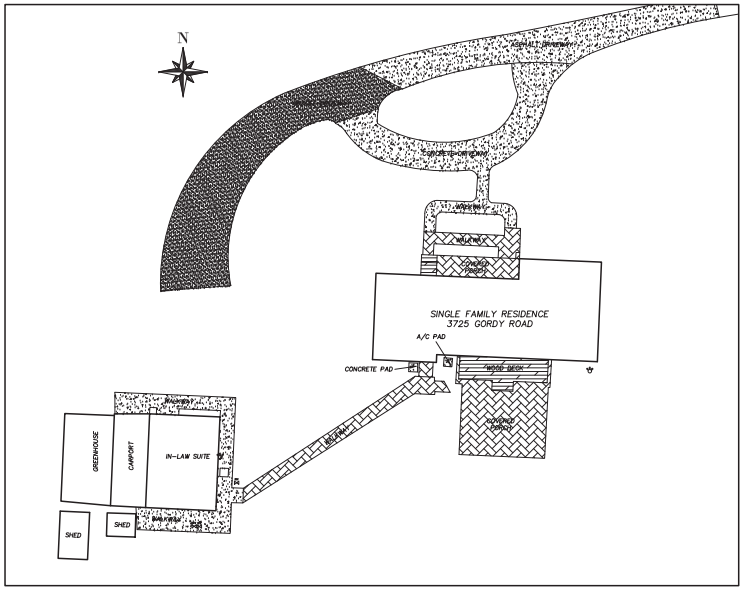
DETAIL 1"=150'



DETAIL 1"=20'



DETAIL 1"=20'



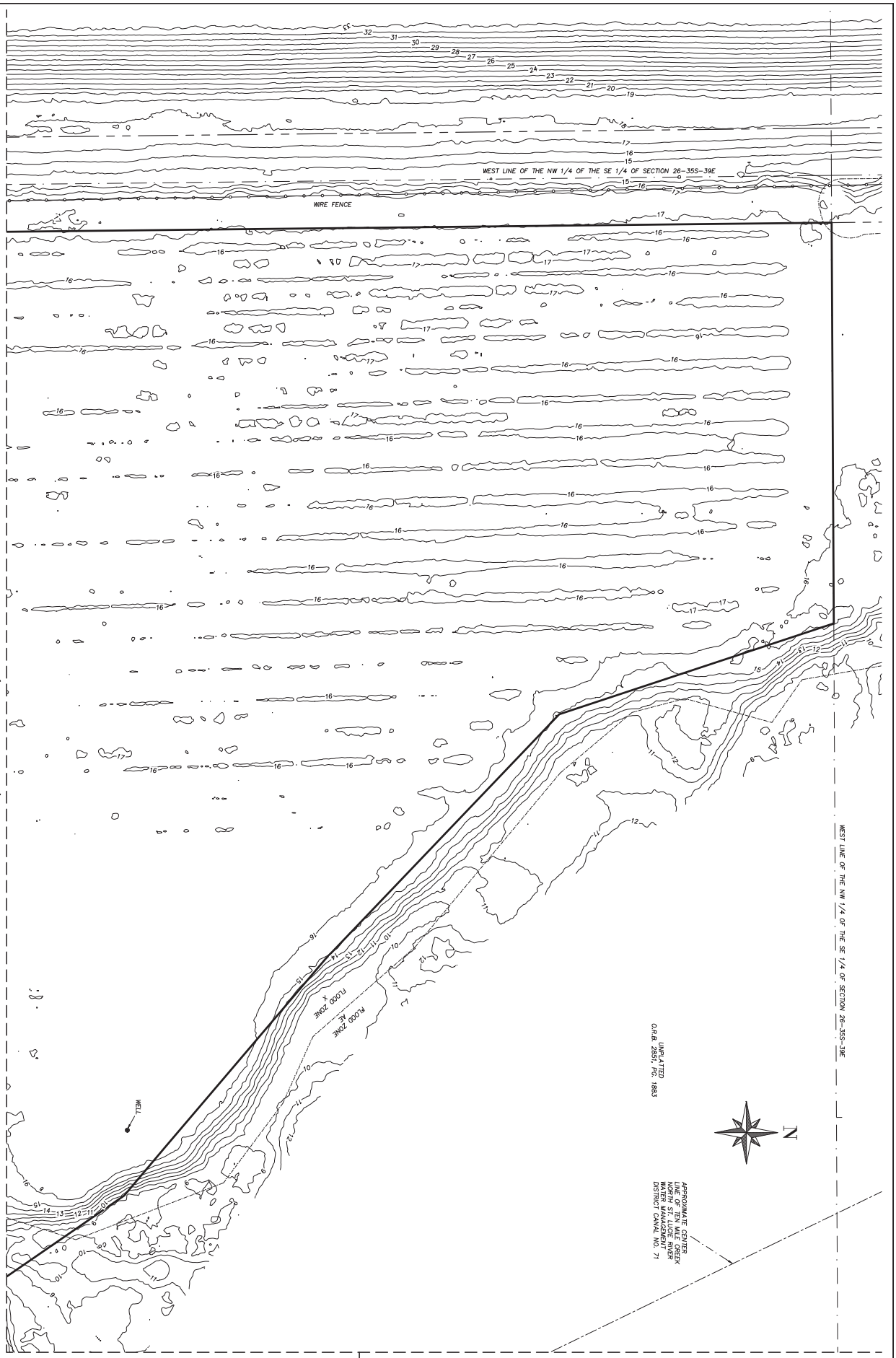
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-6050 Fax: (772) 794-0847
www.mmtsurveyors.com

DAVID TAYLOR P.S.M. 5243 (SEAL)

PREPARED FOR
NVR, Inc.

BY	REVISION	DATE

DATE 4/8/2025
SCALE AS SHOWN
SHEET NO. 2 OF 15
FILE NO. 8820
DRAWN BY HMT
APPROVED BY DMT
DRAWING NAME 8820.dwg



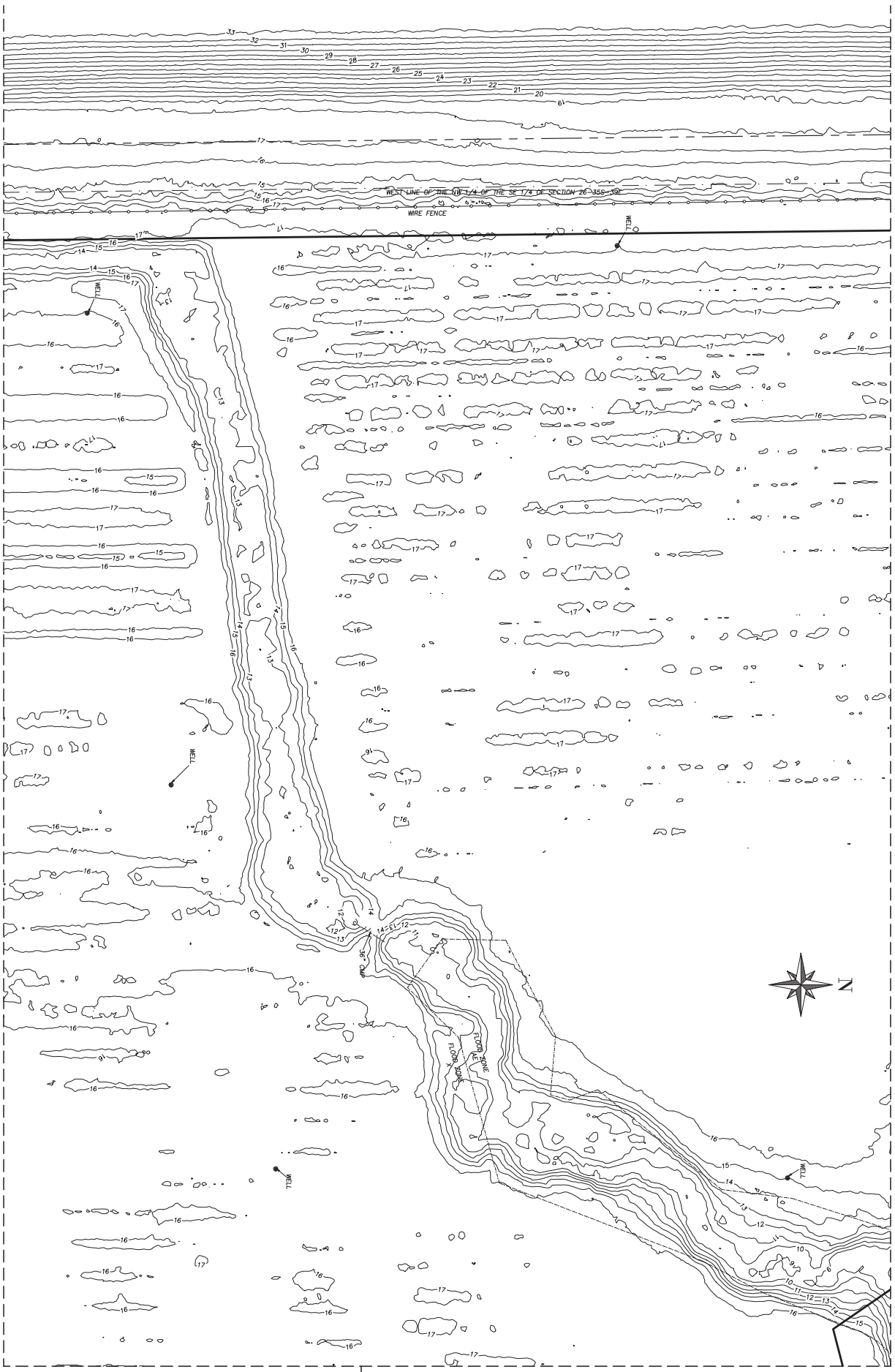
DRAWING NAME: 6820.dwg
DRAWN BY: MI
APPROVED BY: DMT
FILE NO.: 6820
SHEET NO.: 3 OF 15
SCALE: 1"=50'
DATE: 6/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243
(SEAL)



MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 9)

MATCHLINE (SEE SHEET 8)

DRAWING NAME	8820.dwg
APPROVED BY	DMT
DRAWN BY	ML
FILE NO.	8820
SHEET NO.	4 OF 15
SCALE	1"=30'
DATE	4/8/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR

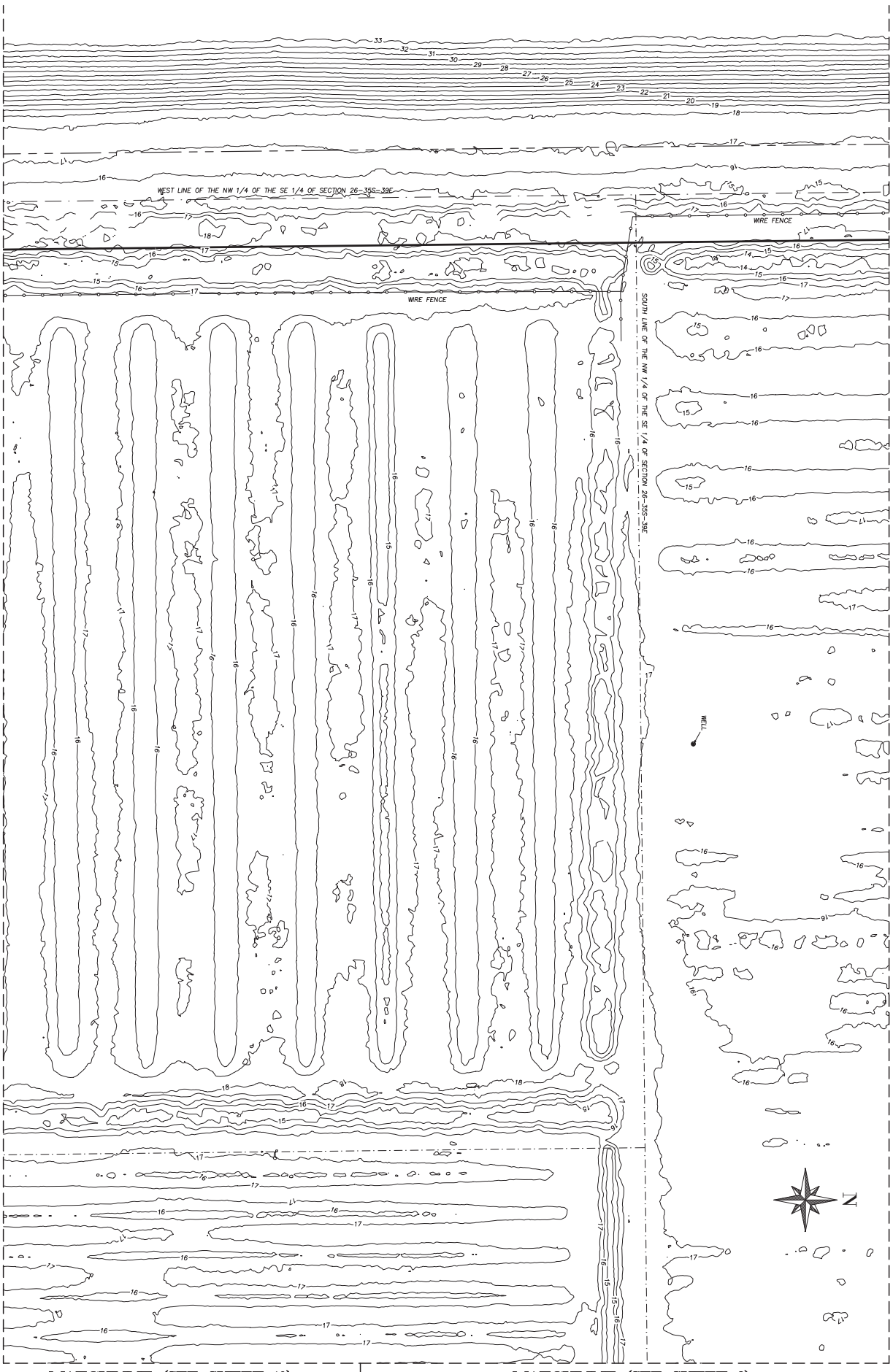
NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, o=FLORIDA, l=VERO BEACH, ou=Masteller, Moler & Taylor, Inc., cn=David M. Taylor, email=dmt@mmtsurveying.com
Date: 2025.06.24 09:42:49 -05'00'
Adobe Acrobat version: 2.0.0

DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
DENTISTRY
No. 13524
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

(SEAL)



MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 4)

MATCHLINE (SEE SHEET 10)

MATCHLINE (SEE SHEET 9)

DRAWING NAME:	6820.dwg
DRAWN BY:	DMT
APPROVED BY:	MI
JOB NO.:	6820
FILE NO.:	
SHEET NO.:	5 OF 15
SCALE:	1"=50'
DATE:	6/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveyinc.com

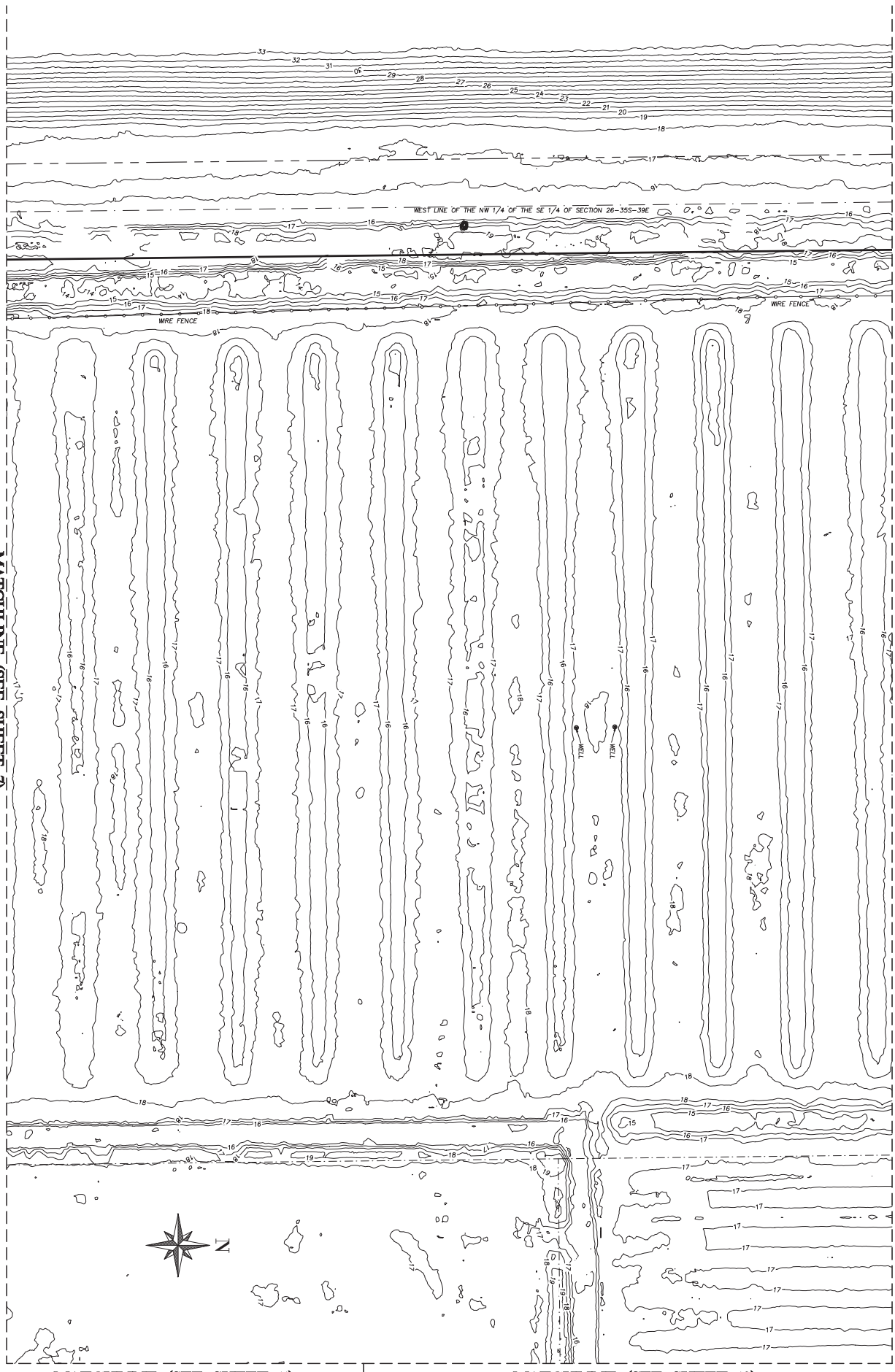
DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243

STATE OF FLORIDA REGISTERED LAND SURVEYOR

(SEAL)



MATCHLINE (SEE SHEET 7)

MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 10)

DRAWING NAME	8820.dwg
APPROVED BY	DMT
DRAWN BY	ML
FILE NO.	8820
SHEET NO.	6 OF 15
SCALE	1"=30'
DATE	4/8/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR

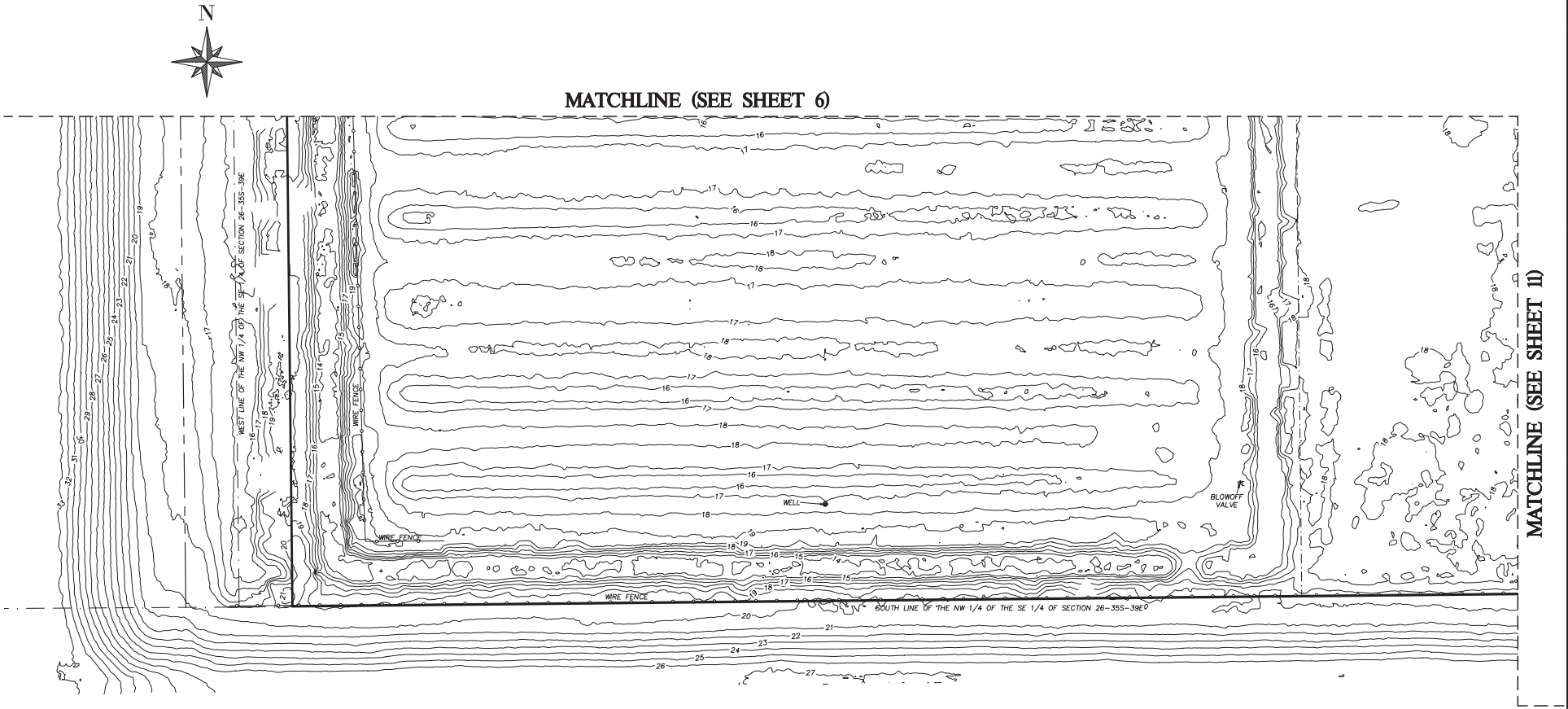
NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, o=FLORIDA SUBSIDIARY, ou=Mainstreet, ou=MASTELLER, MOLER & TAYLOR, INC., cn=David M. Taylor, email=dmt@mmtsurveying.com
Date: 2025.04.09 08:53:51 -05'00'
Adobe Acrobat version: 2025.0.0.0.20035

DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
PROFESSIONAL
No. 5243
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR

(SEAL)



DAVID TAYLOR P.S.M. 5243

(SEAL)

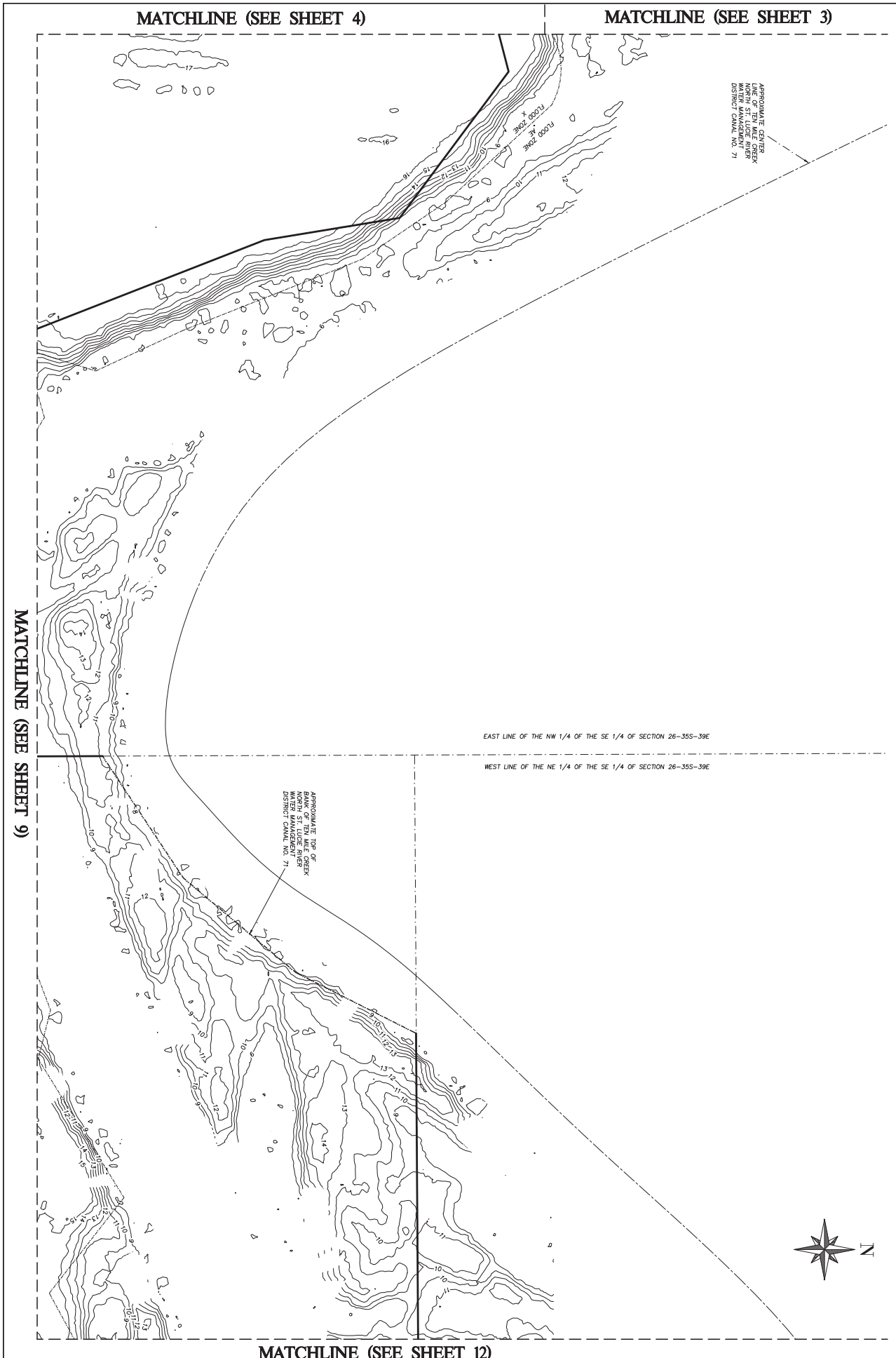
PREPARED FOR

NVR, Inc.

DATE	REVISION	BY

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8650 Fax: (772) 794-0647
cambdmmtsurveying.com

DATE	4/8/2025
SCALE	1"=30'
SHEET NO.	7 OF 15
FILE NO.	8820
DRAWN BY	ML
APPROVED BY	DMT
DRAWING NAME	8820.dwg



DRAWING NAME 8820.dwg	APPROVED BY DMT	DRAWN BY ML	FILE NO. 8820	SHEET NO. 8 OF 15	SCALE 1"=30'
DATE 4/8/2025					

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

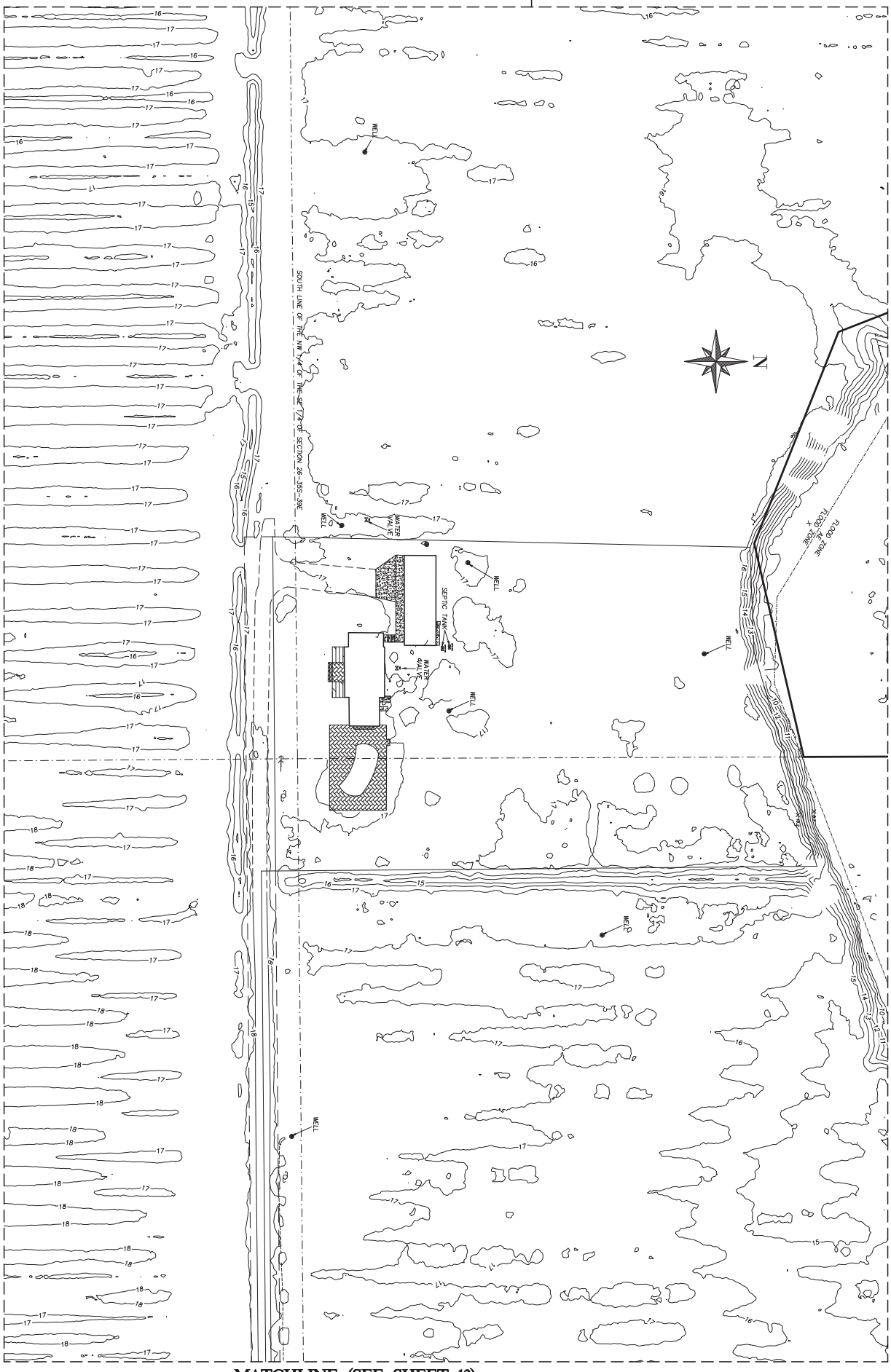
PREPARED FOR

NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, st=FLORIDA, l=VERO BEACH, o=MASTELLER, MOLER & TAYLOR, INC., cn=David M. Taylor, email=dtaylor@mmtsurveying.com
Date: 2025.03.09 09:04:11 -04'00'
Adobe Acrobat version: 2025.001.20635

DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
PROFESSIONAL
No. LS5243
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
(SEAL)



DATE 4/8/2025	**Masteller, Moler & Taylor, Inc.** *Professional Surveyors and Mappers* *Land Surveying Business LB 4644* 1655 27th Street, Suite 2, Vero Beach, Florida 32960 Phone: (772) 564-8050 Fax: (772) 794-0647 admin@mmtsurveying.com	DATE	REVISION	BY
SCALE 1"=30'				
SHEET NO. 9 OF 15				
FILE NO. 8820				
DRAWN BY ML				
APPROVED BY DMT				
DRAWING NAME 8820.dwg				

PREPARED FOR

NVR, Inc.

Digitally signed by David M. Taylor
DN: c=US, st=FLORIDA, l=VERO BEACH, ou=Masteller, Moler & Taylor, Inc., cn=David M. Taylor, email=dmt@mmtsurveying.com
Date: 2025.08.08 08:04:03 -04'00'
Adobe Acrobat version: 2025.001.20543

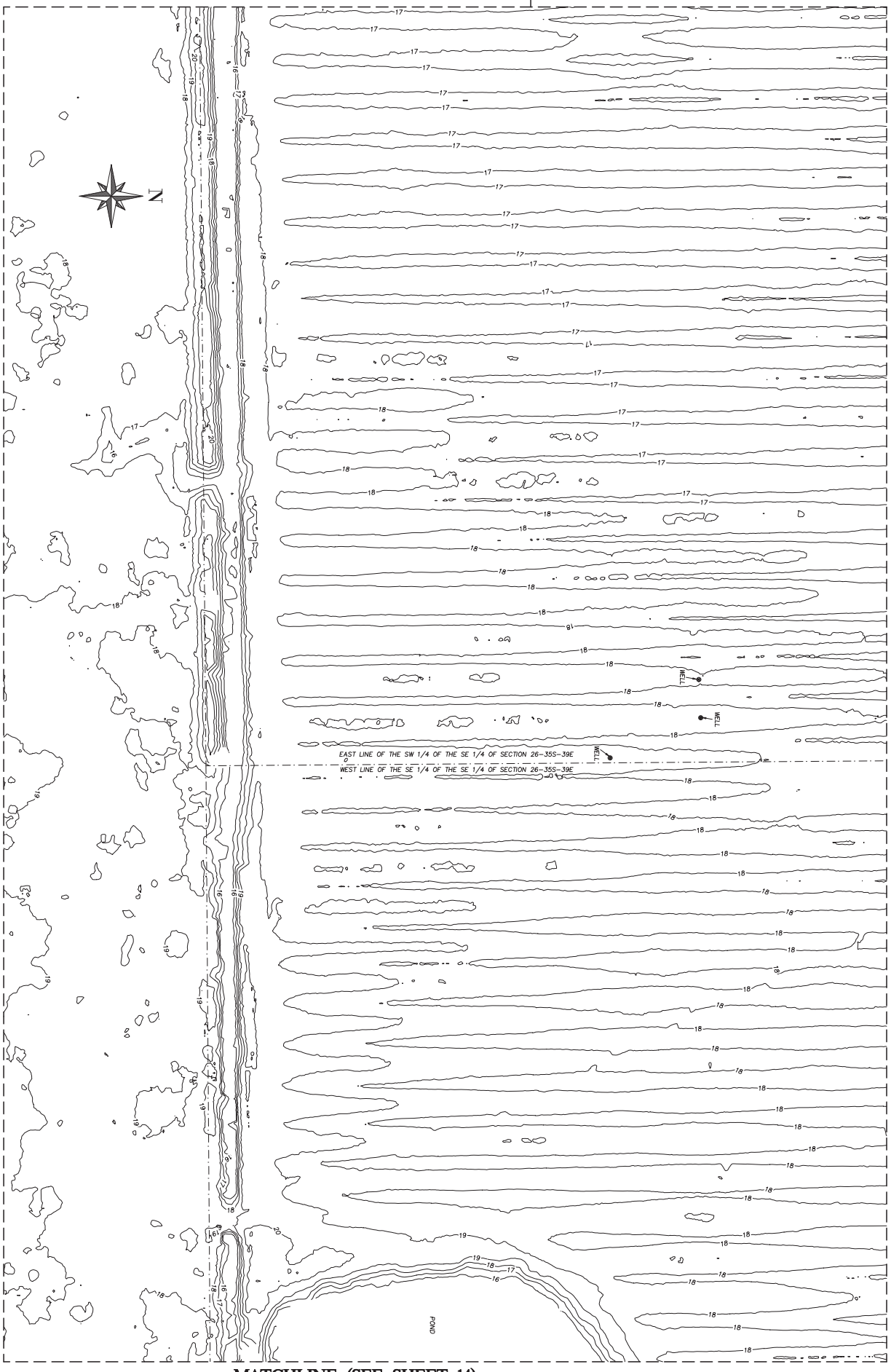
DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR
PROFESSIONAL
No. LS5243
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

(SEAL)

MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 5)



MATCHLINE (SEE SHEET 11)

MATCHLINE (SEE SHEET 9)

MATCHLINE (SEE SHEET 14)

DRAWING NAME: 6820.dwg
APPROVED BY: DMT
DRAWN BY: MI
FILE NO.: 6820
SHEET NO.: 10 OF 15
SCALE: 1"=50'
DATE: 6/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveyinc.com

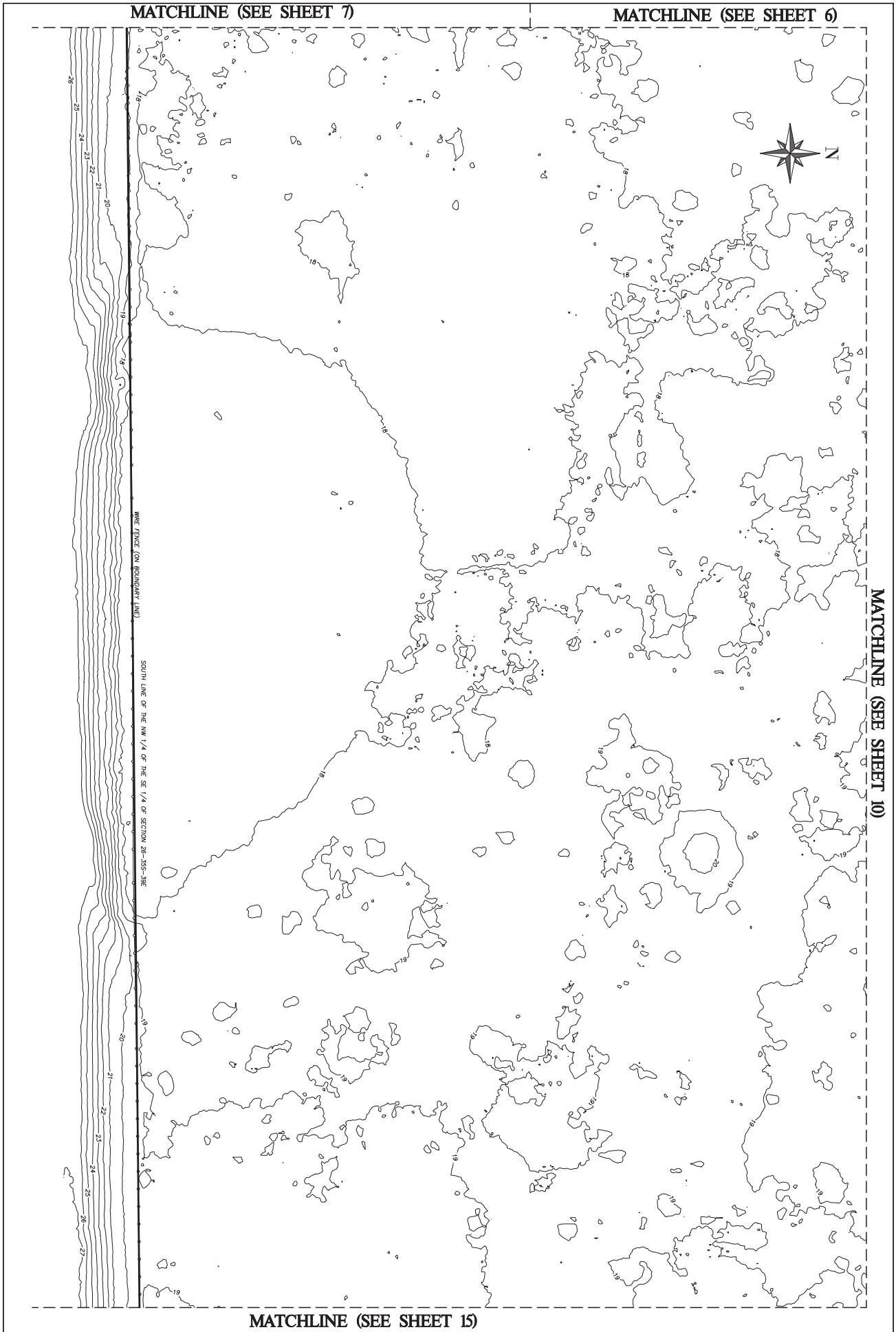
DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243

STATE OF FLORIDA REGISTERED LAND SURVEYOR

(SEAL)



DRAWING NAME: 6820.dwg
DRAWN BY: MI
APPROVED BY: DMT
FILE NO.: 6820
SHEET NO.: 11 OF 15
SCALE: 1"=50'
DATE: 4/9/2025

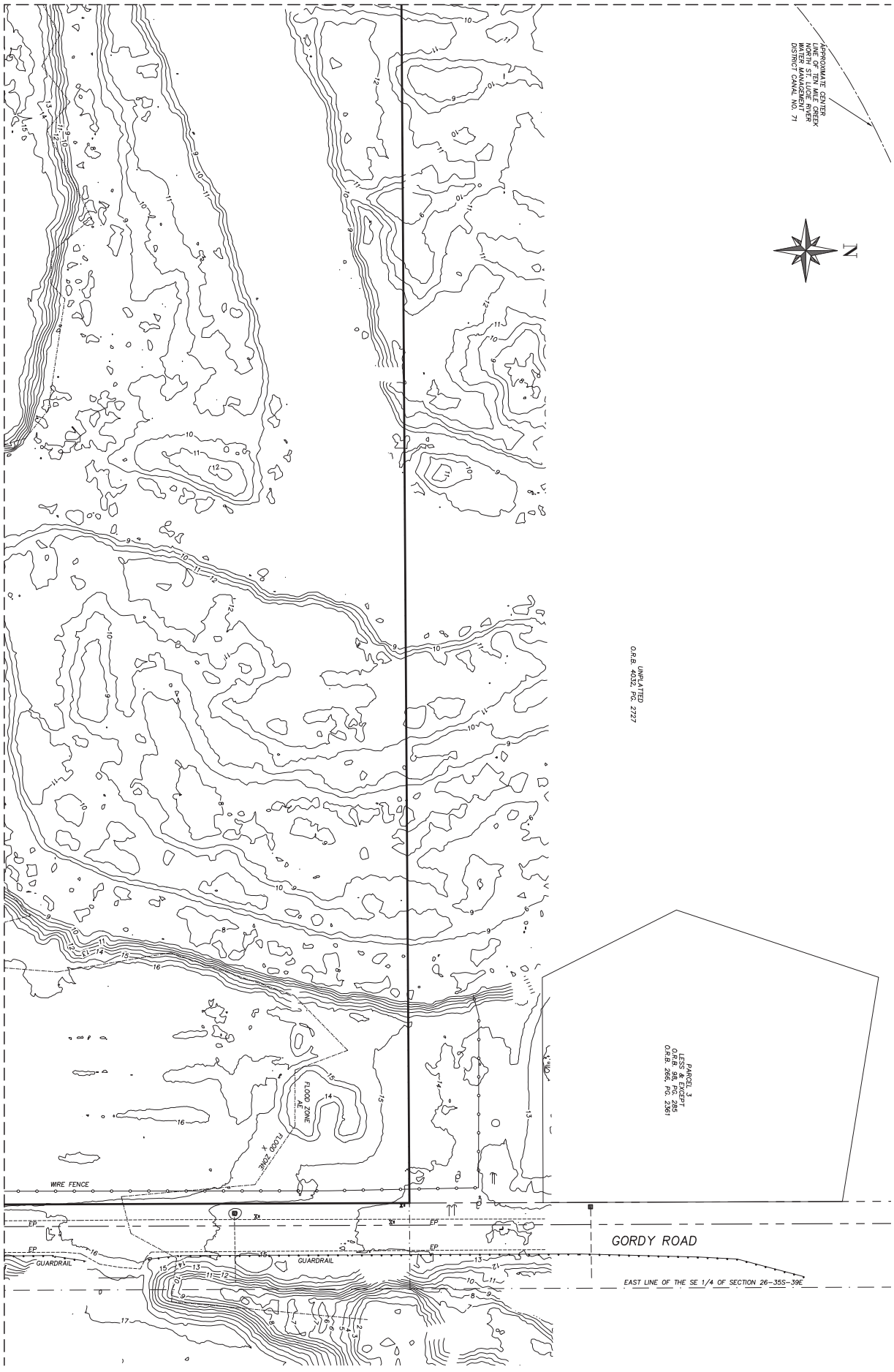
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8550 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

Digitally signed by David W. Taylor
DN: c=US, o=FLORIDA, l=VERO BEACH, serialNumber=A3712E1007120578 E4A3A1A1A1

MATCHLINE (SEE SHEET 8)



MATCHLINE (SEE SHEET 13)

DRAWING NAME: 6820.dwg
DRAWN BY: DMT
APPROVED BY: MI
FILE NO.: 6820
SHEET NO.: 12 OF 15
SCALE: 1"=50'
DATE: 6/9/2025

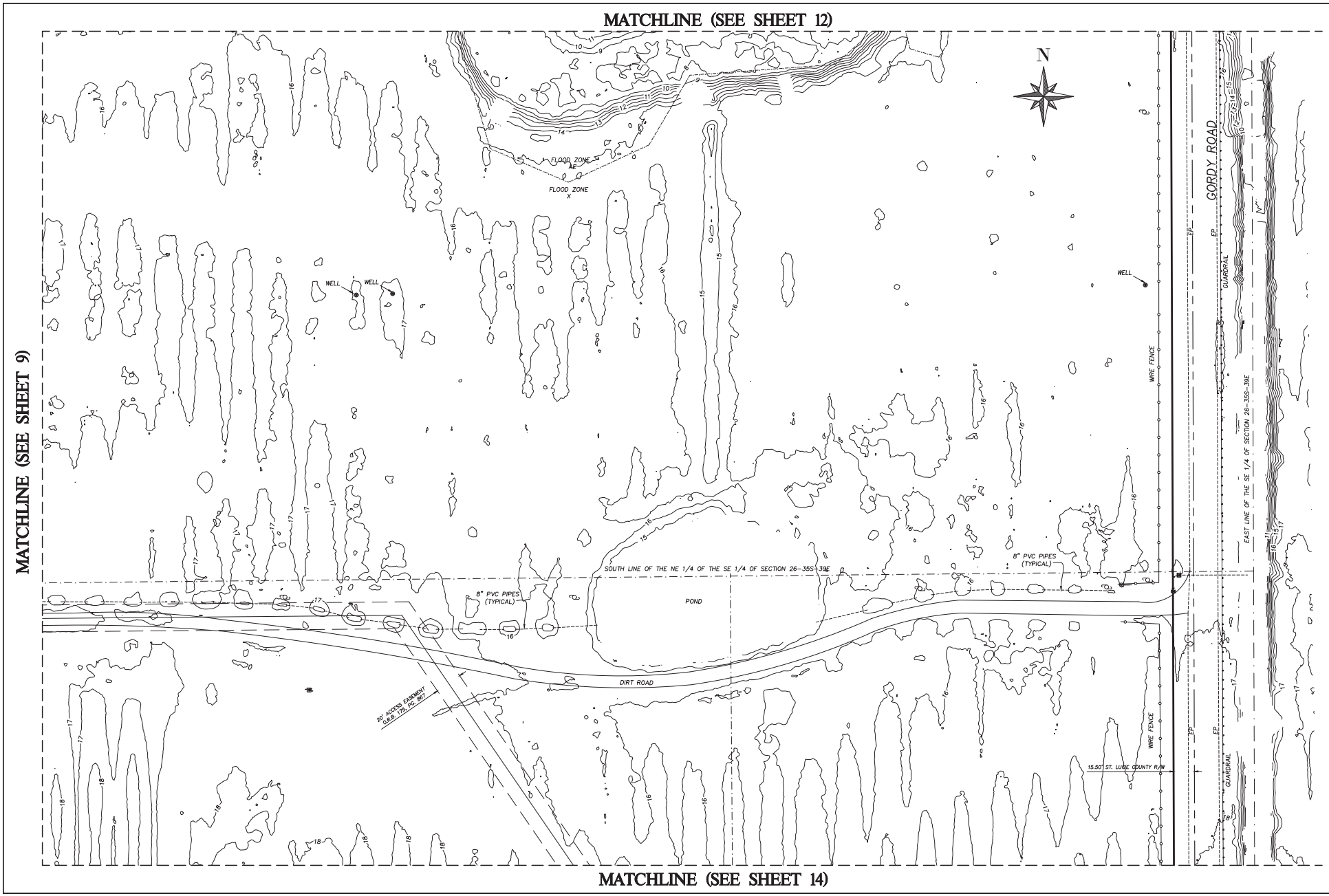
Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647
admin@mmtsurveyinc.com

DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243

(SEAL)



DAVID TAYLOR P.S.M. 5243

(SEAL)

PREPARED FOR

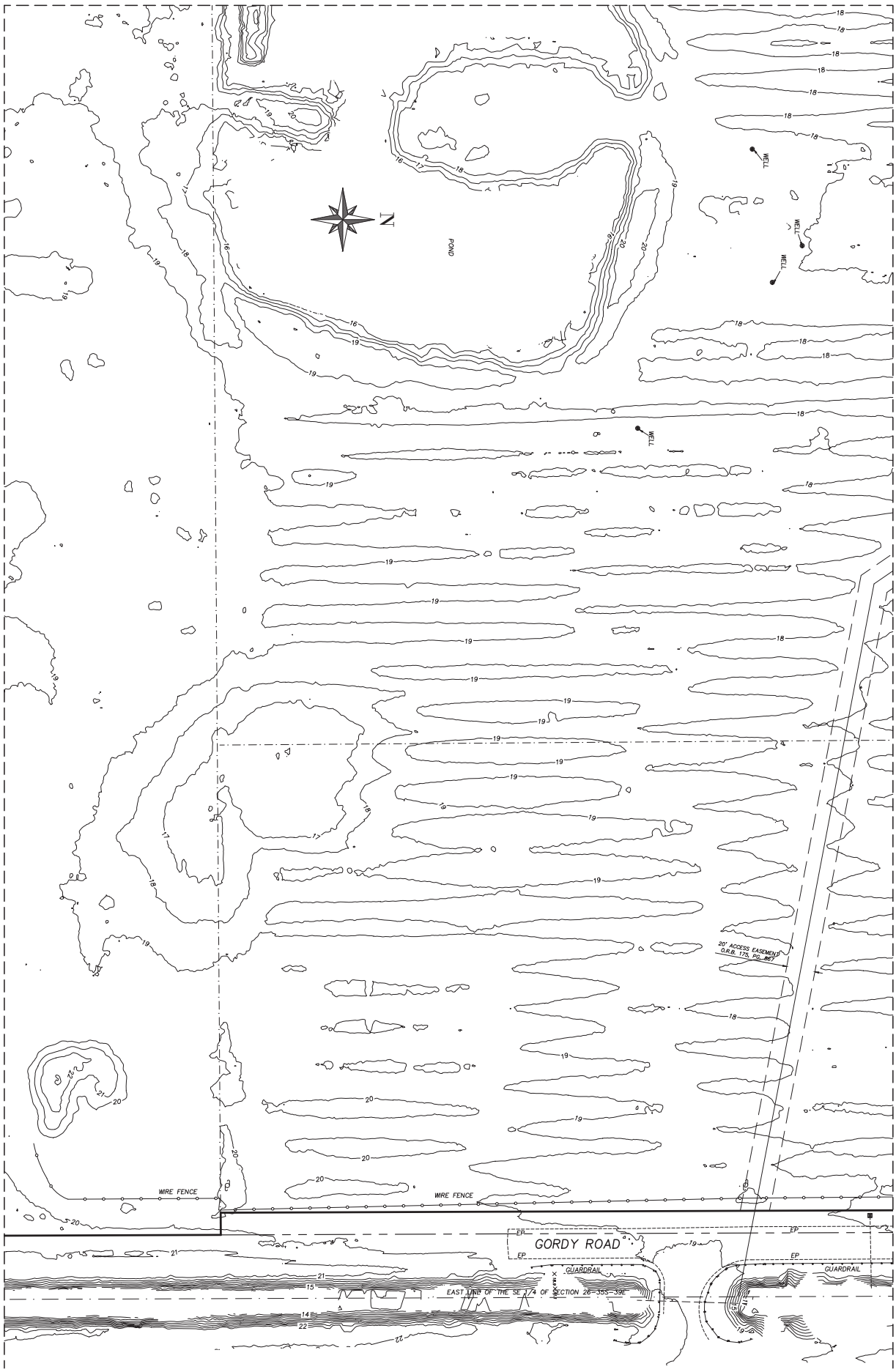
NVR, Inc.

DATE	REVISION	BY

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8650 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	4/8/2025
SCALE	1"=30'
SHEET NO.	13 OF 15
FILE NO.	8820
DRAWN BY	ML
APPROVED BY	DMT
DRAWING NAME	8820.dwg

MATCHLINE (SEE SHEET 10)



MATCHLINE (SEE SHEET 15)

MATCHLINE (SEE SHEET 13)

DRAWING NAME: 6820.dwg
DRAWN BY: DMT
APPROVED BY: MI
JOB NO.: 6820
FILE NO.: 14 OF 15
SHEET NO.: 1"=50'
SCALE:
DATE: 4/9/2025

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8550 Fax: (772) 794-0647
admin@mmtsurveyinc.com

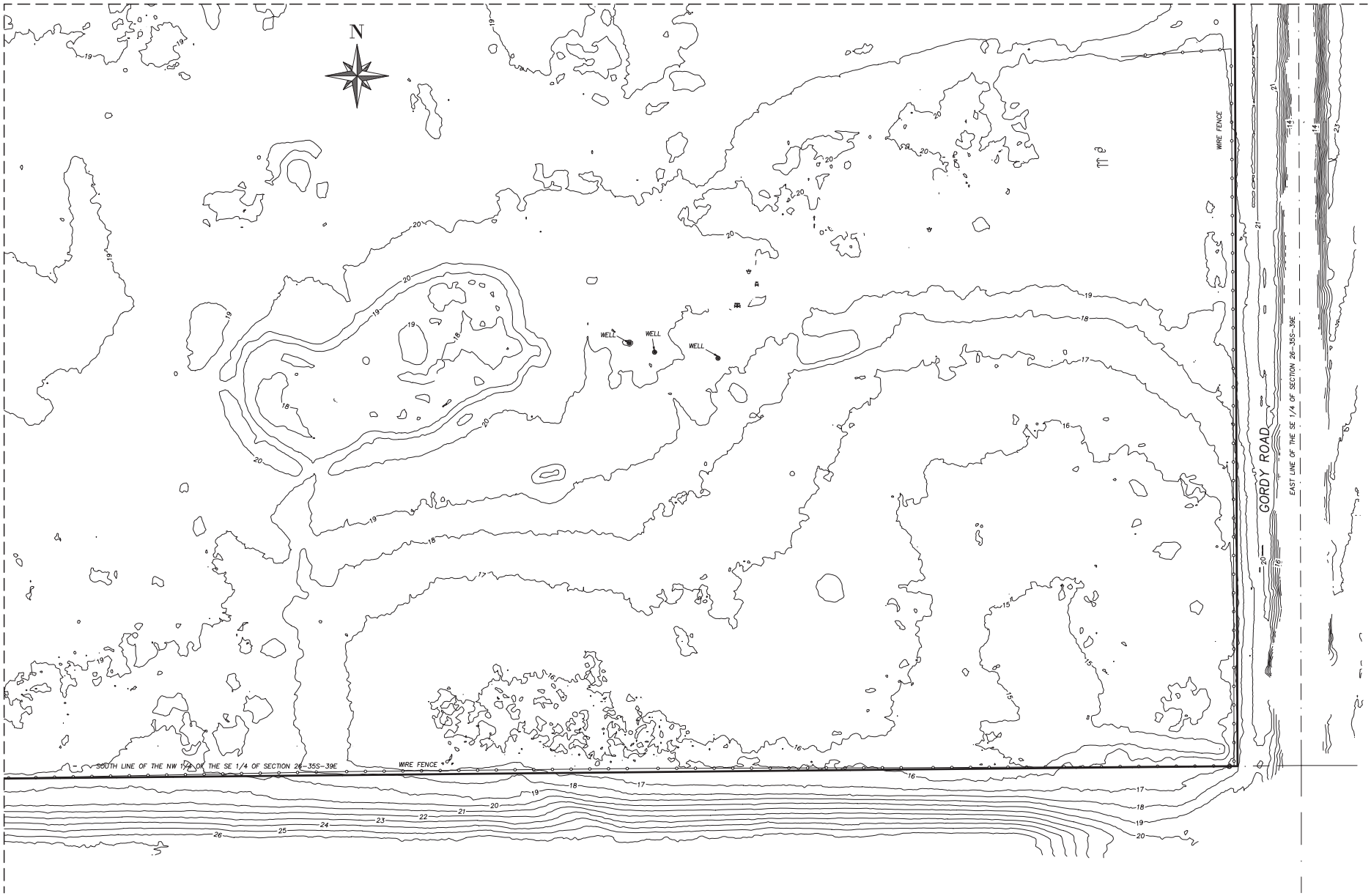
DATE	REVISION	BY

PREPARED FOR
NVR, Inc.

DAVID TAYLOR P.S.M. 5243
(SEAL)

MATCHLINE (SEE SHEET 15)

MATCHLINE (SEE SHEET 10)



DAVID TAYLOR P.S.M. #5243

(SEAL)

PREPARED FOR

NVR, Inc.

DATE	REVISION	BY

Masteller, Moler & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business LB 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 564-8650 Fax: (772) 794-0647
admin@mmtsurveying.com

DATE	4/8/2025
SCALE	1"=30'
SHEET NO.	15 OF 15
FILE NO.	8820
DRAWN BY	ML
APPROVED BY	DMT
DRAWING NAME	8820.dwg

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2538092 OR BOOK 2138 PAGE 947, Recorded 01/14/2005 at 01:16 PM
Doc Tax: $0.70

PREPARED BY AND RETURN TO:
Michael D. Fowler, Esquire
Michael D. Fowler, Chartered
505 Beachland Blvd., Suite 7
Vero Beach, Florida 32963
Parcel I.D. Nos.: 232532300010003
232641100010006

WARRANTY DEED

This Warranty Deed Made the 29 day of SEPT, 2004 by **VARN GROVES, INC.,** a Florida corporation, whose principal place of business is at 3302 Avenue C, Fort Pierce, Florida 34947, hereinafter called the grantor, to **HICKORY BRANCH PROPERTIES, INC.,** a Florida corporation, whose permanent post office address is 3433 Gordy Road, Fort Pierce, Florida 34945, hereinafter called the grantee.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

Witnesseth: That the said grantor, for and in consideration 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, State of Florida, viz:

SEE EXHIBIT 'A' ATTACHED HERETO.

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

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

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

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

And the 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has cause these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature
Printed Name Joy J. Shepherd

Signature
Printed Name M.D. FOWLER

VARN GROVES, INC.

by: Robert S. Varn
Robert S. Varn, as President

ATTEST:

by: Suzanne B. Varn
Suzanne B. Varn, Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert S. Varn and Suzanne B. Varn, known to me to be the President and Secretary respectively of VARN GROVES, INC., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. Said persons are [✓] personally known to me, or [___] they produced a driver's license as identification.

WITNESS my hand and seal in the County and State aforesaid this 29 day of SEPT, 2004.

Notary Signature

NOTARY SEAL

Printed Notary Signature
My commission expires:

Michael D. Fowler
Commission #DD223028
Expires: Jul 30, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

EXHIBIT A
LEGAL DESCRIPTION

Gordy Grove

Parcel 1: That part of the Northwest ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East, more particularly described as follows: Beginning at the Northwest corner of the NW ¼ of the SE ¼ of said Section 26; thence running East along the North line of said NW ¼ of SE ¼, a distance of 284 feet; thence South 18 deg. East, a distance of 205 feet; thence South 46 deg. East a distance of 240 feet; thence South 49 deb. 15 min. East, a distance of 175 feet; thence South 49 deg. 30 min. East, a distance of 45 feet; thence South 34 deg. 15 min. East, a distance of 150 feet; thence North 75 deg. 45 min. East, a distance of 55 feet; thence South 53 deg. East, a distance of 133 feet; thence South 9 deg. East, a distance of 100 feet; thence South 21 deg. East, a distance of 215 feet; thence South 68 deg. East, a distance of 160 feet; thence North 77 deg. 15 min. East, a distance of 143 feet to the East side of said Northwest quarter of SE ¼; thence South along the East lien of said NW ¼ of SE ¼ a distance of 3 50 feet to the Southeast corner of said NW ¼ of SE ¼; thence West along the South line of said NW ¼ of SE ¼ of the Southwest corner of said NW ¼ of SE ¼; thence North along the West line of said NW ¼ of SE ¼ to the point of beginning, containing 25.06 acres.

Parcel 2: The W ½ of the SW ¼ of the SE ¼ and the NE ¼ of the SW ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East.

Parcel 3: The NE ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East, less and excepting the following: Beginning at the Northwest corner of the NE ¼ of the SE ¼ of said Section 26, run thence South 110.5 feet; run thence, turning Easterly at angle of 122 deg. 57 min. to the foregoing line, 199.8 feet; thence turn Northerly at an angle of 140 deg. 13 min. and run 300 feet; thence turn Northerly at an angle of 82 deg. 42 min. and run 186 feet to the quarter section line; thence run Westerly on said quarter section line 422.8 feet to the point of beginning. Also excepting therefrom the following: That piece or parcel of land conveyed by K.F. Gordy and Meryl M. Gordy, his wife, to Al C. Gordy and Hazel C. Gordy, his wife, by deed dated August 31, 1964, recorded in Official Record Book 98, Page 285, public records of St. Lucie County, Florida.

Parcel 4: The N ½ of the SE ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East.

EXCEPTING FURTHERMORE from all of the above parcels, the following described parcel which lies within the SE ¼ of Section 26, Township 35 South, Range 39 East: From the Northeast corner of the SE ¼ of Section 26, Township 35 South, Range 39 East, run South along the section line 1691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet; North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73 deg. 46 min. 10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel ;thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning. The South boundary of the above described parcel being the same as North line of a certain 20 foot wide access easement described below. SUBJECT TO restrictions, easements, rights of way, and encumbrances of record.

Access

Begin at the SW corner of Section 25, Township 35 South, Range 39 East, St. Lucie County, Florida, thence run North along the West boundary of said Section to point of intersection with the South ¼ ¼ section line, Section 25, Township 35 South, Range 39 East, for point of beginning; thence run East 695 feet ± along said South ¼ ¼ section line to intersection with the West right-of-way line of Sunshine State Parkway; thence run Northwesterly along the West right-of-way of the Sunshine State Parkway 746 feet ± to intersection of South boundary of lands owned by the Florida State Turnpike Authority; then run West parallel to the South ¼ ¼ section line a distance of 394 feet ± to point of intersection with the West line of Section 25 aforesaid; then run South along the West boundary line of Section 25 685 feet ± to point of beginning.

LESS AND EXCEPTING right-of-way of Gordy Road and
LESS AND EXCEPTING rights-of-way of record for drainage canal number 96.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5487882 OR BOOK 5321 PAGE 47, Recorded 06/03/2025 12:13:13 PM Doc Tax: $0.70

Prepared by and Return to: Ryan C. Abernethy
Abernethy Law Group
130 S. Indian River Dr., Suite 201
Fort Pierce, FL 34950

Parcel I.D. No: 2326-413-0000-000-5

THIS WARRANTY DEED, Made the 28th day of May, 2025, by **Donald M. Varn, a married adult, joined by his wife, Brooke Sparks Varn** (hereinafter collectively referred to as the "Grantor"), to **Donald M. Varn, Trustee, or his successors in trust, under the Donald M. Varn Living Trust dated March 22, 2011, as amended and restated from time to time,** whose post office address is **3601 Gordy Road, Fort Pierce, FL 34945,** (hereinafter referred to as the "Grantee"). The Grantee shall have full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein conveyed as trustee under the provisions of section 689.073 Florida Statutes.

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00, and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, releases, conveys, and confirms unto the Grantee all that certain land situate in the **County of St. Lucie, State of Florida**, described as follows:

See "EXHIBIT A" attached.

Subject to Easements, Restrictions, Covenants, Conditions and Limitations of record, if any.

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

TITLE HAS NOT BEEN EXAMINED BY SCRIVENER.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in any manner 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **DECEMBER 31, 2025.**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness Signature
Printed Name: Bruce R. Abernethy, Jr.
Address: 130 S. Indian River Dr., Suite 201
Fort Pierce, FL 34950

Witness Signature
Printed Name: Jane L. Brock
Address: 130 S. Indian River Dr., Suite 201
Fort Pierce, FL 34950

Grantor Signature
Printed Name: Donald M. Varn

Address: 3601 Gordy Road,
Fort Pierce, FL 34945

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Donald M. Varn,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. Said person is personally known to me or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 28th day of May, 2025.

Notary Public, State of Florida – at Large
Printed Name of Notary: Jane L. Brock

Notary Stamp/Seal:

JANE L. BROCK
Commission # HH 321717
Expires February 12, 2027

Witness Signature
Printed Name: Bruce R. Abernethy, Jr.
Address: 130 S. Indian River Dr., Suite 201
Fort Pierce, FL 34950

Witness Signature
Printed Name: Jane L. Brock
Address: 130 S. Indian River Dr., Suite 201
Fort Pierce, FL 34950

Brooke Sparks Varn
Grantor Signature
Printed Name: Brooke Sparks Varn

Address: 3601 Gordy Road
Fort Pierce, FL 34945

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Brooke Sparks Varn,** known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person is personally known to me or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 28th day of May, 2025.

Notary Public, State of Florida – at Large
Printed Name of Notary: Jane L. Brock

Notary Stamp/Seal:

JANE L. BROCK
Commission # HH 321717
Expires February 12, 2027

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in Section 26, Township 35 South, Range 39 East more particularly described as follows:

From the NE corner of the SE1/4 of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet: North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73deg. 46 min.10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel; thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning. Together with an access easement for egress and ingress 20 feet in width, the center line of which is more particularly described as follows: From the NE corner of the SE1/4 of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 61.08 feet to an iron pipe on the West line of a road right-of-way for the point of beginning of said access easement; thence continue North 79 deg. 7 min. West 446.82 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 846.83 feet to the end of said access easement; said center line of easement being at or near the center line of an existing graded dirt road.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5509892 OR BOOK 5346 PAGE 807, Recorded 07/29/2025 12:06:59 PM

This document prepared without the benefit
of title by Kayla Chidgey, under the direction of
Daniel S. McIntyre, County Attorney
2300 Virginia Avenue
Fort Pierce, FL 34982

COUNTY QUIT-CLAIM DEED

THIS COUNTY QUIT-CLAIM DEED, is executed this 22nd day of July, 2025 by **ST. LUCIE COUNTY,** a political subdivision of the State of Florida, whose address is 2300 Virginia Avenue, Fort Pierce, Florida 34982 (the "Grantor"), and **HICKORY BRANCH PROPERTIES, INC.,** a Florida Corporation, whose address is 1124 Coral St, Fort Pierce, FL 34982 (the "Grantee").

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

WITNESSETH, That the Grantor, for and in consideration of the sum of $1.00 and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim to the Grantee, its successors or assigns forever, all right, title, interest, claim and demand which the Grantor has in and to the following described parcel of land lying and being in St. Lucie County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said Board, the day and year first above written.

Signed, sealed and delivered in presence of:

JoAnn Riley
Witness Signature
JOAnn Riley
Printed Witness Name
Address: 2300 Virginia Avenue, Fort Pierce, FL 34982

Witness Signature
Zoe Fisher
Printed Witness Name
Address: 2300 Virginia Avenue, Fort Pierce, FL 34982

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

Jamie Lee Fowler
CHAIR

APPROVED AS TO FORM
AND CORRECTNESS

COUNTY ATTORNEY

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of physical presence, this 22nd day of July, 2025 by Jamie Lee Fowler, as Chair of the St. Lucie County Board of County Commissioners. She is personally known to me.

[NOTARY SEAL]

KAYLA CHIDGEY
Notary Public
State of Florida
Comm# HH431359
Expires 10/13/2027

Kayla Chidgey
Notary Signature

Exhibit "A" - Legal Description & Sketch for Right of Way to be Abandoned

St. Lucie County, Florida

Sheet 1 of 2 - Not Valid Without All Sheets

LEGAL DESCRIPTION

THE NORTH 40.00 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

CONTAINING 53,868 SQUARE FEET OR 1.2366 ACRES, MORE OR LESS.

SURVEYORS NOTES

1) BY SIGNING AND SEALING THIS DESCRIPTION I HEREBY CERTIFY THAT THE DESCRIPTION OF THE PROPERTY DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND THAT SAID DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THE THE DESCRIPTION AND SKETCH WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE APPLICABLE STANDARDS OF PRACTICE REQUIREMENTS FOR A DESCRIPTION AND SKETCH AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS FIRM.
2) THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.

LEGEND

CH	CHORD
CHB	CHORD BEARING
D	DELTA
L	LENGTH
NTP	NON-TANGENT POINT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PCC	POINT OF COMPOUND CURVATURE
P.I.D.	PARCEL IDENTIFICATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
R	RADIUS
R/W	RIGHT OF WAY
00-T01S-R02E	SECTION-TOWNSHIP-RANGE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION

LEGAL DESCRIPTION & SKETCH "This is NOT a Boundary Survey"	Drawn by: DMT	Checked by DMT	File name 8820	Date 6/9/2025	Scale N/A	Drawing Name 8820-RW-legal.dwg

Masteller, Moler & Taylor, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
LAND SURVEYING BUSINESS #4644
1655 27th Street, Suite 2 Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647

Digitally signed by David M. Taylor
DN: c=US, st=FLORIDA, l=VERO BEACH, serialNumber=AATL20240712357819, o=MASTELLER, MOLER & TAYLOR, INC., cn=David M. Taylor, email=dt5243@bellsouth.net
Date: 2025.06.09 13:15:30 -04'00'
Adobe Acrobat version: 2025.001.20474

DAVID TAYLOR P.S.M. 5243

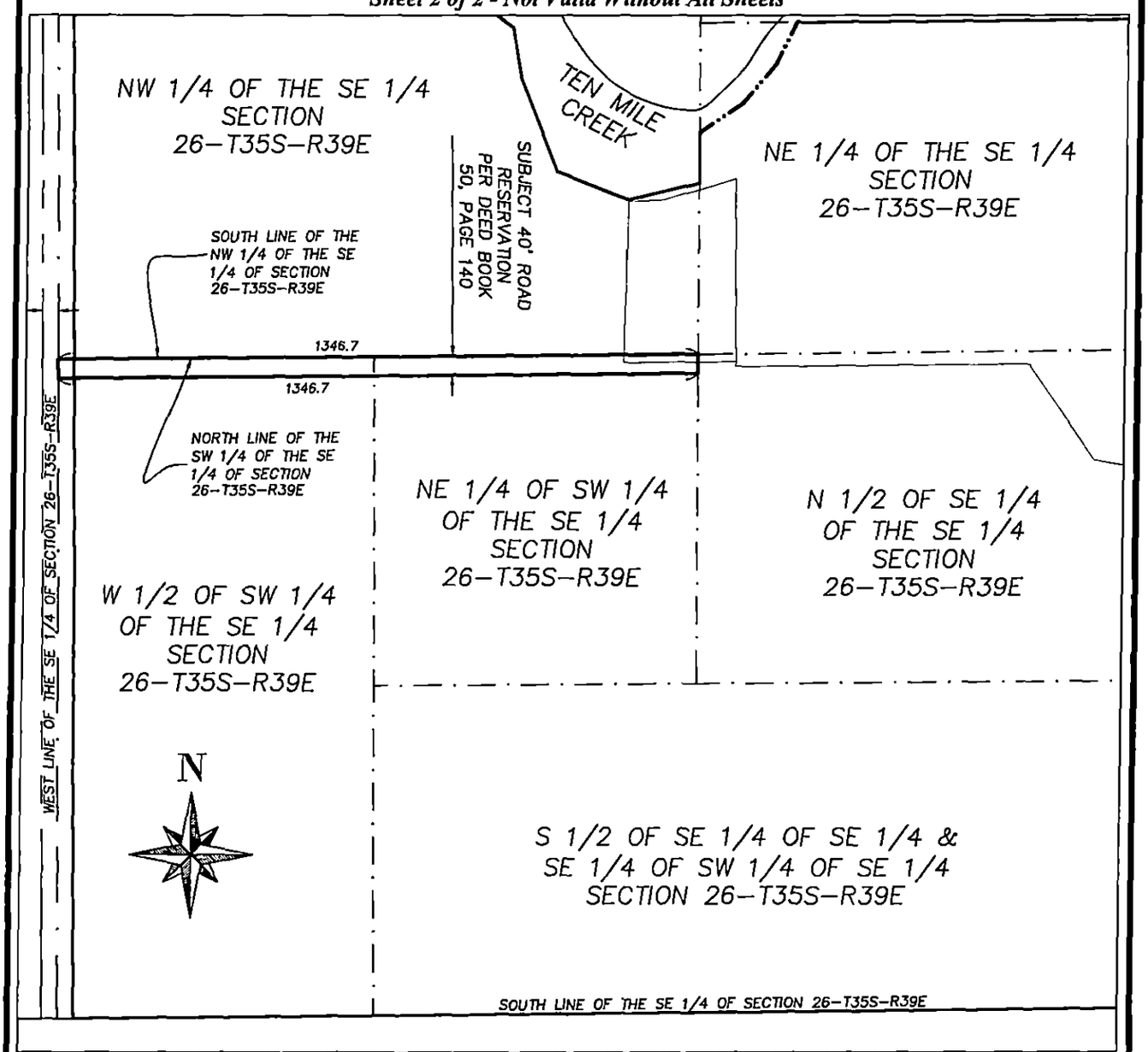
DAVID M. TAYLOR CERTIFICATE No. LS5243 STATE OF FLORIDA REGISTERED LAND SURVEYOR

(SEAL)

Exhibit "A" - Legal Description & Sketch for Right of Way to be Abandoned

St. Lucie County, Florida

Sheet 2 of 2 - Not Valid Without All Sheets



LEGAL DESCRIPTION & SKETCH "This is NOT a Boundary Survey"	Drawn by: DMT	Checked by DMT	File name 8820	Date 6/9/2025	Scale N/A	Drawing Name 8820-RW-legal.dwg

Masteller, Moler & Taylor, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
LAND SURVEYING BUSINESS #4644
1655 27th Street, Suite 2 Vero Beach, Florida 32960
Phone: (772) 564-8050 Fax: (772) 794-0647

Digitally signed by David M. Taylor
DN: c=US, st=FLORIDA, l=VERO BEACH, serialNumber=AATL20240712357819, o=MASTELLER, MOLER & TAYLOR, INC., cn=David M. Taylor, email=dt5243@bellsouth.net
Date: 2025.06.09 13:15:51 -04'00'
Adobe Acrobat version: 2025.001.20474

DAVID TAYLOR P.S.M. 5243

DAVID M. TAYLOR CERTIFICATE No. LS5243 STATE OF FLORIDA REGISTERED LAND SURVEYOR

(SEAL)

Technical Review Committee - 10:00 AM **1. h.**

Meeting Date: 02/19/2026

REQUESTED ACTION

PZSITE2026-00001
Major Site Plan Amendment
Amazon One Grocery
2300 S. Kings Highway

SUMMARY

Amazon One Grocery is a proposed 69.19 ac industrial development with 1.1 msf of building area. This project is Parcel-III of Kings Highway Commerce Park (KHCP) which is a proposed 107.45 ac industrial development located at the southeast corner of kings Highway & White Road approximately 1/2 mile north of Okeechobee Rd (SR-70).

LOCATION

2300 S. Kings Highway
Parcel ID: 2324-210-0000-000-6

RESPONSIBLE STAFF

Chris Suneson, Assistant Planning Director

RECOMMENDATION

TBD

Attachments

Location Map
Warranty Deed
Property Record Card
Site Narrative
Justification Statement
Existing Site Photos
Neighborhood Photos
Concurrency Analysis
Environmental Impact Report
Survey
Site Plan
Floor Plan
Landscape Plan
Lighting Plan

Design Review Narrative
Color Renderings
Color Board
Conceptual Drainage Plan
Drainage Report
Traffic Analysis

Form Review

Form Started By: Christopher Suneson
Started On: 02/06/2026 10:59 AM
Final Approval Date: 02/06/2026

Untitled Map

Write a description for your map.

Legend

- 2300 S Kings Hwy
- Farm to Fork Fresh Market
- Feature 1
- Feature 2
- Feature 3
- Feature 4

2300 S Kings Hwy

Pruitt Research Rd

White Rd

White Rd

Peters Rd

Peters Rd

Lazydays RV of Fort Pierce

95

Tedder Rd

Motel 6 Ft. Pierce, FL

95

Cracker Barrel Old Country Store

Treasure Coast RV Resort

Crossroads Pkwy

Andrews Ave

Sky High Comics & Games

La Quinta Inn & Suites by Wyndham Ft. Pierce

Cloer Rd

The Home Depot

Google Earth

Image Landsat / Copernicus

1000 ft

N

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4926335 OR BOOK 4688 PAGE 982, Recorded 09/21/2021 02:25:21 PM Doc Tax: $27358.80

Prepared by and return to upon recording:

Bryan W. Sykes, Esq.
Meridian Partners Law P.A.
4923 W. Cypress Street
Tampa, FL 33607

Parcel No.: 2324-210-0000-000-6

Consideration: $3,908,314.10

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED** is executed this 15th day of September, 2021, by **KINGS HIGHWAY COMMERCE PARK, LLC,** a Florida limited liability company, having an address of 18860 Loxahatchee River Road, Jupiter, Florida 33548 (hereinafter, the "Grantor"), to **SCANNELL PROPERTIES #533, LLC,** an Indiana limited liability company, having an address of 8801 River Crossing Boulevard, Suite 300, Indianapolis, Indiana 46240 (hereinafter, the "Grantee"), the foregoing sometimes being referred to herein as the "Parties".

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00 and/or other valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land (the "Property") lying and situate in St. Lucie County, Florida, to-wit:

SEE ATTACHED EXHIBIT A.

SUBJECT TO all easements, restrictions, reservations, and limitations of record, if any, existing as of the date of this conveyance and those permitted exceptions set forth on **Exhibit B** hereof.

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

Together with all buildings, fixtures and other improvements as presently located on the Property.

Together with all of Grantor's right, title and interest in and to all strips and gores, any existing or proposed streets, roadways, alleys and/or adjacent rights of way and any land lying in the bed of any street, road or alley, open or proses, adjoining the Property

TO HAVE AND TO HOLD the same in fee simple forever. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the aforesaid land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and Grantor hereby warrants title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

SIGNATURE PAGE IMMEDIATELY FOLLOWS THIS PAGE

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Name: Heather Neville

Name: Kaylee Marsillo

GRANTOR:

KINGS HIGHWAY COMMERCE PARK, LLC,
a Florida limited liability company

By: _____
Edward Sasso, Managing Member

STATE OF New York
COUNTY OF Jefferson

Executed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of September, 2021 by Edward Sasso, as the Managing Member of **KINGS HIGHWAY COMMERCE PARK, LLC**, a Florida limited liability company. He ☐ is personally known to me; or ☒ produced Florida Driver License as identification.

(seal) Kelly Butcher
Notary Public, State of New York
Residing in Jefferson County
No. 01BU5075260
My Commission Expires Mar. 31 2023

Notary Public
State of Florida New York

Exhibit A
Legal Description

PARCEL 1 (FEE SIMPLE ESTATE)

The Northwest Quarter of the Northwest Quarter and the West Half of the West Half of the Northeast Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; LESS AND EXCEPTING there from the South 400 feet of the North 903.20 feet of the East 750 feet of the West 775 feet of said Section 24; LESS right-of-way for Kings Highway and White Road.

Together with the following described Parcel "A":

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; more particularly described as follows:
The South 35.30 feet of the North 538.50 feet of the East 750 feet of the West 775 feet of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Less the following described Parcel "B":

A parcel of land lying in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida; more particularly described as follows:
The South 35.30 feet of the North 938.50 feet of the East 750 feet of the West 775 feet of the Northwest Quarter of the Northwest Quarter of Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

Further LESS AND EXCEPT the lands as more particularly described in Order of Taking recorded September 29, 2016 in Official Records Book 3917, Page 899.

PARCEL 2 (NON-EXCLUSIVE EASEMENT ESTATE)

Together with the non-exclusive easement as created by that certain Grant of Easement - Sewer recorded June 20, 2005 in Official Records Book 2276, Page 2280 as modified by Modification of Easement recorded in Official Records Book 2382, Page 1131, of the Public Records of St. Lucie County, Florida.

Exhibit B
Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. Easement in favor of Southern Bell Telephone and Telegraph Company, recorded October 30, 1956 in Deed Book 220, Page 436, with Subordination of Utility Interests recorded in Official Records Book 3837, Page 1758, as to Parcel 1.

3. Terms and conditions of Grant of Easement - Sewer by and between Graham Groves Development, LLC, a Florida limited liability company and Steven L. Craig, as Trustee under Trust Agreement dated May 17, 1985 and Christopher Cook, as Trustee under Trust Agreement dated May 17, 1985, recorded 2276, Page 2280 as modified by Modification of Easement recorded in Official Records Book 2382, Page 1131, as to Parcels 1 and 2.

4. Agreement for Right of Way Easement with Kirco Acquisition, LLC, recorded January 9, 2009 in Official Records Book 3050, Page 1234, as to Parcel 1.

5. Easements as set forth in Order of Taking recorded September 29, 2016 in Official Records Book 3917, Page 899, as to Parcel 1.

NOTE: Notice of Environmental Resource Permit recorded December 1, 2009 in Official Records Book 3149, Page 878.

NOTE: All recording references in this form shall refer to the public records of St. Lucie County, Florida, unless otherwise noted.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved -- 1/14/2025, 1:31 PM

Property Identification

Site Address: 2300 S KINGS HWY
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-210-0000-000-6
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 14251
Map ID: 23/24N
Zoning: Comm Parkw

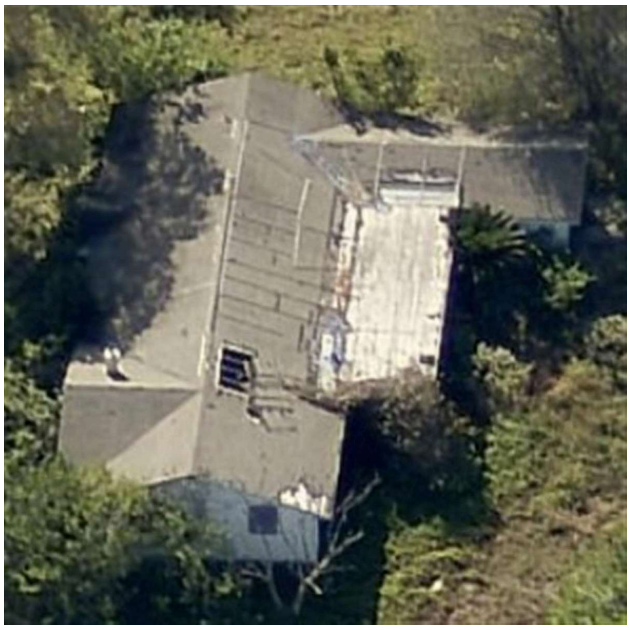
Ownership

SCANNELL PROPERTIES #533 LLC

8801 River Crossing BLVD Ste 300
Indianapolis, IN 46240-2394

Legal Description

24 35 39 THE N 1/2 OF THE NW 1/4-LESS E 25 FT FOR ROAD R/W AND LESS THE N 35 FT FOR ROAD R/W AND LESS THE W 25 FT FOR ROAD R/W AND LESS ADDL RD R/W AS IN OR 3917-899 AND LESS ADDL RD R/W MPDAF: FROM NW COR OF SEC, TH S 00 07 03 E ALG W SEC LI 538.44 FT, TH N 89 52 57 E 25 FT TO POB; TH N 89 44 39 E 95.42 FT TO CURVE CONC W, R OF 8,468 FT, TH SLY ALG ARC 401.48 FT, TH S 89 44 39 W 62.37 FT, TH N 00 07 03 W 400 FT TO POB-AND THE N 1/2 OF THE S 1/2 OF THE NW 1/4- LESS PETERS ROAD ROAD R/W AND LESS THE W 25 FT FOR ROAD R/W AND LESS ADDL RD R/W MPDAF: FROM W 1/4 COR OF SEC, TH N 00 07 03 W 1296.38 FT, TH N 89 52 57 E 25 FT TO POB; TH S 89 58 23 E 28.42 FT TO CURVE CONC E, R OF 8,308 FT, TH SELY ALG ARC 308.79 FT, TH N 89 52 57 E 30.02 FT TO CURVE CONC E, R OF 8,278 FT, TH SELY ALG ARC 45.13 FT, TH S 89 49 51 E 343.82 FT, TH S 00 07 03 E 295 FT, TH N 89 49 54 W 383.80 FT, TH N 00 07 03 W 648.28 FT TO POB- (108.30 AC - 4,717,765 SF) (OR 4855-896)



Current Values

Just/Market Value:	$10,148,500
Assessed Value:	$10,148,500
Exemptions:	$0
Taxable Value:	$10,148,500

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):	7,674
Gross Sketched Area (SF):	12,279
Land Size (acres):	108.3
Land Size (SF):	4,717,765

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
Sep 15, 2021	4687 / 1640	0114	SPWD	Smith Joyce K	$900,000
Sep 15, 2021	4687 / 1640	0114	SPWD	Sapp (LF EST) Grady	$900,000
Sep 14, 2021	4688 / 1005	0205	WD	RV Development LLC	$2,978,700
Sep 14, 2021	4688 / 0997	0002	SPWD	Kings Highway Commercial South LLC	$2,131,200
Sep 14, 2021	4688 / 0982	0002	SPWD	Kings Hwy Commerce Park LLC	$3,908,400
Sep 14, 2021	4688 / 0869	0002	WD	Great American RV Prop LLC	$986,200
Sep 14, 2021	4688 / 0861	0002	SPWD	Australian Properties LLC	$810,800
Sep 14, 2005	2382 / 1143	XX00	WD	Craig Steven L	$4,600,000
May 1, 1986	0500 / 2004	XX00	CV		$771,700
Feb 1, 1980	0326 / 1420	XX00	CV		$200,000

Building Information (1 of 7)

Finished Area: 1,946 SF

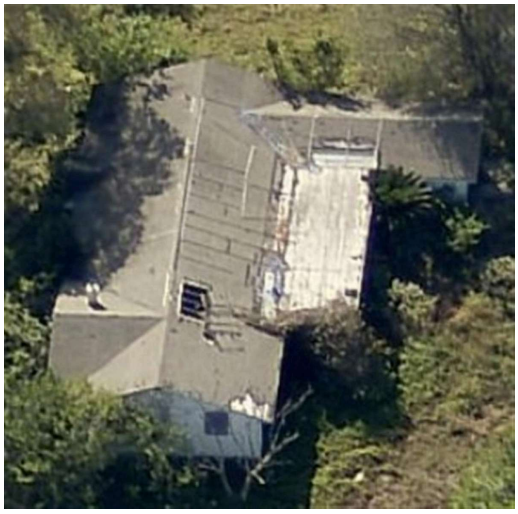
Gross Sketched Area: 3,027 SF

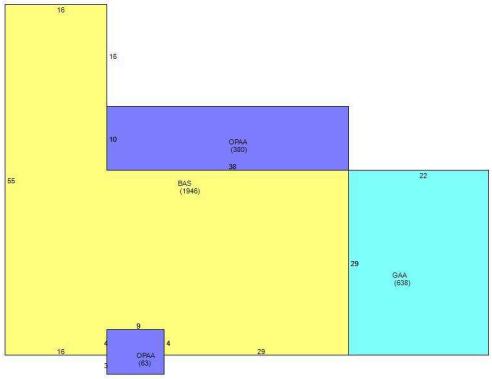
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: SFF	Year Built: 1966	Frame:
Grade: SFF-Fair	Effective Year: 1966	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1N/A	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: N/A%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1946	1946	226
GAA	Garage Attached Average	638	0	102
OPAA	Open Porch Attached Average	443	0	128

Building Information (2 of 7)

Finished Area: 0 SF

Gross Sketched Area: 1,680 SF

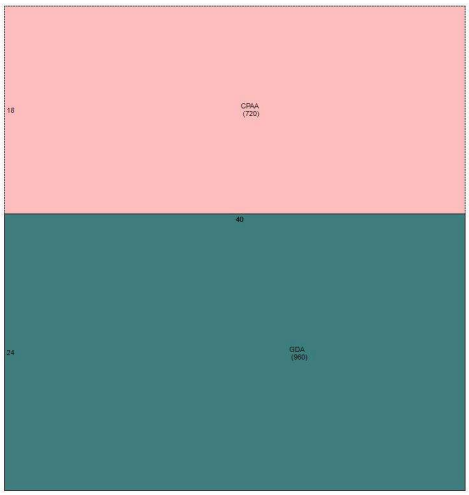
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Gable
Building Type: DGAR	Year Built: 1966	Frame:
Grade: DG	Effective Year: 1926	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 0	Secondary Wall:

Interior Data

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
CPAA	Carport Attached Average	720	0	116
GDA	Garage Detached Average	960	0	128

Building Information (3 of 7)

Finished Area: 1,962 SF

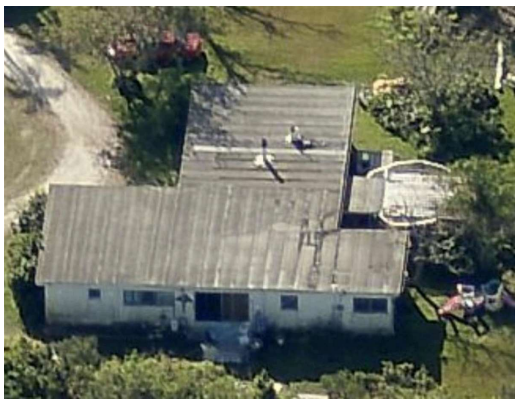
Gross Sketched Area: 2,738 SF

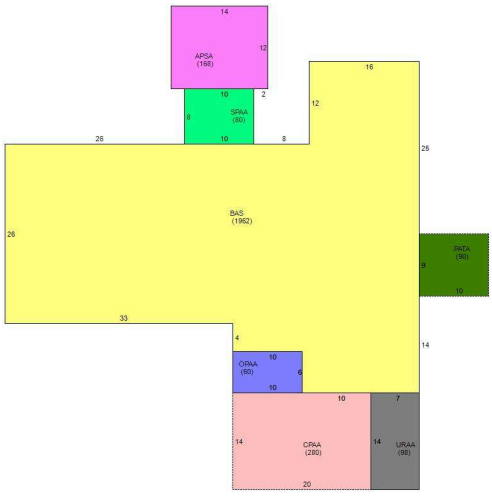
Exterior Data

View:	Roof Cover: Roll Comp	Roof Structure: Flat/Shed
Building Type: SFF	Year Built: 1956	Frame:
Grade: SFF-Fair	Effective Year: 1956	Primary Wall: Conc Block
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 2	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: %





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

APSA	Aluminium Porch (Screen) Average	168	0	52
BAS	BASE AREA	1962	1962	216
CPAA	Carport Attached Average	280	0	68
OPAA	Open Porch Attached Average	60	0	32
PATA	Patio Average (Plain Slab)	90	0	38
SPAA	Screen Porch Attached Average	80	0	36
URAA	Utility Room Attached Average	98	0	42

Building Information (4 of 7)

Finished Area: 1,450 SF

Gross Sketched Area: 1,690 SF

Exterior Data

View:
Building Type: SFF
Grade: SFF-Fair
Story Height: 1 Story

Roof Cover: Metal
Year Built: 1957
Effective Year: 1957
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

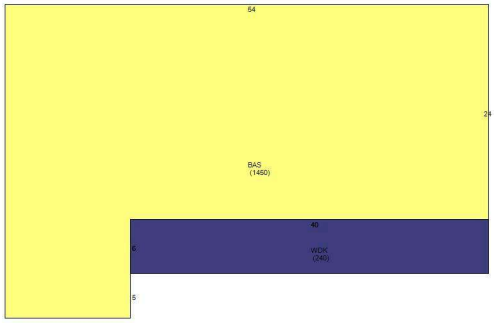
Interior Data

Bedrooms: 0
Full Baths: 1
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: Hardwood
Sprinkled %: %





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1450	1450	178
WDK	WOOD DECK	240	0	92

Building Information (5 of 7)

Finished Area: 1,404 SF

Gross Sketched Area: 1,404 SF

Exterior Data

View:
Building Type: SFF
Grade: SFF-Fair
Story Height: 1 Story

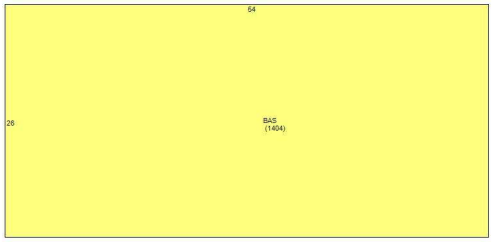
Roof Cover: Fibrglss Shg
Year Built: 1983
Effective Year: 1983
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 1	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: %





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	1404	1404	160

Building Information (6 of 7)

Finished Area: 0 SF

Gross Sketched Area: 600 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Gable
Building Type: DGAR	Year Built: 1999	Frame:
Grade: DG	Effective Year: 1999	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 0	Secondary Wall:

Interior Data

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





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
GDA	Garage Detached Average	600	0	100

Building Information (7 of 7)

Finished Area: 912 SF

Gross Sketched Area: 1,140 SF

Exterior Data

View:
Building Type: SFF
Grade: SFF-Fair
Story Height: 1 Story

Roof Cover: Fibrglss Shg
Year Built: 1995
Effective Year: 1995
No. Units: 1

Roof Structure: Gable
Frame:
Primary Wall: Wood/Sheath
Secondary Wall:

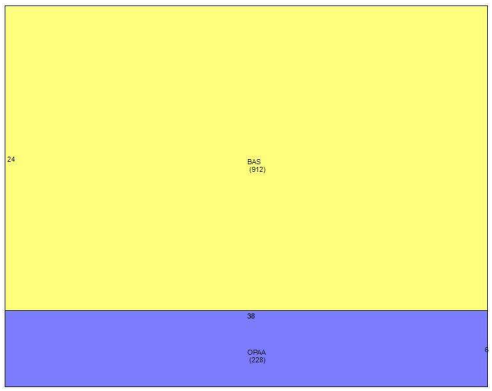
Interior Data

Bedrooms: 0
Full Baths: 1
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 %: %





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	912	912	124
OPAA	Open Porch Attached Average	228	0	88

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	385	2018

Current Year Values

Current Values Breakdown

Building and SFYI: $241,200

Current Year Exemption Value Breakdown

Land:	$9,907,300
Just/Market:	$10,148,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$10,148,500
Exemption(s):	$0
Taxable:	$10,148,500

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	108.3	North St. Lucie Water Management District	$2,599.20

Start Year	AssessCode	Units	Description	Amount
2017	0041	28.8	Fort Pierce Stormwater Charge	$1,987.20

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	$10,148,500	$10,148,500	$0	$10,148,500
2023	$10,142,300	$10,142,300	$0	$10,142,300
2022	$8,846,800	$8,846,800	$0	$8,846,800
2021	$2,487,525	$10,731	$0	$10,731

Permits

Number	Issue Date	Description	Amount	Fee
200441	Dec 7, 2004	Property Off '04 Fire List St Lucie Co Fire Dept	$30,000	$0
0000158	Jul 1, 1971	RP Tag for Mobile Home	$0	$0
C94-01621	Apr 5, 1994	Residential New Construction	$47,880	$47,880
C05010518	Jan 12, 2005	Roof	$5,210	$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.
© Copyright 2025 Saint Lucie County Property Appraiser. All rights reserved.

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Fl 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
JHI@bellsouth.net

Project Narrative
For
Amazon One Grocery
Kings Highway Commerce Park Parcel-III

Amazon One Grocery is a proposed 69.19 ac industrial development with 1.1 msf of building area. This project is Parcel-III of Kings Highway Commerce Park (KHCP) which is a proposed 107.45 ac industrial development located at the southeast corner of kings Highway & White Road approximately 1/2 mile north of Okeechobee Rd (SR-70). See Exhibit-A

This project would generate 600 full-time jobs once completed. The intent of this project is to provide an industrial/distribution/commercial development as outlined under CP-1 zoning section 125-207a. The goal is to build a trend setting development considering the proximity to I-95 and Florida Turnpike.

Amazon is considering a 26 ac phase-II addition with 530 ksf of building in parcel-II of KHCP with potential for additional 525 employees.

The intersection of Kings Hwy & White Road shall be improved to full access with signals to be installed in the future as warranted.
This project has already participated in re-construction of Peters Rd along its west property line.

We believe this project will be a model for future developments along King's Highway in this area considering the enormous growth of on-line commerce and the similar need for processing, storage and distribution facilities that are required to meet the broad variety of products that consumers demand.

Architectural narrative is attached.

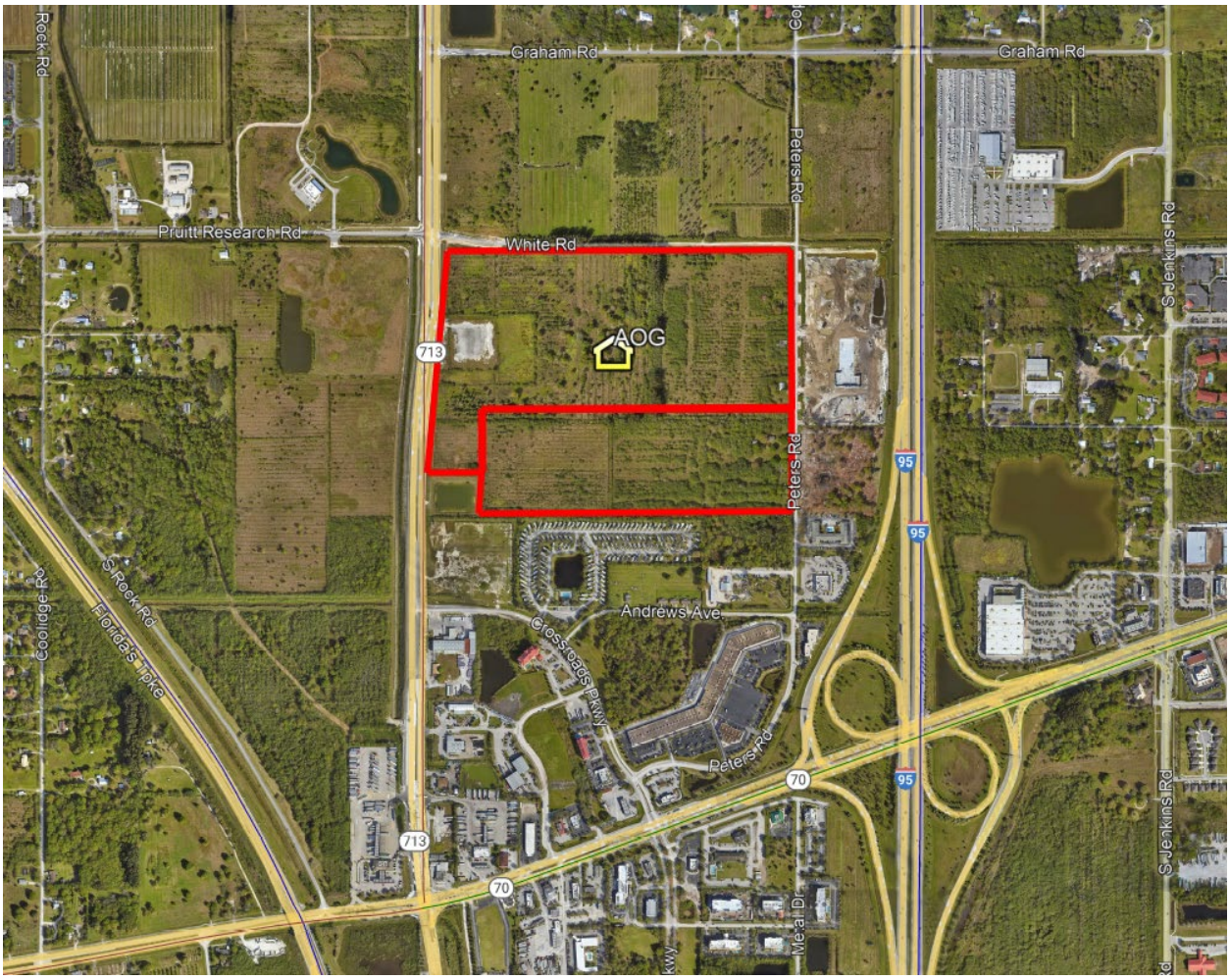
Amazon One Grocery
HFL1
Project Architectural Narrative
12/22/25

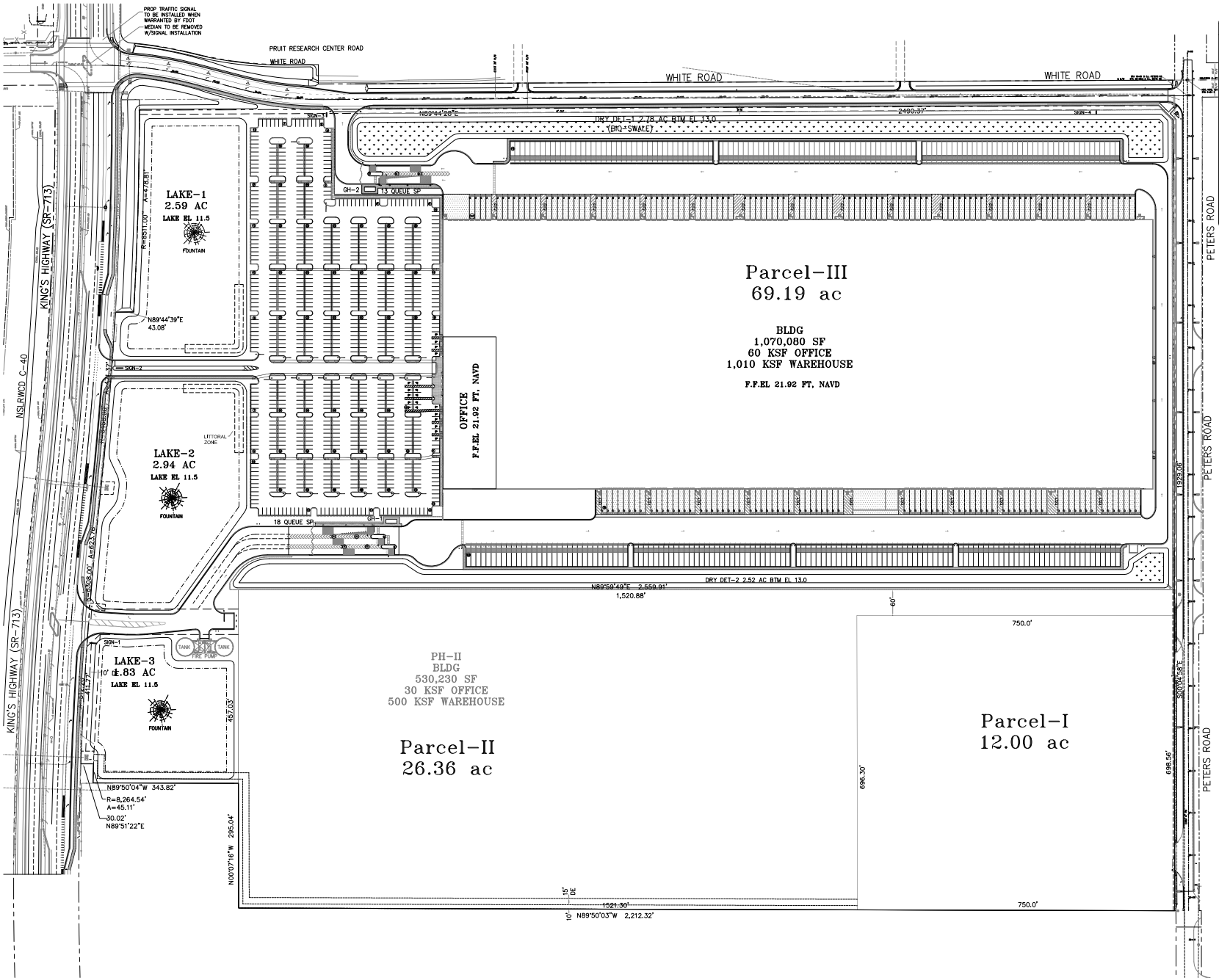
RSP is excited to propose a new state-of-the-art warehouse and office building in Fort Pierce, Fl. The building is approximately 1,070,080 gross square feet and is located on a site generally bounded by King's Highway to the west, White Road to the north, Peters Road to the east, and Treasure Coast RV Resort to the south. The building and site design is organized to facilitate safe and efficient flow of trucks, cars, and pedestrian traffic. The two main access points into the site are off King's Highway with one access point dedicated for trucks and a separate access point dedicated for cars and pedestrian traffic. The building is setback from King's Highway to achieve the safe flow of inbound vehicular traffic and to soften the appearance of the large building from the main public sight lines (King's Highway).

The architectural design follows brand standards and is influenced and inspired by aspects of the 'Masonry Modern Style' described in the City of Fort Pierce, Architectural Design Standards. The primary building material is concrete tilt-up panels that are embossed with a series of reveals and painted with 3 neutral and 1 accent color. The reveal pattern and color scheme are designed to reduce the scale of the building, create a recognizable architectural rhythm and provide visual interest across the façade. Steps in the parapet reinforce this architectural theme and create distinct massing elements. The main entrance is celebrated with a strong focal point that is an aluminum composite material canopy with side walls. The main entrance appears to be a welcoming portal into the facility. Adjacent to the main entrance and facing the 'front' of the site is an array of large windows that further enhance the architecture and main façade.

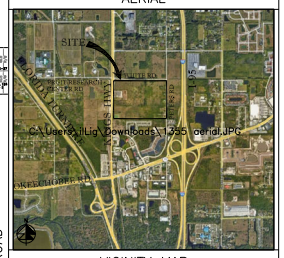
The building and site are designed to be both practical and aesthetically pleasing. We believe this development will be of great value to the City of Fort Pierce.

Exhibit A


Graham Rd
Graham Rd
Rock Rd
Peters Rd
Pruitt Research Rd
White Rd
AOG
713
S Jenkins Rd
95
95
Peters Rd
Andrews Ave
Crossroads Pkwy
Coolidge Rd
S Rock Rd
Florida's Tpke
Peters Rd
70
95
713
70
Metal Dr
S Jenkins Rd



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 100' 200'

SCALE: 1" = 100'

SITE DATA

PROPOSED USE	OFFICE/WAREHOUSE		
FUTURE LAND USE	CG/MXD		
EXISTING ZONING	CP-1		
PARCEL AREA	3,013,916 SF	69.19 AC	100%
BUILDING AREA	1,074,190 SF	24.66 AC	35.6%
OFFICE			
WAREHOUSE			
FIRE PUMP HOUSING			
PARKING REQ			544 SP
OFFICE ITE RATE	60,000 SF @ 2.39/KSF		144 SP
WAREHOUSE ITE RATE	1,035,080 SF @ 0.39/KSF		400 SP
HANDICAP			11 SP
PARKING PROP			948 SP
HANDICAP			20 SP
BICYCLE PKG REQ			25 SP
BICYCLE PKG PROP			40 SP
LOADING REQ	1,100 KSF @ 1/30 KSF		37 SP
LOADING PROP			186 SP
PAVT	1,052,845 SF	24.17 AC	
TOTAL IMPERVIOUS		48.83 AC	70.6%
LAKE		7.42 AC	
DRY DET/BIOSWALE		5.30 AC	
LANDSCAPE		7.64 AC	
PERVIOUS		12.94 AC	18.7%
OPEN SPACE		20.36 AC	29.4%
BLDG HEIGHT		65 FT MAX	

SETBACKS	REQ'D	PROP
FRONT	25'	
REAR	20'	
SIDE STREET	20'	
SIDE	10'	

PCN 2324-210-0000-000-6
2300 S KINGS HWY

REVISIONS

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

Amazon One Grocery
HFL1

Kings Highway Commerce Park
Parcel-I

Fort Pierce, Florida

MASTER SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=100'	JHI	DDI	2409-1355

SEAL

COA 6986

SHEET NO.

MSP-1

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5
Jupiter, Florida 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
Email: JHI@jhiinc.com Website: www.jhilinc.com

Amazon One Grocery

Kings Highway Commerce Park Parcel-III

Site Plan Justification Statement

January 8, 2026

Amazon One Grocery is a proposed 69.19 ac industrial development with 1.1 msf of building area. This project is Parcel-III of Kings Highway Commerce Park (KHCP) which is a proposed 107.45 ac industrial development located at the southeast corner of kings Highway & White Road approximately 1/2 mile north of Okeechobee Rd (SR-70). See Exhibit-A

This project was previously approved with the ultimate buildout of 92 ksf of office and 1,416 ksf of warehouse totaling 1,508 ksf of building coverage and was to be developed in 3 phases

The site is zoned CP-1 with a CG future land use.

It's now proposed to subdivide the site into 3 parcels and amend the site plan.

Parcel-I is a 12.0 ac with possible future RV sales and service development.

Parcel-II is 26.26 ac with possible future development of 530 ksf of Office/warehouse.

Parcel-III is Amazon One Grocery

The proposed development meets all the zoning requirements of CP-1 and provides an attractive and proper development for this location. Attractive landscaping, Bioswales and fountains in the lake are proposed to enhance the project esthetics. Building architecture is attractive and shall comply with city design review requirements as applicable. Where possible, Sabal Palms and Oak trees on site shall be relocated to ensure compliance with the City's tree preservation requirements.

This development provided partial funding of Peters Road reconstruction along its entire frontage which is approximately 2,000 ft.

Untitled Map

Write a description for your map.

Legend

- 2300 S Kings Hwy
- Farm to Fork Fresh Market
- Feature 1
- Feature 2
- Feature 3
- Feature 4

2300 S Kings Hwy

Pruitt Research Rd

White Rd

White Rd

Peters Rd

Peters Rd

Lazydays RV of Fort Pierce

95

Tedder Rd

Motel 6 Ft. Pierce, FL

95

Cracker Barrel Old Country Store

Treasure Coast RV Resort

Crossroads Pkwy

Andrews Ave

Sky High Comics & Games

La Quinta Inn & Suites by Wyndham Ft. Pierce

Cloer Rd

The Home Depot

Google Earth

Image Landsat / Copernicus

1000 ft

N

Untitled Map

Write a description for your map.

Legend

- 2300 S Kings Hwy
- Farm to Fork Fresh Market
- Feature 1
- Feature 2
- Feature 3
- Feature 4

© 2024 Google

Google Earth

© 2025 Google

6.07 ft

Untitled Map

Write a description for your map.

Legend

- 2300 S Kings Hwy
- Farm to Fork Fresh Market
- Feature 1
- Feature 2
- Feature 3
- Feature 4

© 2024 Google
© 2024 Google
© 2024 Google
Google Earth
©2025 Google

6.02 ft

Untitled Map

Write a description for your map.

Legend

- 2300 S Kings Hwy
- Farm to Fork Fresh Market
- Feature 1
- Feature 2
- Feature 3
- Feature 4



Untitled Map

Write a description for your map.

Legend

- 2300 S Kings Hwy
- Farm to Fork Fresh Market
- Feature 1
- Feature 2
- Feature 3
- Feature 4

Image © 2024 Google

Google Earth

©2025 Google

5.31 ft

N

Untitled Map

Write a description for your map.

Legend

- 2300 S Kings Hwy
- Farm to Fork Fresh Market
- Feature 1
- Feature 2
- Feature 3
- Feature 4

Google Earth
© 2025 Google

N

5.98 ft

Untitled Map

Write a description for your map.

Legend

- 2300 S Kings Hwy
- Farm to Fork Fresh Market
- Feature 1
- Feature 2
- Feature 3
- Feature 4

Google Earth
©2025 Google

N

5.28 ft

Untitled Map

Write a description for your map.

Legend

- 2300 S Kings Hwy
- Farm to Fork Fresh Market
- Feature 1
- Feature 2
- Feature 3
- Feature 4

© 2024 Google

Google Earth
©2025 Google

4.68 ft

Untitled Map

Write a description for your map.

Legend

- 2300 S Kings Hwy
- Farm to Fork Fresh Market
- Feature 1
- Feature 2
- Feature 3
- Feature 4

© 2024 Google

Google Earth
©2025 Google

7.52 ft

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant/ AG	GC / RU	CP-1/ AR-1
South	Vacant / RV Park	GC/ MXD	C-3 / CG
East	Vacant, Lazy Day RV	GC	C-3
West	Vacant	GC/RM	PD/R-4

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	CP-1	2,808 ksf	107.45	X
****Proposed**	GC	CP-1	2,000 ksf	107.45	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 60,000 GPD
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 60,000
**Proposed Zoning/FLU	Total gallons per day 60,000
**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 60,000 GPD
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 60,000
**Proposed Zoning/FLU	Total gallons per day 60,000
**Change in Demand	Total gallons per day 0

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

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

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

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	51,500 CY
****Proposed Zoning/FLU**	51,500 CY
***Change in Demand**	0

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

Impact	The project has an active SFWMD permit to develop 1,508 ksf of building. The proposed stormwater Utility shall meet the requirements of SFWMD, FDOT, NSLRWCD & City of Ft Pierce.

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	3,223	334/361
****Proposed Zoning/FLU**		
***Change in Demand**	Trips 0	Trips 0
Impact to Capacity	LOC-C or better @ 2030	

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): 1,295 ksf
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

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

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
RV Sales & Service		50,000	12,00	NA	NA
Office/Warehouse		1,070,080	65.19	2026	2027
Office/warehouse		530,230	26.26	NA	NA

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? n/a

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

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

KINGS HIGHWAY PARCEL
ENVIRONMENTAL IMPACT REPORT

Prepared by:

EW CONSULTANTS, INC.

March 2021

© 2021 EW Consultants, Inc.

INTRODUCTION

The 109± acre-property covered by this Environmental Impact Report is located in Section 24, Township 35 South, Range 39 East, City of Ft. Pierce, Florida (Figures 1&2). The property is bordered to the north by White Road and agricultural lands, to the east by Peters Road and undeveloped land, to the south by undeveloped land and an RV vacation resort, and to the west by Kings Highway and agricultural lands.

This report has been prepared to document existing conditions, natural resources and potential environmental impacts on a 109 ± acre property referred to as the Kings Highway Parcel. The subject property is mostly undeveloped and currently utilized as unimproved pasture. This report has been prepared in accordance with City of Ft. Pierce, Land Development Ordinances and St. Lucie County, Land Development Code.

PROPERTY DESCRIPTION

The subject property is currently undeveloped except for a few residential structures along Peters Road on the eastern portion of the property, and a road construction staging area on the western portion of the property. The remainder of the land is utilized as unimproved pasture. Management practices and the presence of livestock were observed during the site assessment. Historical aerial imagery from c.1985 indicates that the majority of the property was previously planted with row crops which was likely citrus up to the mid-2000's. The unimproved pastures are now vegetated with typical pasture grasses, ruderal weeds and scattered clumps of trees and shrubs. A system of man-made ditches is present on the property, likely associated with prior agricultural uses for draining and irrigating the land.

SOILS

A soils map obtained from the USDA Web Soil Survey and with the property boundary is attached in the Appendix. According to the soil map, five soil types are found on the subject property. The description of these soils, in their natural state, according to the St. Lucie County Soil Survey is provided below:

Chobee loamy sands – Soils of the Chobee series are fine-loamy, siliceous, nearly level, very poorly drained, very slowly permeable soils that formed in unconsolidated, moderately fine marine sedi-ment. The water table is above the surface for 6 to 9 months in most years and is within 10 inches of the surface for most of the rest of the year except in very dry periods. Slope ranges from O to 2 percent. Under natural conditions, vegetation may consist of arrowhead, cabbage palm, Carolina willow, cypress, maidencane, pickerelweed, lilies, sawgrass, smartweed, wax myrtle, slash pine, water oak, understory of ferns and water tolerant grasses, and scattered swamp maples in treeless areas.

Pineda sand – Soils of the Pineda series are loamy, siliceous, poorly drained, slowly to very slowly permeable soils that formed in unconsolidated marine sandy and loamy materials. The water table is within a depth of 10 inches for 1 to 6 months and between depths of 10 to 40 inches for most of the rest of the year. Slope ranges from 0 to 2 inches. Under natural

conditions, vegetation consists of south Florida slash pine, cypress, myrtle, cabbage palm, blue maidencane, chalky bluestem, saw palmetto sedges, pineland threeawn, and sand cordgrass.

Riviera fine sand, 0 to 2 percent slopes – Soils of the Riviera series are loamy, siliceous, nearly level, poorly drained, slowly to very slowly permeable soils that formed in unconsolidated, marine sandy and loamy materials. The water table is within a depth of 10 inches for 2 to 4 months and between depths of 10 to 30 inches for most of the rest of the year. Depressional areas are ponded for 6 to 9 months or more annually. Nearly all of the acreage has been cleared and is planted to row crops/citrus or managed as pasture. Typical natural vegetation is cabbage palms and scattered longleaf pine and slash pine and an understory of wax myrtle and saw palmetto.

Wabasso sand – Soils of the Wabasso series are sandy, siliceous, nearly level, poorly drained, slowly and very slowly permeable soils that formed in beds of marine sandy and loamy materials. These soils are on broad flatwoods. In most years, the water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 to 9 months. Slope ranges from 0 to 2 percent. The typical natural vegetation consists of longleaf pine, slash pine, cabbage palm, live oak, with an understory of saw palmetto, laurel oak, wax myrtle, chalky bluestem, creeping bluestem, indiangrass, little bluestem, Florida paspalum, running oak, south Florida slash pine and pineland threeawn.

Winder loamy sand – Soils of the Winder series are fine-loamy, siliceous, nearly level, poorly drained, slowly to very slowly permeable soils that formed in unconsolidated marine sand, and loamy mate-rials These soils are in hammocks, along poorly defined drainageways, and in depressional areas. A water table is within a depth of 10 inches for 2 to 4 months and between depths of 10 to 40 inches for most of the rest of the year. Depressional areas are ponded for 6 to 9 months in most years. Slope ranges from 0 to 2 percent. Typical natural vegetation consists of cordgrass, maidencane, cabbage palmetto, saw palmetto, and pineland threeawn.

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover and vegetation communities found on the subject site. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCFCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property. Observed and potential listed wildlife species presence and usage of the habitat is further discussed in the subsequent section of this report.

There are four different FLUCFCS classifications currently present on the site including (111) single family units, (140) commercial and services, (212) unimproved pasture, the ditches that network throughout the site are classified as streams and waterways (510).

A land cover map of the observed community types is included as Figure in the Appendix of this report. The land cover types observed on the property are described as follows:

111 Fixed Single Family Units – 9.3 ± acres

There are several single family and associated structures along the eastern portion of the property. Some appear dilapidated and uninhabited, and some appear maintained and inhabited. The property immediately surrounding these structures appears maintained and contains a variety of grasses, shrubs and trees, some landscaping and some natural.

140 Commercial Services – 7.4 ± acres
This area is located along the western portion of the property and appears to be utilized for road construction staging and storage. The area has been cleared of vegetation and the surface leveled and partially graveled.

212 Unimproved Pasture – 91.4 ± acres
This land cover accounts for the majority of the property where citrus and crops once existed. There is still evidence of rows and swales associated with prior uses, however the groundcover has been allowed to fill in and has possibly been supplemented with pasture grasses. Vegetation assemblages within this land cover type is predominantly short, herbaceous grass and ruderal weeds with dominant species including bahia grass, dropseed grass, guinea grass, dog fennel, ragweed, shrubby false buttonweed, pepperweed, Caesarweed and sandspur grass. Taller vegetation and trees consist mainly of Brazilian pepper, live oak, Australian pine, earleaf acacia and sabal palms. The remnant swales contain some wetland vegetation such as primrose willow, marsh purslane, spikerush and dollarweed.

510 Ditches – 0.9 ± acres
A system of drainage ditches extends throughout the property. The ditches are approximately 6-10 feet wide and are typically open water with scattered vegetation such as Carolina willow, primrose willow, cattail, and swamp fern.

WILDLIFE AND LISTED SPECIES

The pasture and ditch areas provide habitat for numerous wildlife species. Observations from the site visit conducted in March, 2021 included sightings or signs of great egret, white Ibis, glossy ibis, northern mocking bird, tri-colored heron, cattle egret, and raccoon.

Of these species observed, only the tri-colored heron is protected and listed by the State as a threatened species. The tri-colored heron was observed foraging in a ditch area and no nests were observed on the site. Although not observed, the site also provides suitable habitat for three Federally listed species, Audubon's crested caracara, wood stork, and eastern indigo snake. During the site plan approval process, the U.S Fish and Wildlife Service should be consulted for guidance and protection measures for these species.

The absence of natural habitat combined with active agricultural and land management practices has left the property unsuitable for most other listed species found in the region.

PROPOSED IMPACTS FROM DEVELOPMENT

Under the development proposal, the majority of the 109-acre site will be occupied with warehouse and office space with associated infrastructure such as parking and surface water

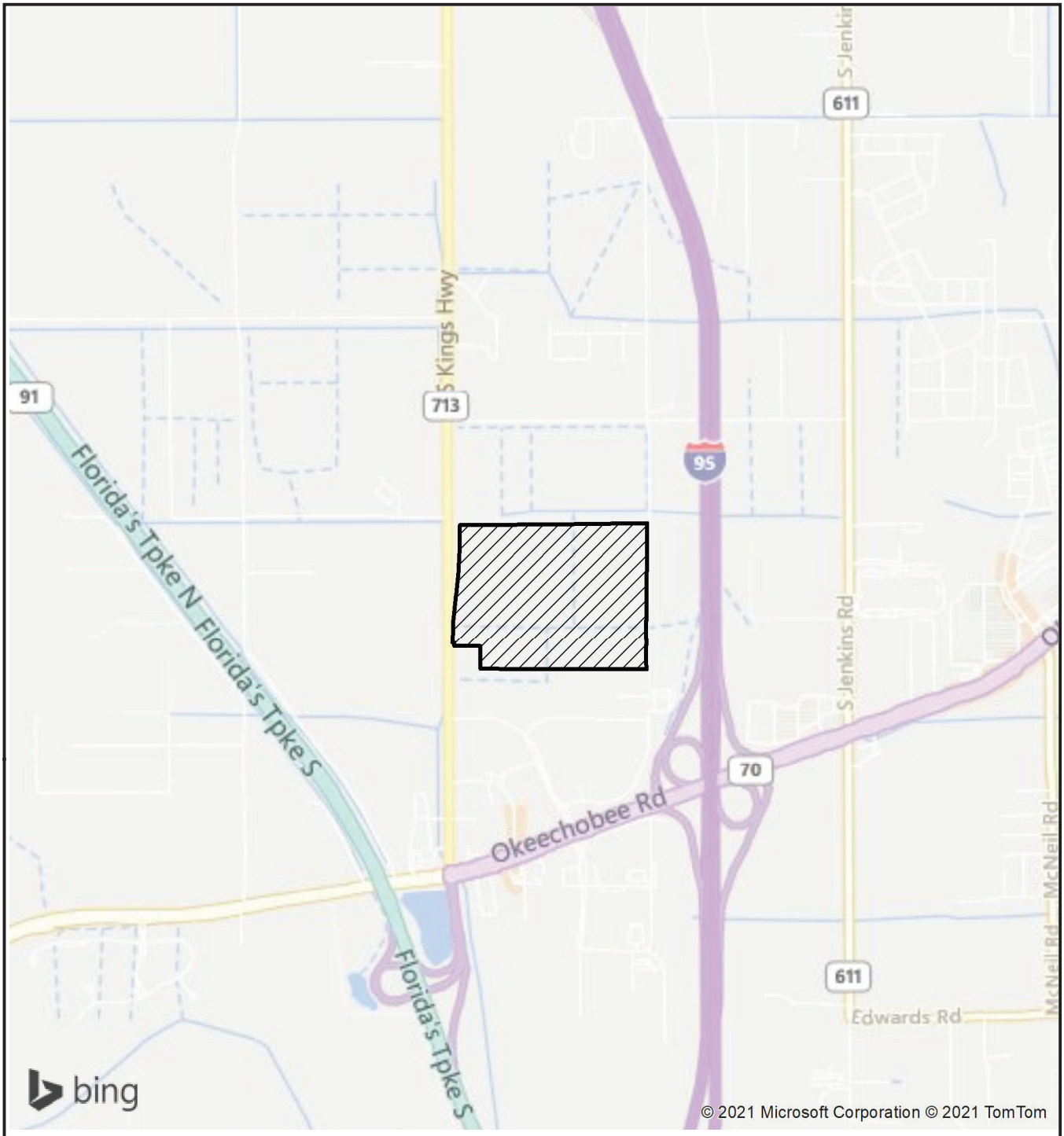
management systems. Because there is no significant native upland or native wetland habitat present on the site, the environmental impacts are minimal.

There are surface waters in the form of drainage ditches. Permits will be obtained from South Florida Water Management District (SFWMD) that will address impacts to surface waters. The proposed surface water management lakes will provide surface water area to offset the ditch impacts. Although federally listed species were not observed during the site assessment, U.S Fish and Wildlife Service will be consulted for guidance and protection measures for listed species habitat that occurs on the property.

APPENDIX

FIGURE 1. LOCATION MAP
FIGURE 2. QUAD MAP
FIGURE 3. AERIAL MAP
FIGURE 4. FLUCFCS MAP

ATTACHMENT
SOILS REPORT



LEGEND

- SITE (109+/- AC)

0 2,000 Feet

N

KINGS HIGHWAY PARCEL LOCATION

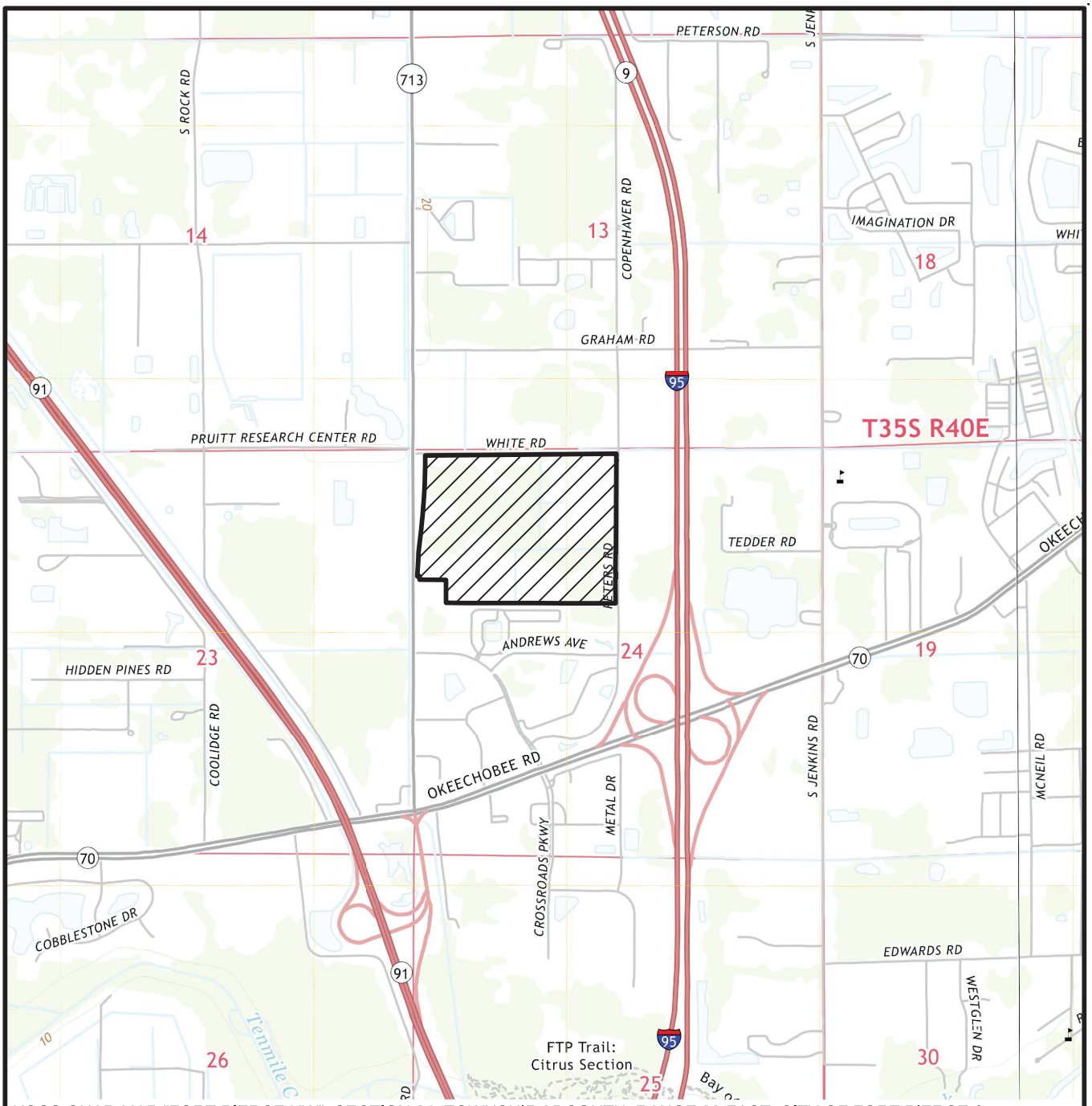
EW CONSULTANTS, INC.

2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021

FIGURE

1



USGS QUAD MAP "FORT PIERCE NW", SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, CITY OF FORT PIERCE & UNINCORPORATED ST LUCIE COUNTY, FORT PIERCE, ST LUCIE COUNTY, FLORIDA, LATITUDE 27°25'26" LONGITUDE -80°23'42"

LEGEND

▨ - SITE (109± AC)

0 2000

SCALE IN FEET

KINGS HIGHWAY PARCEL

QUAD

CONSULTANTS, INC.

EW CONSULTANTS, INC.

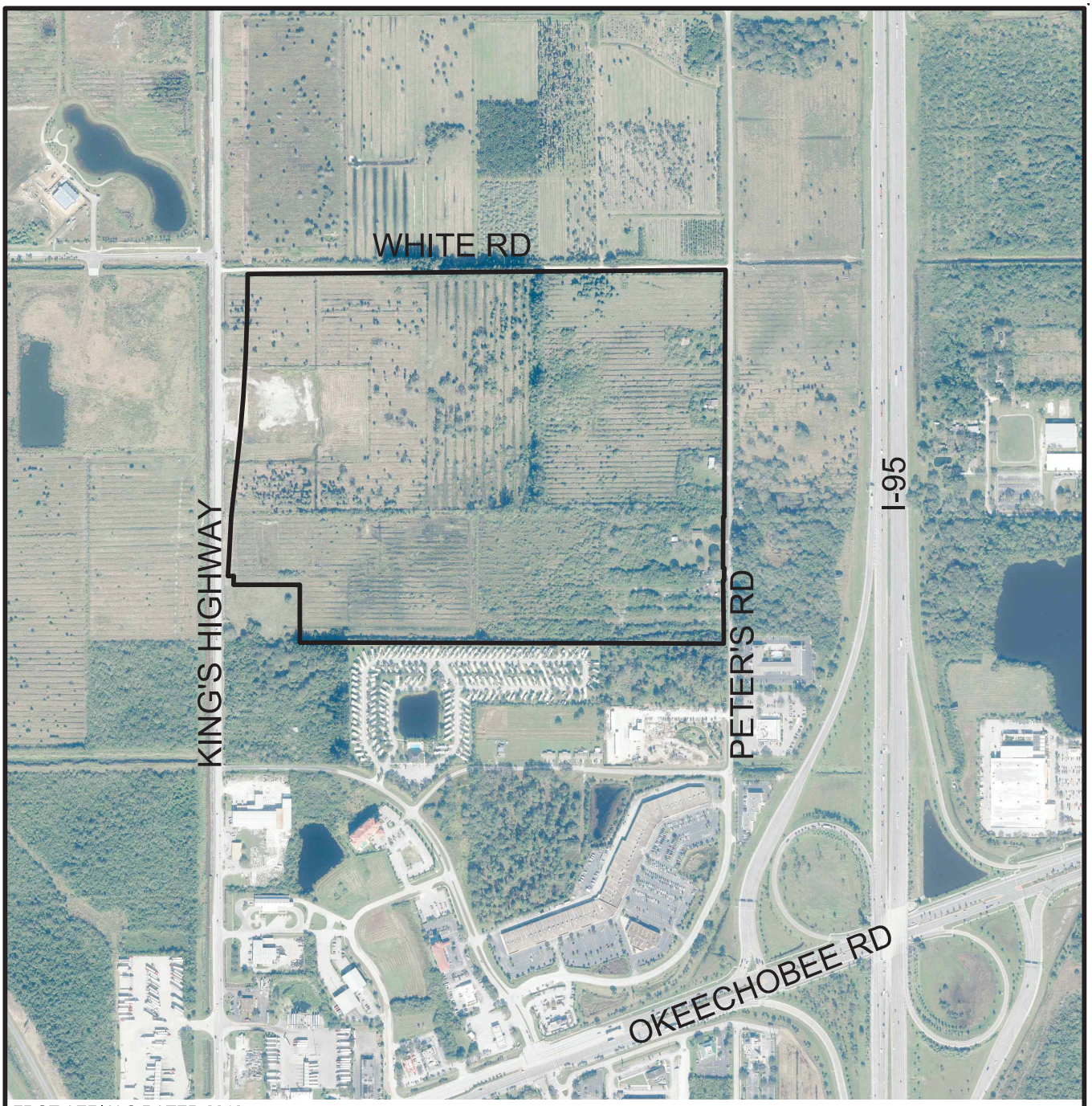
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021

FIGURE

2

Kings Highway Parcel.dwg QUAD



FDOT AERIALS DATED 2018

0 800
SCALE IN FEET

KINGS HIGHWAY PARCEL

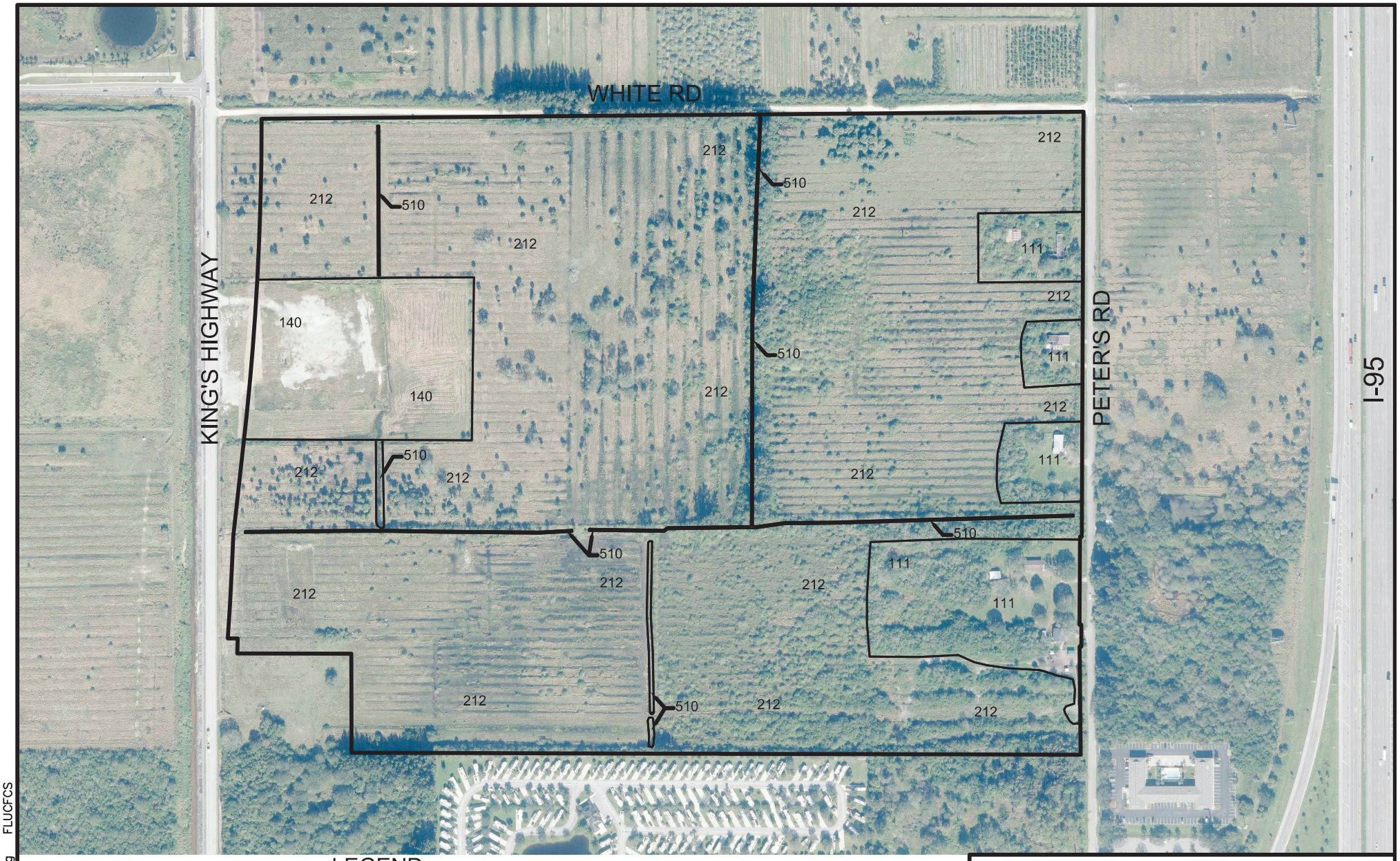
AERIAL

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021

FIGURE
3

Kings Highway Parcel.dwg AERIAL



FDOT AERIALS DATED 2018

LEGEND

111 - FIXED SINGLE FAMILY UNITS (9.3± AC)
140 - COMMERCIAL & SERVICES (7.4± AC)
212 - UNIMPROVED PASTURE (91.4± AC)
510 - DITCHES (0.9± AC)
TOTAL SITE (109± AC)

0 400
SCALE IN FEET

KINGS HIGHWAY PARCEL FLUCFCS MAP

EW CONSULTANTS, INC.
2581 METROCENTRE BLVD., SUITE 1
WEST PALM BEACH, FL 33407
561-291-7950 PHONE 561-530-4908 FAX
WWW.EWCONSULTANTS.COM

MAR 2021
FIGURE 4

'Kings Highway Parcel.dwg FLUCFCS

Soil Map—St. Lucie County, Florida
(KINGS HIGHWAY PARCEL)



Map Scale: 1:5,010 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

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

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 14, Jun 9, 2020

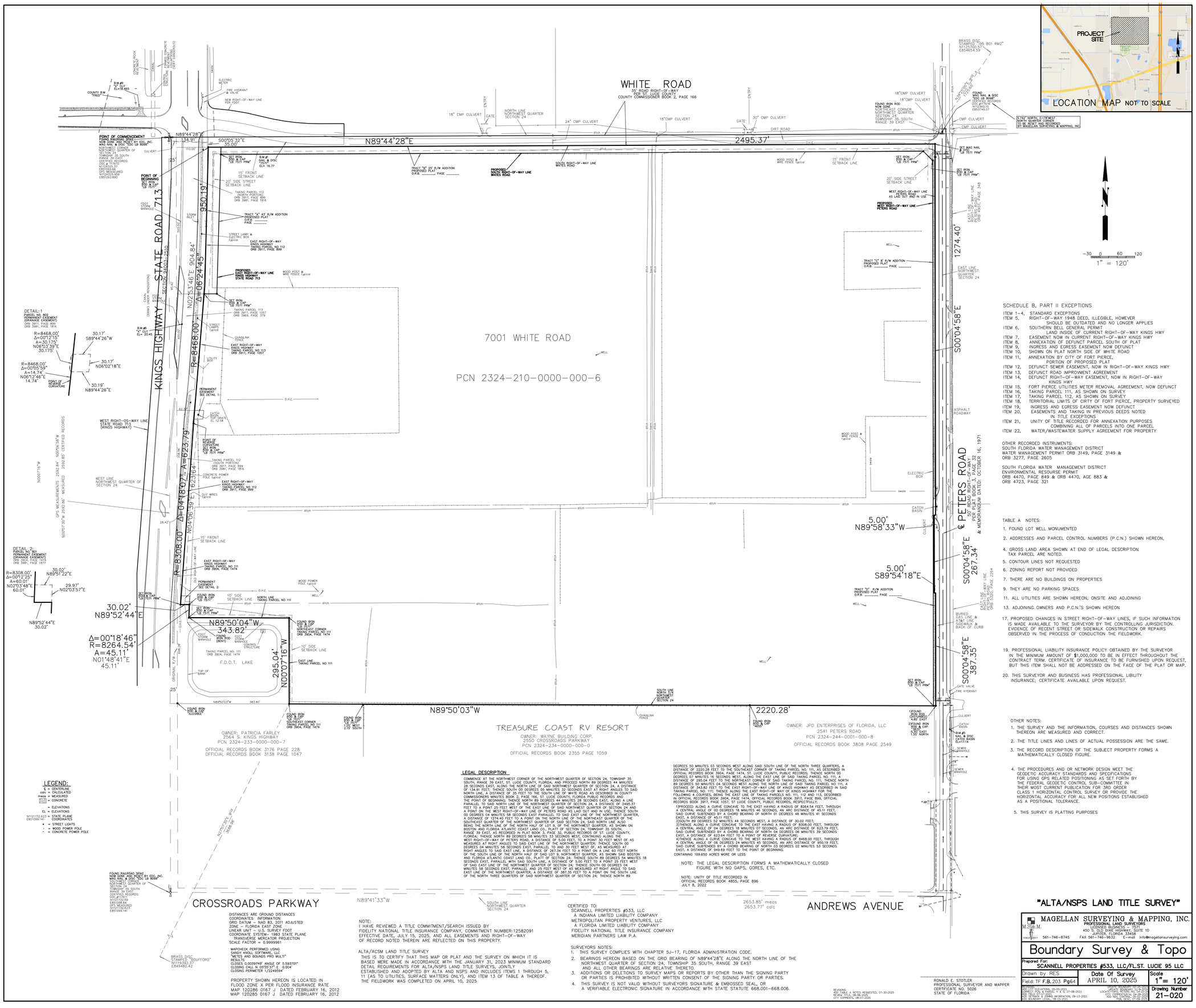
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

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
11	Chobee loamy sand, frequently ponded, 0 to 1 percent slopes	0.7	0.6%
32	Pineda sand, 0 to 2 percent slopes	4.6	4.3%
38	Riviera fine sand, 0 to 2 percent slopes	4.2	3.8%
48	Wabasso sand, 0 to 2 percent slopes	8.1	7.4%
55	Winder loamy sand	91.5	83.9%
Totals for Area of Interest		**109.0**	**100.0%**


WHITE ROAD
50' ROAD RIGHT-OF-WAY
COUNTY COMMISSIONER BOOK 2, PAGE 166
N89°44'28"E
2495.37'
KINGS HIGHWAY
STATE ROAD 713
SECTION 24-35-40
R=8468.00'
Δ=06°24'45"
A=947.45'
950.19'
N02°53'46"E
904.84'
S00°05'32"E
35.00'
N89°44'28"E
34.91'
7001 WHITE ROAD
PCN 2324-210-0000-000-6
PETERS ROAD
50' ROAD RIGHT-OF-WAY
PLAT BOOK 4, PAGE 37
& MEMORANDUM DATED: OCTOBER 16, 1971
S00°04'58"E
1274.40'
S00°04'58"E
267.34'
S00°04'58"E
387.35'
5.00'
N89°58'33"W
5.00'
S89°54'18"E
2220.28'
N89°50'03"W
383.80'
N89°50'04"W
343.82'
N00°07'16"W
295.04'
Δ=00°18'46"
R=8264.54'
A=45.11'
N01°48'41"E
45.11'
30.02'
N89°52'44"W
30.02'
N89°52'44"E
30.02'
R=8308.00'
Δ=04°48'07"
A=625.79'
N02°46'39"E
625.64'
R=8468.00'
Δ=00°12'15"
A=30.17'
N06°03'39"E
30.17'
R=8468.00'
Δ=00°05'59"
A=14.74'
N06°12'46"E
14.74'
30.17'
S89°44'26"W
30.17'
N06°02'18"E
30.19'
N89°44'26"E
R=8308.00'
Δ=00°12'25"
A=60.01'
N02°03'48"E
60.01'
30.02'
N89°51'22"E
29.97'
N02°03'57"E
30.02'
N89°52'44"E
30.02'
TRACT "A" 25' R/W ADDITION
PROPOSED PLAT
O.R.B. _____ PAGE _____
TRACT "B" 25' R/W ADDITION
PROPOSED PLAT
O.R.B. _____ PAGE _____
TRACT "C" 8' R/W ADDITION
PROPOSED PLAT
O.R.B. _____ PAGE _____
PROPOSED
EAST RIGHT-OF-WAY LINE
KINGS HIGHWAY
STATE ROAD 713
PROPOSED
SOUTH RIGHT-OF-WAY LINE
WHITES ROAD
WEST RIGHT-OF-WAY LINE
STATE ROAD 713
(KINGS HIGHWAY)
EAST RIGHT-OF-WAY
KINGS HIGHWAY
TAKING PARCEL NO.112
ORB 3917, PAGE 899
EAST RIGHT-OF-WAY
KINGS HIGHWAY
TAKING PARCEL NO.113
ORB 3917, PAGE 1057
EAST RIGHT-OF-WAY
KINGS HIGHWAY
TAKING PARCEL NO. 111
ORB 3904, PAGE 1474
TAKING PARCEL 112
(NORTH PORTION)
ORB 3917, PAGE 899
ORB 3981, PAGE 1816
TAKING PARCEL 112
(SOUTH PORTION)
ORB 3917, PAGE 899
ORB 3981, PAGE 1816
TAKING PARCEL 113
ORB 3917, PAGE 1057
ORB 3969, PAGE 379
TAKING PARCEL NO. 111
ORB 3904, PAGE 1474
TAKING PARCEL NO. 111
ORB 3904, PAGE 1474
SOUTH RIGHT-OF-WAY LINE
WHITES ROAD
WEST RIGHT-OF-WAY LINE
STATE ROAD
AS LAID OUT AND IN USE
PROPOSED
WEST RIGHT-OF-WAY LINE
PETERS ROAD
EAST LINE
NORTHWEST
QUARTER
SECTION 24
WEST LINE
NORTHWEST QUARTER OF
SECTION 24
NORTH LINE
NORTHWEST
QUARTER
SECTION 24
SOUTH LINE
NORTHWEST
QUARTER
SECTION 24
EAST LINE
NORTHWEST
QUARTER
SECTION 24
EAST LINE
SOUTHWEST
QUARTER
SECTION 24
SOUTH LINE
NORTHWEST QUARTER
SECTION 24
ORIGINAL R/W
ORIGINAL R/W
FOUND IRON ROD
NO ID
0.74' NORTH, 0.13' WEST
FOUND IRON ROD
NO ID
0.13

Site Plan
For
Amazon One Grocery
HFL1

Kings Highway Commerce Park
Parcel-III

Section 24 Township 35S Range 39E

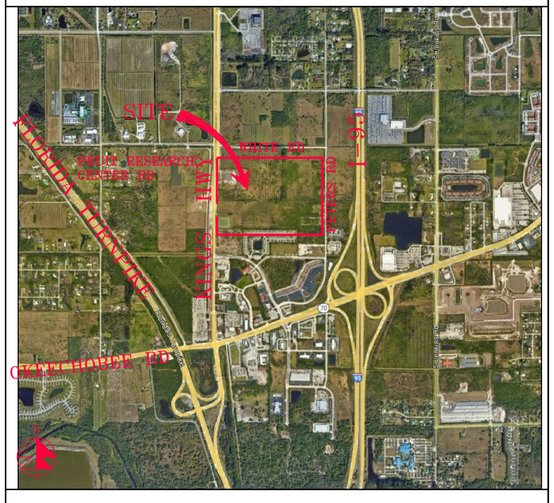
Fort Pierce, Florida

Developer

Scannel Properties #533, LLC

8801 River Crossing Blvd,
Suite 300,
Indianapolis, Indiana 46240

Aerial



Vicinity Map

Drawing Index

C1	Cover Sheet
MSP1	Master Site Plan
SP1	Site Plan
SP2	Site Plan
SP3	Site Plan
SP4	Site Plan
SP5	Site Plan
SP6	Site Plan
SP7	Site Plan
TCP1	Truck Circulation Plan

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

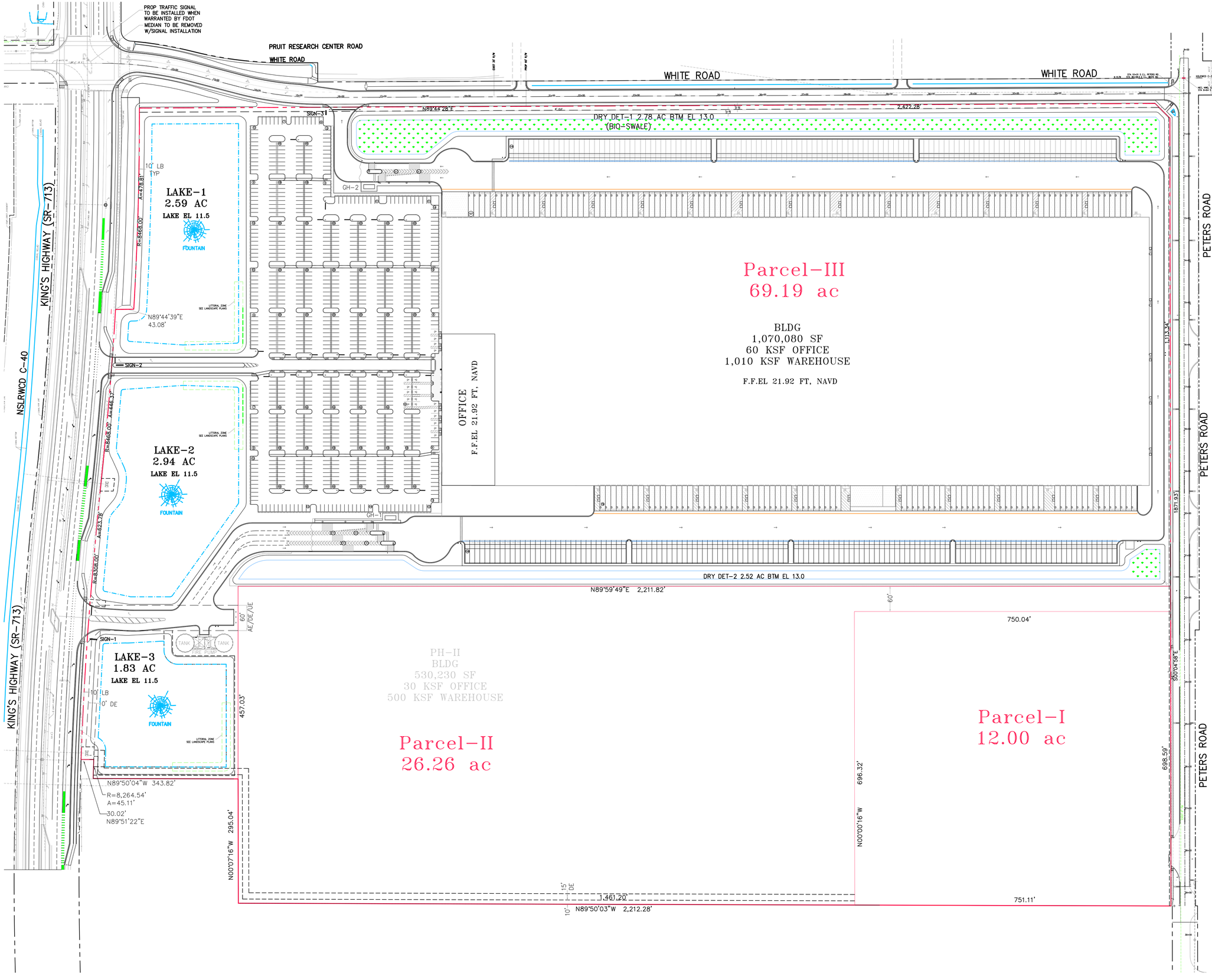
Cover Sheet

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	DDI	2509-1533

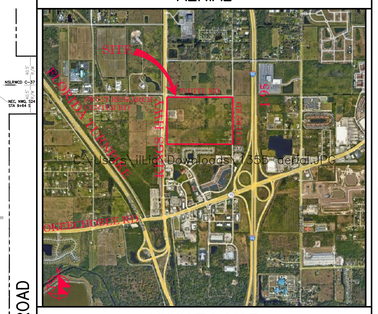
SEAL

COA 6986

SHEET NO.
C1



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 100' 200'

SCALE: 1" = 100'

SITE DATA

PROPOSED USE	OFFICE/WAREHOUSE		
FUTURE LAND USE	CG/MXD		
EXISTING ZONING	CP-1		
PARCEL AREA	3,013,916 SF	69.19 AC	100%
BUILDING AREA	1,074,190 SF	24.66 AC	35.6%
OFFICE			
WAREHOUSE			
FIRE PUMP HOUSING			
PARKING REQ			544 SP
OFFICE ITE RATE	60,000 SF @ 2.39/KSF		144 SP
WAREHOUSE ITE RATE	1,035,080 SF @ 0.39/KSF		400 SP
HANDICAP			11 SP
PARKING PROP			948 SP
HANDICAP			20 SP
BICYCLE PKG REQ			25 SP
BICYCLE PKG PROP			40 SP
LOADING REQ	1,100 KSF @ 1/30 KSF		37 SP
LOADING PROP			186 SP
PAVT	1,052,845 SF	24.17 AC	
TOTAL IMPERVIOUS		48.83 AC	70.6%
LAKE		7.42 AC	
DRY DET/BIOSWALE		5.30 AC	
LANDSCAPE		7.64 AC	
PERVIOUS		12.94 AC	18.7%
OPEN SPACE		20.36 AC	29.4%
BLDG HEIGHT		56.5 FT	65 FT MAX

SETBACKS	REQ'D	PROP
FRONT	25'	720.5'
REAR	20'	49.8'
SIDE STREET	20'	269.4'
SIDE	10'	238.8'

PCN 2324-210-0000-000-6
2300 S KINGS HWY

REVISIONS

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

Amazon One Grocery
HFL1

Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

MASTER SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=100'	JHI	DDI	2409-1533

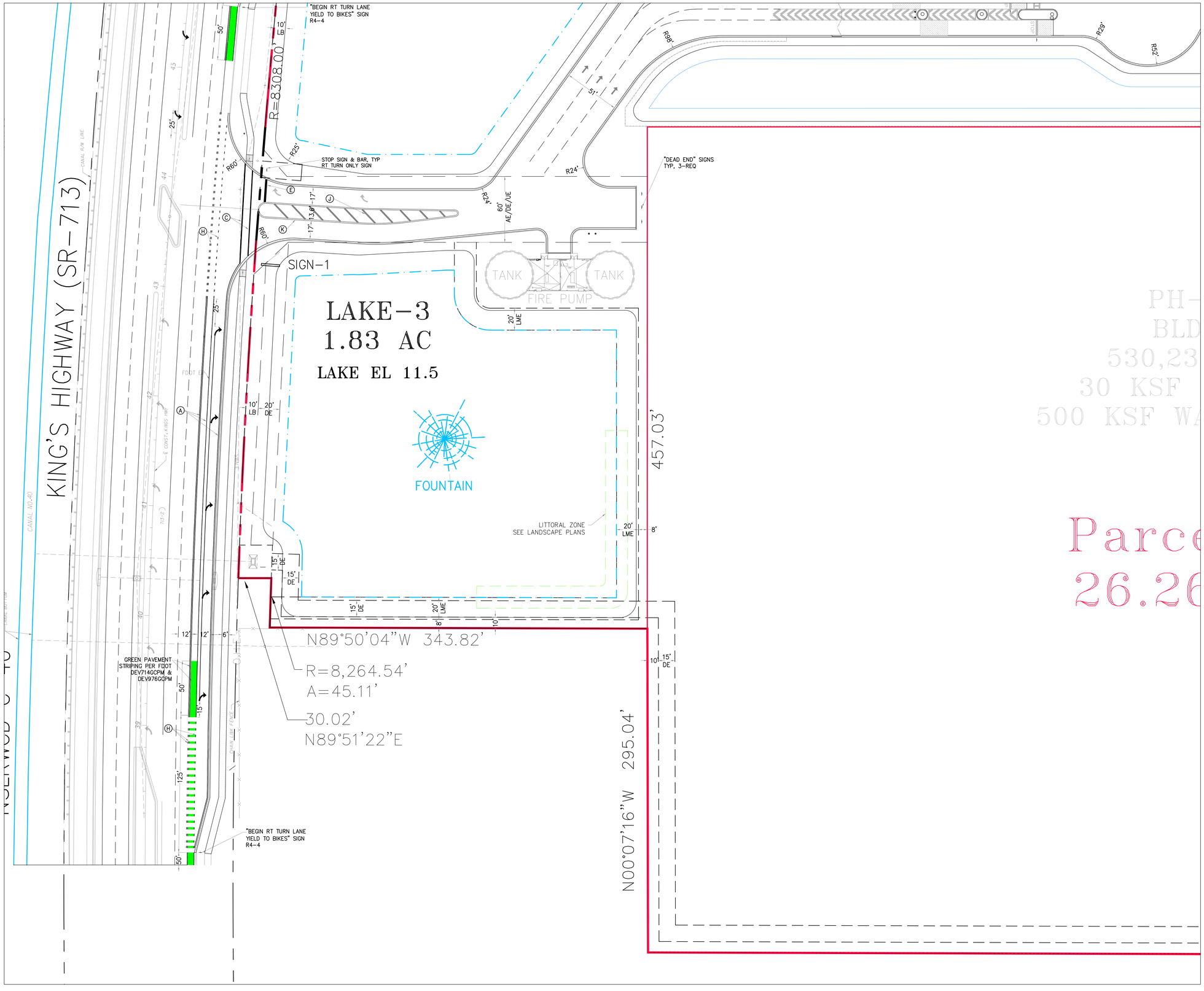
SEAL

COA 6986

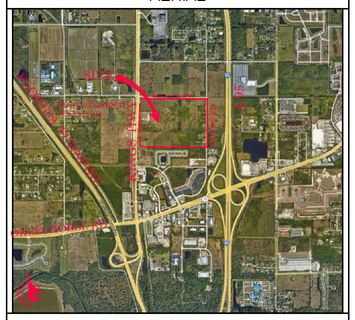
SHEET NO.

MSP-1

SEE SHT SP-2



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

STRIPING LEGEND

(A)	6" SOLID WHITE
(B)	8" SOLID WHITE
(C)	12" SOLID WHITE
(D)	18" SOLID WHITE
(E)	24" SOLID WHITE
(F)	6" SKIP WHITE TYP (10'-30')
(G)	6" SKIP WHITE TYP (6'-10')
(H)	6" SKIP WHITE TYP (2'-4')
(I)	6" SOLID YELLOW
(J)	18" SOLID YELLOW
(K)	6" DOUBLE YELLOW
(L)	6" SKIP YELLOW (10'-30')
(M)	6" SKIP YELLOW TYP (6'-10')
(N)	6" SKIP YELLOW TYP (2'-4')
(P)	PRM BI-DIRECTIONAL AMBER/AMBER
(R)	FDP WHITE
(S)	FDP YELLOW
(T)	RPM BI-DIRECTIONAL WHITE/RED
(U)	RPM BI-DRIECTIONAL RED/YELLOW

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Site Plan

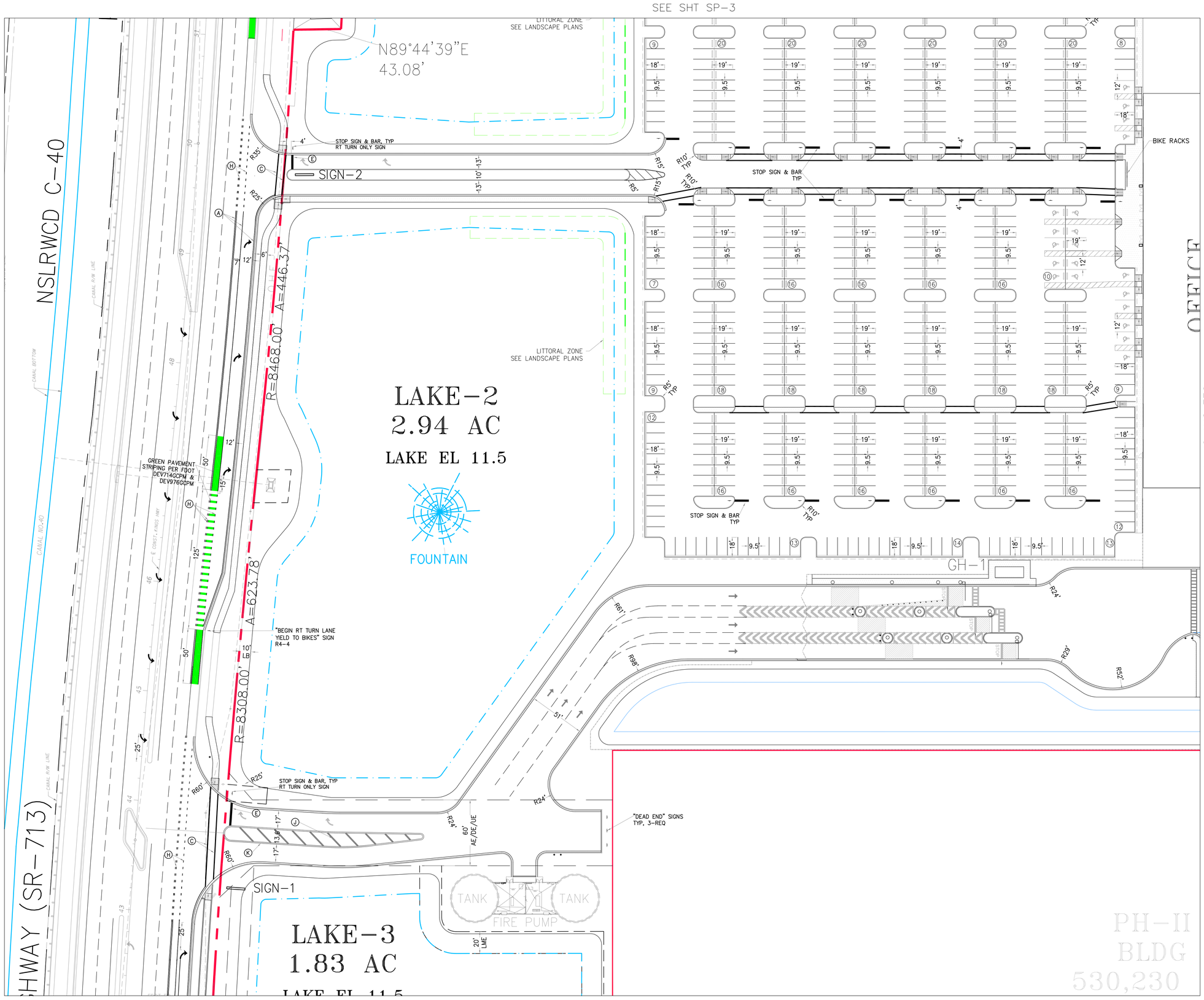
JOB NO.	2409-1533
DRAWN BY	DDI
DESIGNED BY	JHI
SCALE	1"=40'
DATE	12/24/2025

SEAL

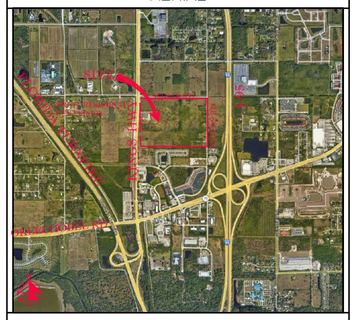
COA 6986

SHEET NO.

SP-1



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

STRIPING LEGEND

- Ⓐ 6" SOLID WHITE
- Ⓑ 8" SOLID WHITE
- Ⓒ 12" SOLID WHITE
- Ⓓ 18" SOLID WHITE
- Ⓔ 24" SOLID WHITE
- Ⓕ 6" SKIP WHITE TYP (10'-30')
- Ⓖ 6" SKIP WHITE TYP (6'-10')
- Ⓗ 6" SKIP WHITE TYP (2'-4')
- Ⓘ 6" SOLID YELLOW
- Ⓙ 18" SOLID YELLOW
- Ⓚ 6" DOUBLE YELLOW
- Ⓛ 6" SKIP YELLOW (10'-30')
- Ⓜ 6" SKIP YELLOW TYP (6'-10')
- Ⓝ 6" SKIP YELLOW TYP (2'-4')
- Ⓟ PRM BI-DIRECTIONAL AMBER/AMBER
- Ⓡ FDP WHITE
- Ⓢ FDP YELLOW
- Ⓣ RPM BI-DIRECTIONAL WHITE/RED
- Ⓤ RPM BI-DIRECTIONAL RED/YELLOW

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Site Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.

SP-2

PROP TRAFFIC SIGNAL
TO BE INSTALLED WHEN
WARRANTED BY FDOT

MEDIAN TO BE REMOVED
W/SIGNAL INSTALLATION

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

SEE WHITE RD PLANS
FOR ROADWAY STRIPING

SIGN-3

STOP SIGN & BAR
"DO NOT ENTER" SIGN
TYP, 2-REQ

N89°44'28"E

10' LB
TYP

LAKE-1
2.59 AC
LAKE EL 11.5

FOUNTAIN

R=8468.00'

A=478.81'

KING'S HIGHWAY (SR-713)

LITTORAL ZONE
SEE LANDSCAPE PLANS

N89°44'39"E
43.08'

SIGN-2

STOP SIGN & BAR, TYP
RT TURN ONLY SIGN

GH-2

STOP SIGN & BAR
TYP

BIKE RACKS

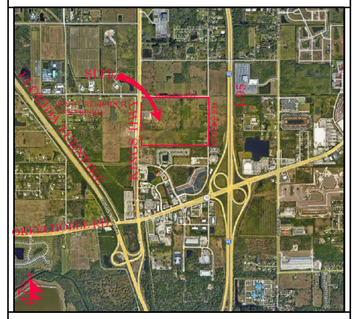
SEE SHT SP-5

SEE SHT SP-2

NAVD

STRIPING LEGEND
(A) 6" SOLID WHITE
(B) 8" SOLID WHITE
(C) 12" SOLID WHITE
(E) 18" SOLID WHITE
(F) 24" SOLID WHITE
(G) 6" SKIP WHITE TYP (10'-30')
(H) 6" SKIP WHITE TYP (6'-10')
(I) 6" SKIP WHITE TYP (2'-4')
(J) 6" SOLID YELLOW
(K) 18" SOLID YELLOW
(L) 6" DOUBLE YELLOW
(M) 6" SKIP YELLOW (10'-30')
(N) 6" SKIP YELLOW TYP (6'-10')
(O) 6" SKIP YELLOW TYP (2'-4')
(P) PRM BI-DIRECTIONAL AMBER/AMBER
(Q) FDP WHITE
(S) FDP YELLOW
(T) RPM BI-DIRECTIONAL WHITE/RED
(U) RPM BI-DIRECTIONAL RED/YELLOW

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Site Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.

SP-3

SEE SHT SP-5

SEE SHT SP-2

SEE SHT SP-6

OFFICE
F.F.EL 21.92 FT, NAVD

BIKE RACKS

BLDG
1,070,080 SF
60 KSF OFFICE
1,010 KSF WAREHOU

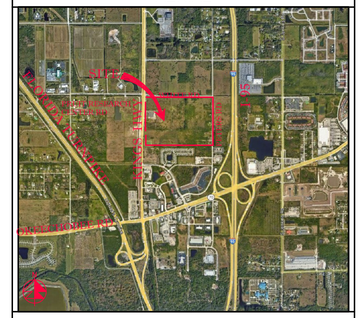
F.F.EL 21.92 FT, NAVI

DRY DET-2 2.52 AC BTM EL 13.0

N89°59'49"E 2,211.82'

PH-II
BLDG
530,230 SF

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

STRIPING LEGEND

- (A) 6" SOLID WHITE
- (AA) 8" SOLID WHITE
- (AB) 12" SOLID WHITE
- (AC) 18" SOLID WHITE
- (B) 24" SOLID WHITE
- (C) 6" SKIP WHITE TYP (10'-30')
- (D) 6" SKIP WHITE TYP (6'-10')
- (E) 6" SKIP WHITE TYP (2'-4')
- (F) 6" SOLID YELLOW
- (G) 18" SOLID YELLOW
- (GG) 6" DOUBLE YELLOW
- (H) 6" SKIP YELLOW (10'-30')
- (M) 6" SKIP YELLOW TYP (6'-10')
- (N) 6" SKIP YELLOW TYP (2'-4')
- (P) PRM BI-DIRECTIONAL AMBER/AMBER
- (R) FDP WHITE
- (S) FDP YELLOW
- (T) RPM BI-DIRECTIONAL WHITE/RED
- (U) RPM BI-DIRECTIONAL RED/YELLOW

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Site Plan

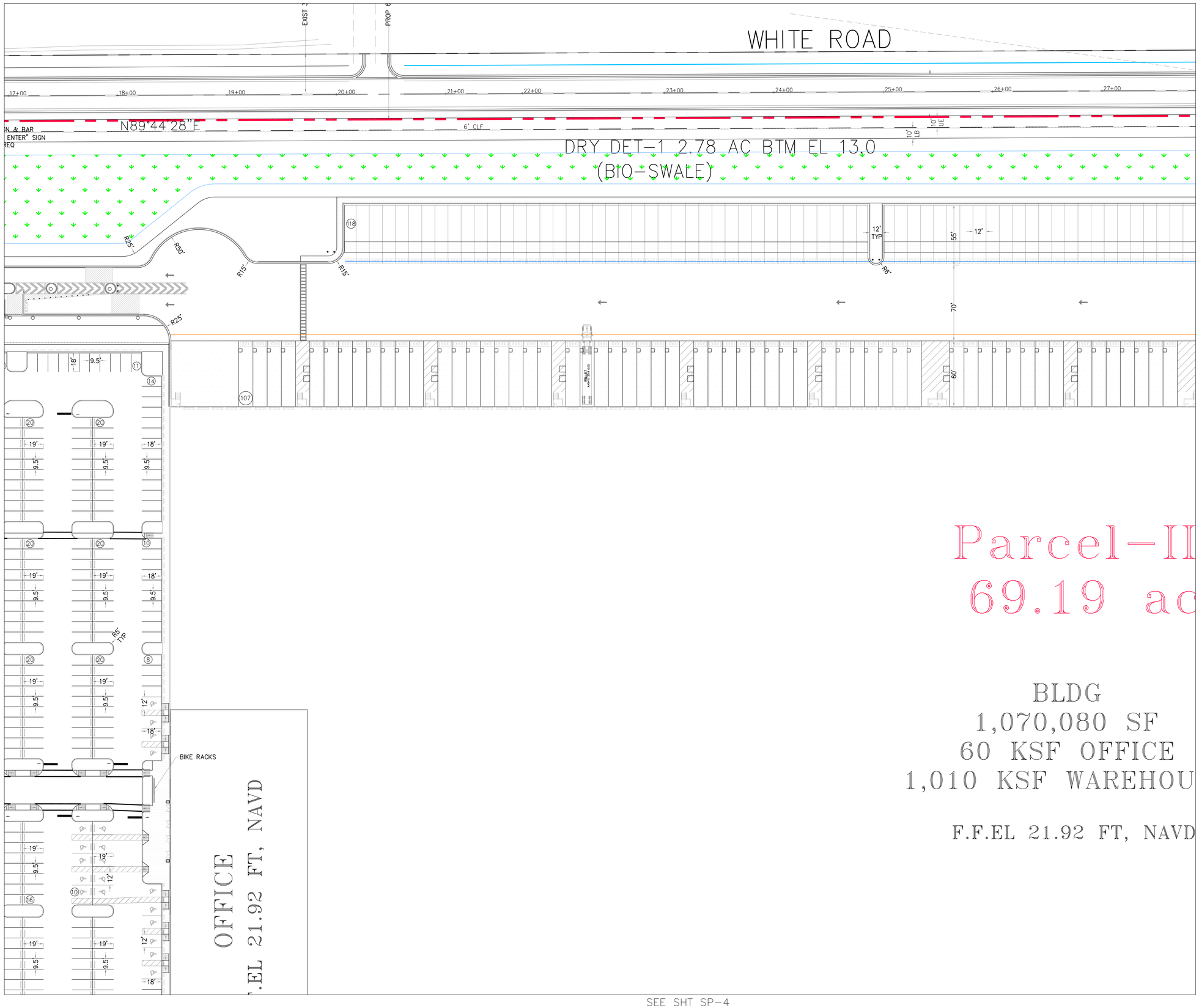
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

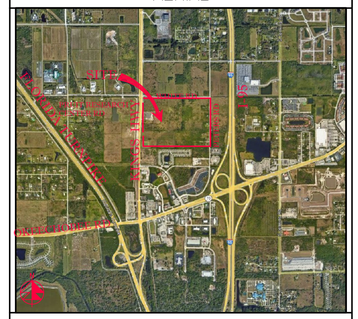
COA 6986

SHEET NO.

SP-4



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

STRIPING LEGEND
(A) 6" SOLID WHITE
(B) 8" SOLID WHITE
(C) 12" SOLID WHITE
(D) 18" SOLID WHITE
(E) 24" SOLID WHITE
(F) 6" SKIP WHITE TYP (10'-30')
(G) 6" SKIP WHITE TYP (6'-10')
(H) 6" SKIP WHITE TYP (2'-4')
(J) 6" SOLID YELLOW
(K) 18" SOLID YELLOW
(L) 6" DOUBLE YELLOW
(M) 6" SKIP YELLOW (10'-30')
(N) 6" SKIP YELLOW TYP (6'-10')
(P) 6" SKIP YELLOW TYP (2'-4')
(R) PRM BI-DIRECTIONAL AMBER/AMBER
(S) FDP WHITE
(T) FDP YELLOW
(U) RPM BI-DIRECTIONAL WHITE/RED
(V) RPM BI-DIRECTIONAL RED/YELLOW

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Site Plan

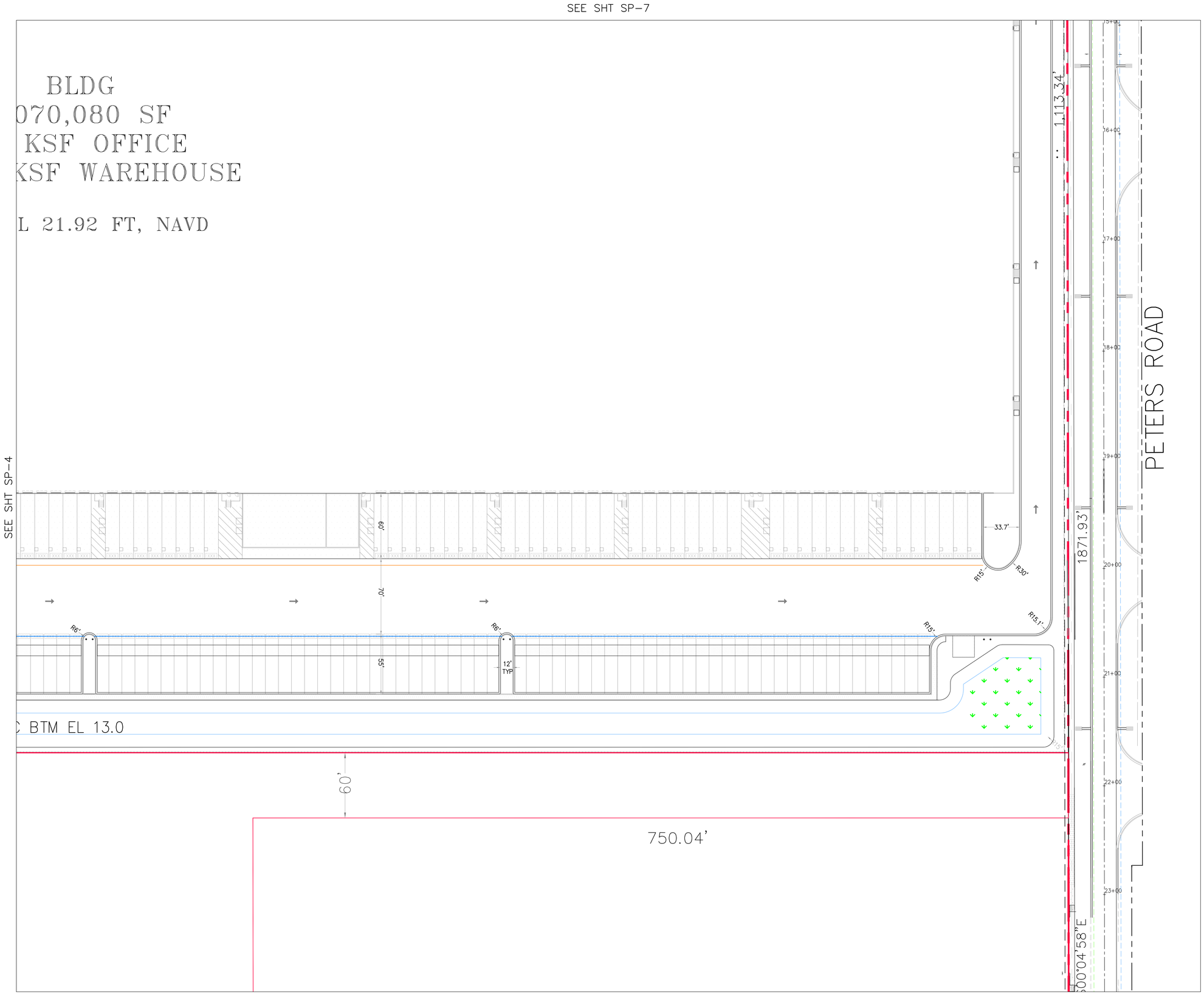
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

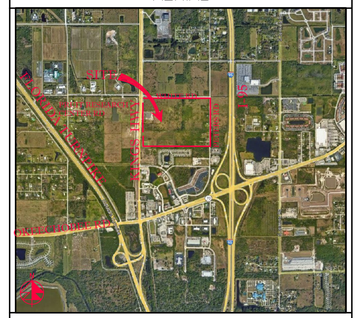
COA 6986

SHEET NO.

SP-5



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

STRIPING LEGEND

- (A) 6" SOLID WHITE
- (B) 8" SOLID WHITE
- (C) 12" SOLID WHITE
- (D) 18" SOLID WHITE
- (E) 24" SOLID WHITE
- (F) 6" SKIP WHITE TYP (10'-30')
- (G) 6" SKIP WHITE TYP (6'-10')
- (H) 6" SKIP WHITE TYP (2'-4')
- (I) 6" SOLID YELLOW
- (J) 18" SOLID YELLOW
- (K) 6" DOUBLE YELLOW
- (L) 6" SKIP YELLOW (10'-30')
- (M) 6" SKIP YELLOW TYP (6'-10')
- (N) 6" SKIP YELLOW TYP (2'-4')
- (P) PRM BI-DIRECTIONAL AMBER/AMBER
- (R) FDP WHITE
- (S) FDP YELLOW
- (T) RPM BI-DIRECTIONAL WHITE/RED
- (U) RPM BI-DRIECTIONAL RED/YELLOW

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Site Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.

SP-6

WHITE ROAD

STA 10+01 S C.L. PETERS RD
STA 36+08.5 E C.L. WHITE RD
N R/W

NSLRWCD C-37

NEC, NWQ, S24
STA 9+64 S

40.5' R/W

26+00 27+00 28+00 29+00 30+00 31+00 32+00 33+00 34+00 35+00

9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00

2,422.28'

12' TYP.

55'

70'

60'

R6'

R10'

R35'

R10'

R50'

46.8'

5.5'

30'

27'

10.7'

3' UE

1,113.34'

PETERS ROAD

SEE SHT C-7

SEE SHT C-8

arcel-III

59.19 ac

BLDG

,070,080 SF

) KSF OFFICE

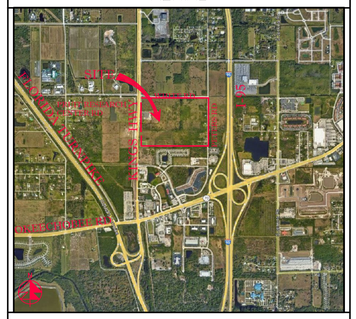
KSF WAREHOUSE

.EL 21.92 FT, NAVD

STRIPING LEGEND

- (A) 6" SOLID WHITE
- (B) 8" SOLID WHITE
- (C) 12" SOLID WHITE
- (D) 18" SOLID WHITE
- (E) 24" SOLID WHITE
- (F) 6" SKIP WHITE TYP (10'-30')
- (G) 6" SKIP WHITE TYP (6'-10')
- (H) 6" SKIP WHITE TYP (2'-4')
- (I) 6" SOLID YELLOW
- (J) 18" SOLID YELLOW
- (K) 6" DOUBLE YELLOW
- (L) 6" SKIP YELLOW (10'-30')
- (M) 6" SKIP YELLOW TYP (6'-10')
- (N) 6" SKIP YELLOW TYP (2'-4')
- (P) PRM BI-DIRECTIONAL AMBER/AMBER
- (R) FDP WHITE
- (S) FDP YELLOW
- (T) RPM BI-DIRECTIONAL WHITE/RED
- (U) RPM BI-DRIECTIONAL RED/YELLOW

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Site Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.

SP-7

PROP TRAFFIC SIGNAL
TO BE INSTALLED WHEN
WARRANTED BY FDOT
MEDIAN TO BE REMOVED
W/SIGNAL INSTALLATION

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

WHITE ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

NSLRWCD C-40

PETERS ROAD

PETERS ROAD

PETERS ROAD

SIGN-3

SIGN-2

SIGN-1

GH-1

GH-2

N89°44'28"E 2,422.28'

DRY DET-1 2.78 AC BTM EL 13.0
(BIO-SWALE)

LAKE-1
2.59 AC
LAKE EL 11.5
FOUNTAIN

R=8468.00'
A=478.81'

N89°44'39"E
43.08'

LITTORAL ZONE
SEE LANDSCAPE PLANS

LAKE-2
2.94 AC
LAKE EL 11.5
FOUNTAIN

R=8468.00'
A=448.37'

A=623.78'

R=8308.00'

LAKE-3
1.83 AC
LAKE EL 11.5
FOUNTAIN

TANK
TANK
FIRE PUMP

Parcel-III
69.19 ac

BLDG
1,070,080 SF
60 KSF OFFICE
1,010 KSF WAREHOUSE

F.F.EL 21.92 FT, NAVD

OFFICE
F.F.EL 21.92 FT, NAVD

PH-II
BLDG
530,230 SF
30 KSF OFFICE
500 KSF WAREHOUSE

Parcel-II
26.26 ac

Parcel-I
12.00 ac

DRY DET-2 2.52 AC BTM EL 13.0

N89°59'49"E 2,211.82'

60'
AE/DE/UE

457.03'

N89°50'04"W 343.82'

R=8,264.54'
A=45.11'
30.02'
N89°51'22"E

N00°07'16"W 295.04'

15'
DE

10'

N89°50'03"W 2,212.28'

1,461.20'

751.11'

696.32'

N00°00'16"W

698.59'

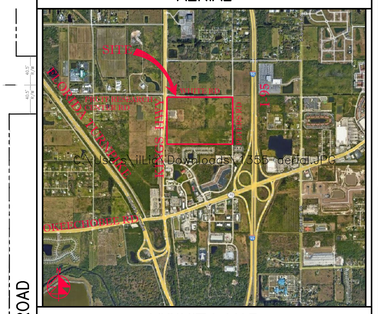
S00°04'58"E

1871.93'

750.04'

1,113.34'

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 100' 200'

SCALE: 1" = 100'

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

TRUCK CIRCULATION PLAN

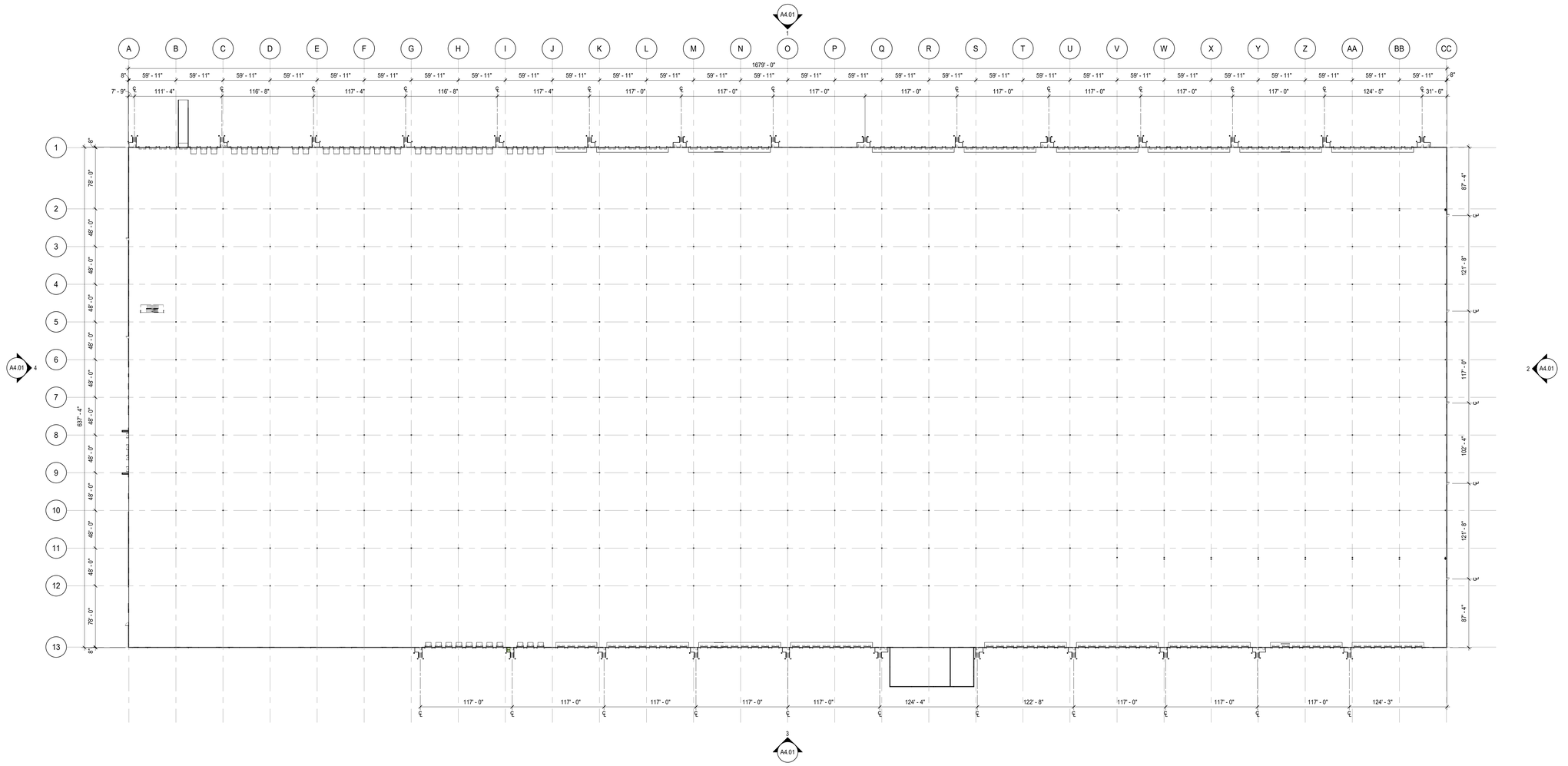
JOB NO.	DRAWN BY:	DESIGNED BY:	SCALE	DATE
2409-1533	DDI	JHI	1"=100'	12/24/2025

SEAL

COA 6986

SHEET NO.

TCP-1



1 **CONCEPT FLOOR PLAN**
1" = 60'-0"

NORTH

RSP Architects
600 West 6th Street
Suite 100
Fort Worth, TX 76102
682.200.0340
rsparch.com

CONSULTANTS

PROJECT FOR

HFL1 - ONE GROCERY

Project No.	2427.016.00
Drawn By	ABE
Checked By	EH
Date	12/22/2025

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

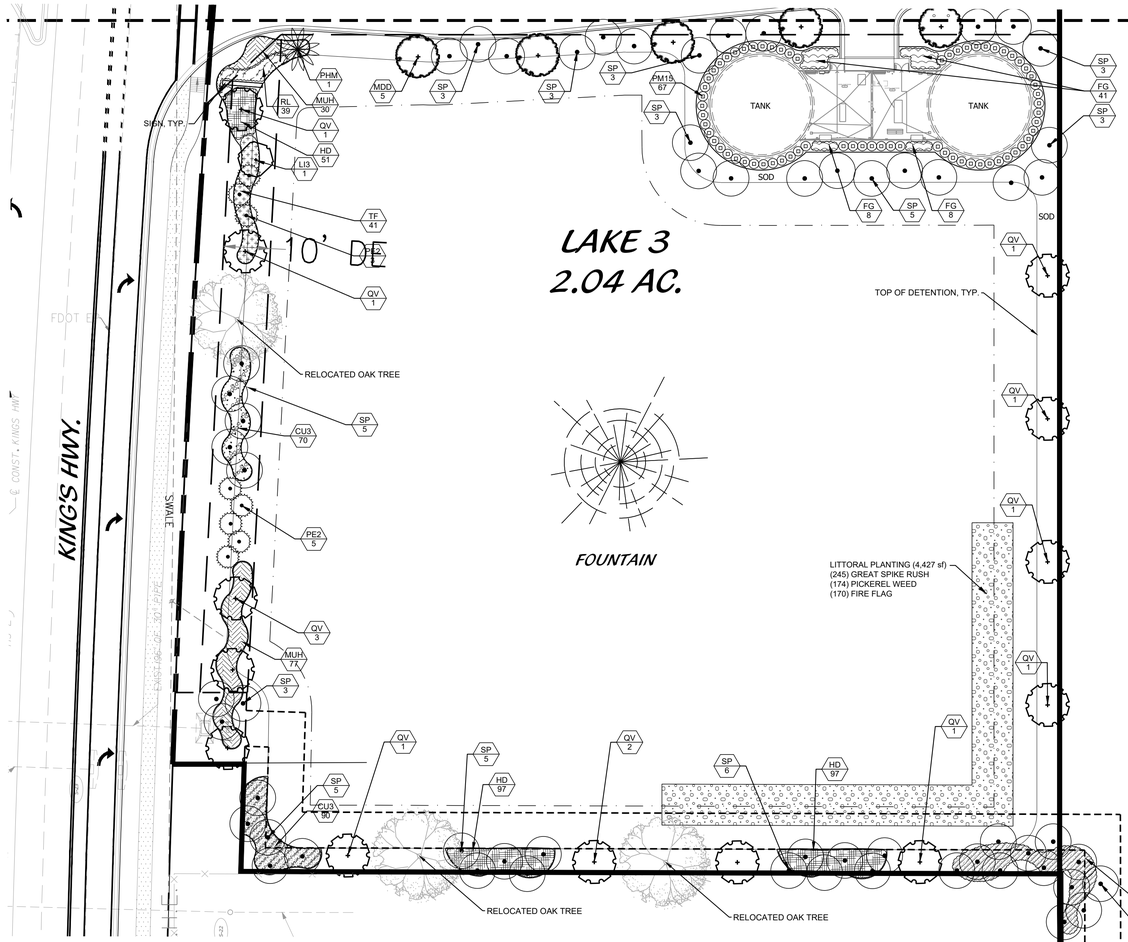
© Copyright RSP Architects 2024. All rights reserved.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

OVERALL FLOOR PLAN

A1.01

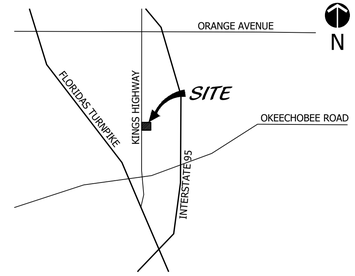


MATCHLINE SEE SHEET 8

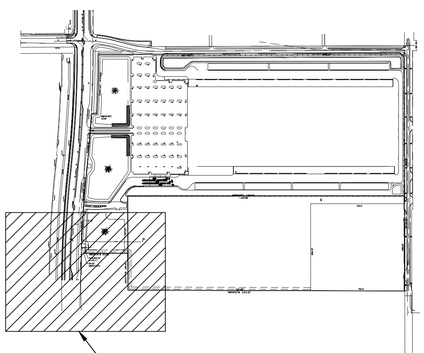
PARCEL II
26.36 AC

MATCHLINE SEE SHEET 2

LOCATION MAP



SHEET LAYOUT MAP



48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

Landscape Plan

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

DESIGNED	GB
DRAWN	WM
APPROVED	GB
JOB NUMBER	25-1202
DATE	12/23/25
REVISIONS	

December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

SHEET 1 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

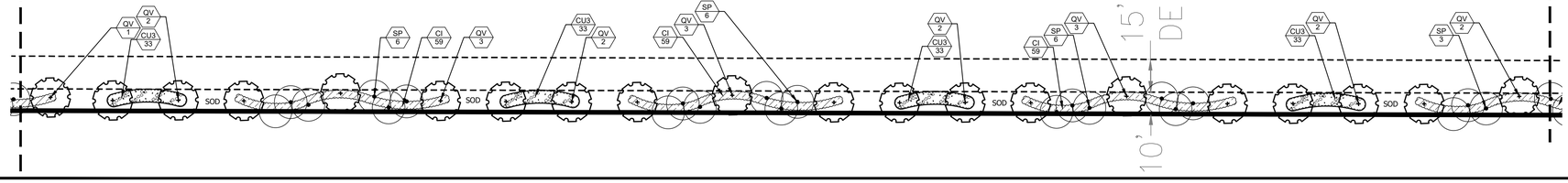
MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 1

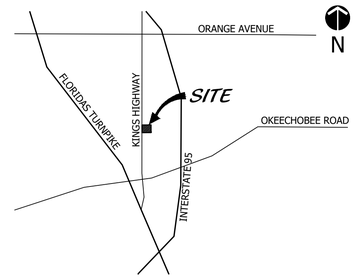
PH-II BLDG
530,230 SF
30 KSF OFFICE
500 KSF WAREHOUSE

PARCEL II
26.36 AC

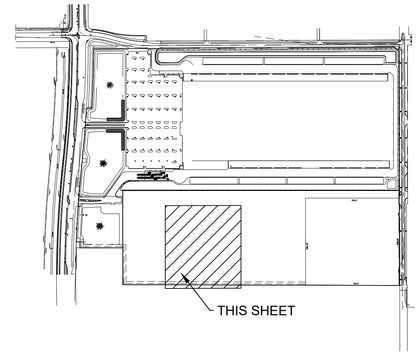
MATCHLINE SEE SHEET 3



LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

North

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED GB
DRAWN WM
APPROVED GB
JOB NUMBER 25-1202
DATE 12/23/25
REVISIONS

December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

SHEET 2 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

MATCHLINE SEE SHEET 6

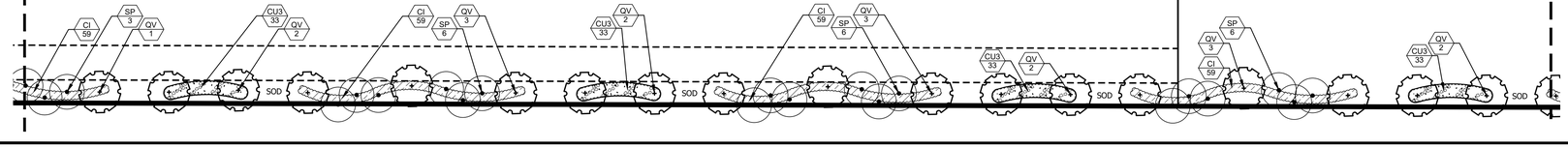
MATCHLINE SEE SHEET 2

PARCEL II
26.36 AC

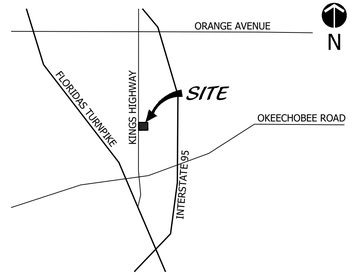
PARCEL I
12.00 AC

696.30'

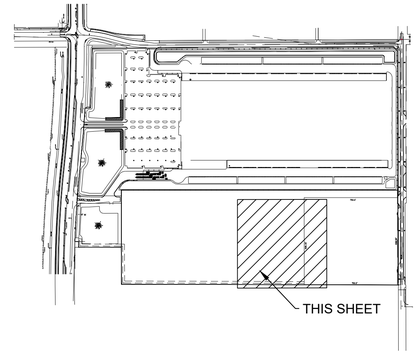
MATCHLINE SEE SHEET 4



LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

North

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED	GB
DRAWN	WM
APPROVED	GB
JOB NUMBER	25-1202
DATE	12/23/25
REVISIONS	

December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

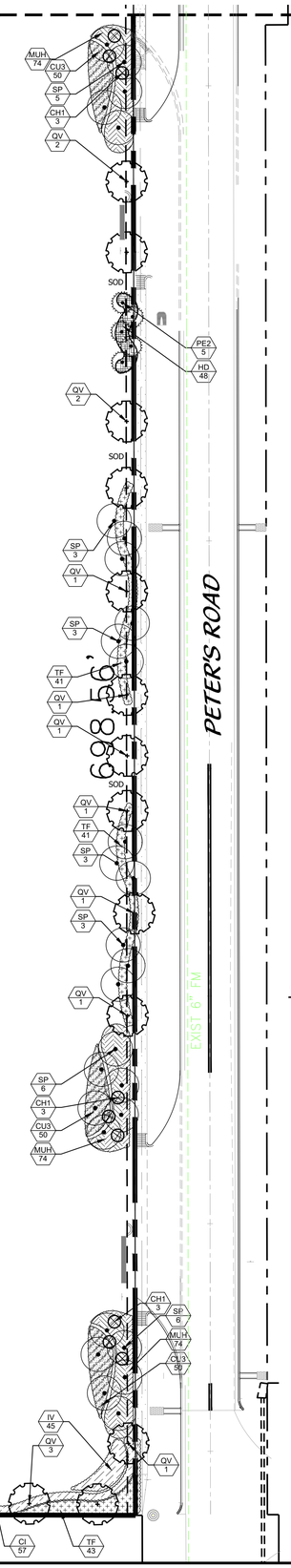
SHEET 3 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

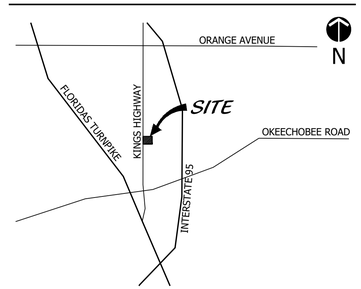
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

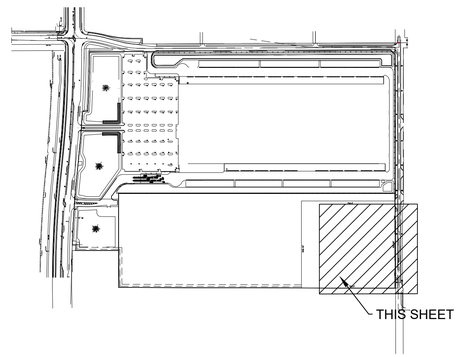
PARCEL I
12.00 AC



LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

North

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED	GB
DRAWN	WM
APPROVED	GB
JOB NUMBER	25-1202
DATE	12/23/25
REVISIONS	

December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

MATCHLINE SEE SHEET 12

MATCHLINE SEE SHEET 6

PARCEL III
69.19 AC

PROPOSED BUILDING
1,070,080 SF

RELOCATED OAK TREE

QV 1 SOD

PE2 5

MUH 28

QV 2

RELOCATED OAK TREE

PE2 5

HD 48

QV 2

RELOCATED OAK TREE

CLD15 92

SP 3

PE2 5

MUH 28

SOD

QV 2

SP 3

MUH 74

IV 108

QV 1

RELOCATED OAK TREE

PE2 5

HD 48

SP 9

QV 1

CIR 22

MUH 133

SP 3

MUH 70

QV 1

RELOCATED OAK TREE

QV 1

PE2 5

HD 47

PETER'S ROAD

DRY DET-2 2.52 AC

BIO SWALE PLANTINGS (4,564 sf)
(470) WIREGRASS
(702) SEAOXEYE DAISY
(403) PINK MUHLY GRASS

TOP OF DETENTION, TYP.

CH1 3

CU3 50

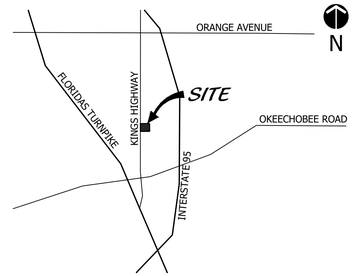
SP 6

MUH 74

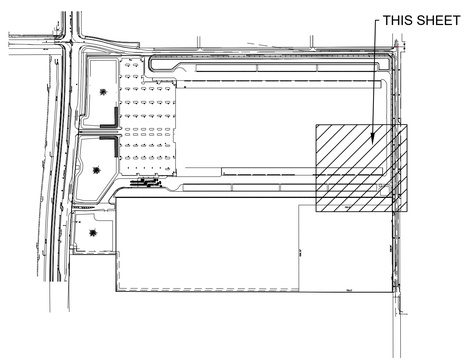
750.0'

MATCHLINE SEE SHEET 4

LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

North

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED GB
DRAWN WM
APPROVED GB
JOB NUMBER 25-1202
DATE 12/23/25
REVISIONS

December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

SHEET 5 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5

PARCEL III
69.19 AC

PROPOSED BUILDING
1,070,080 SF

SP 3

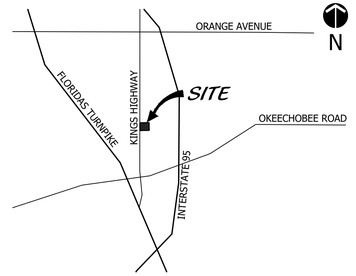
MUH 70

DRY DET-2 2.52 AC

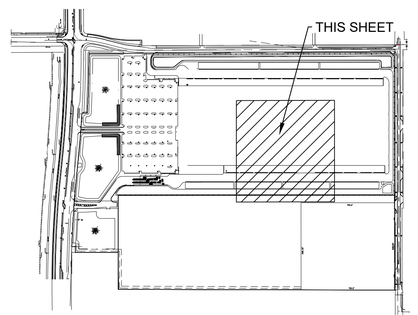
TOP OF DETENTION, TYP.

MATCHLINE SEE SHEET 3

LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

North

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED	GB
DRAWN	WM
APPROVED	GB
JOB NUMBER	25-1202
DATE	12/23/25
REVISIONS	

December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

SHEET 6 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6

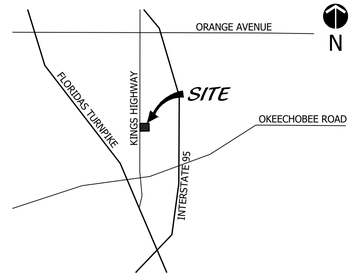
PARCEL III
69.19 AC

PROPOSED BUILDING
1,070,080 SF

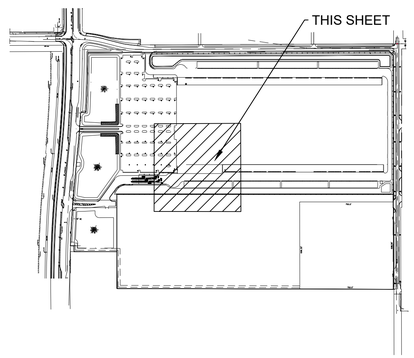
DRY DET-2 2.52 AC

MATCHLINE SEE SHEET 2

LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

North

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

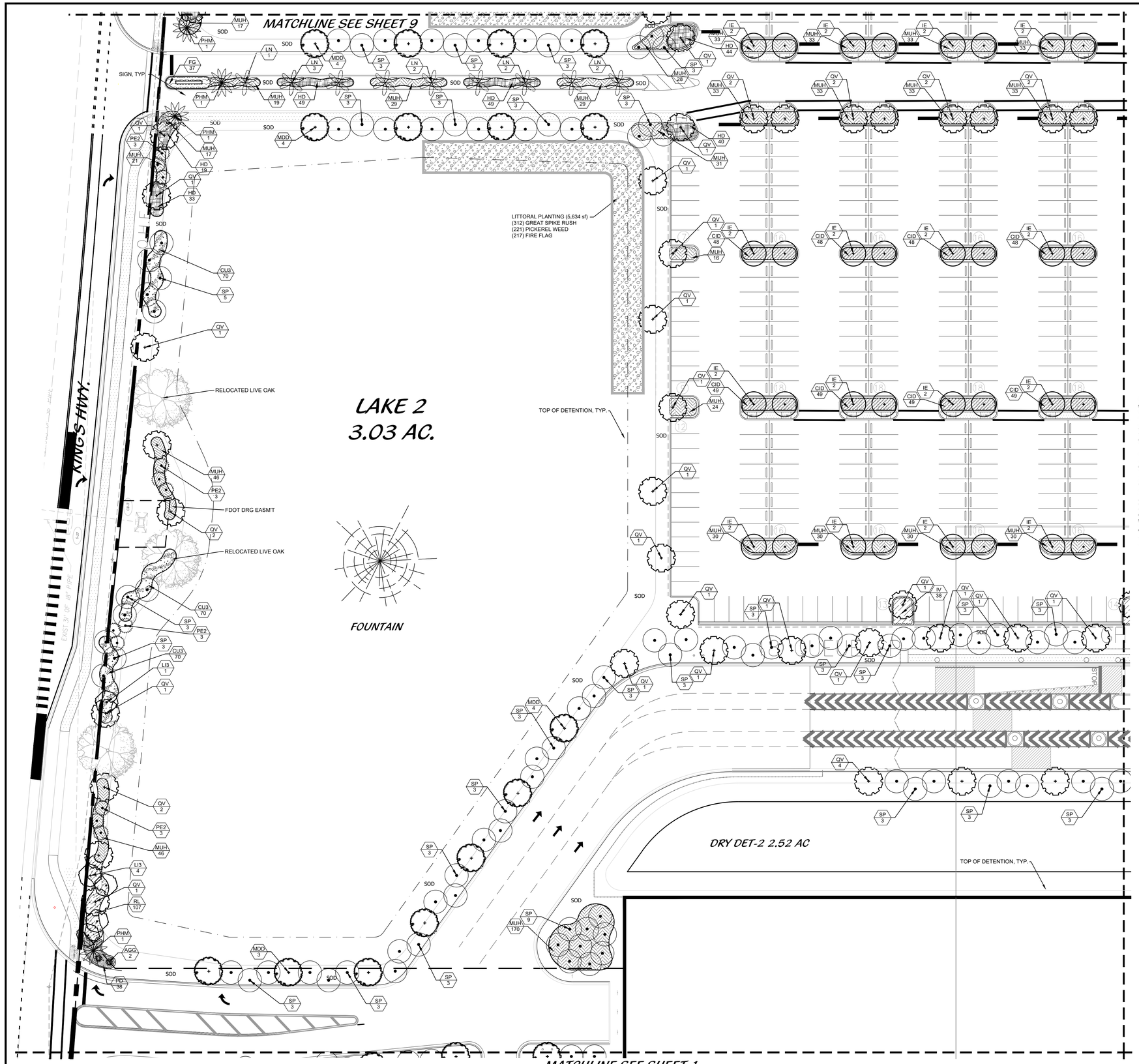
0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED	GB
DRAWN	WM
APPROVED	GB
JOB NUMBER	25-1202
DATE	12/23/25
REVISIONS	

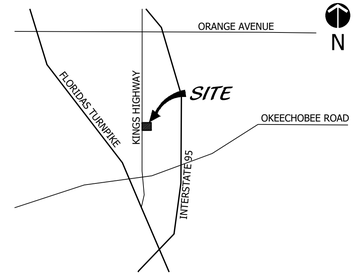
December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

SHEET 7 OF 13

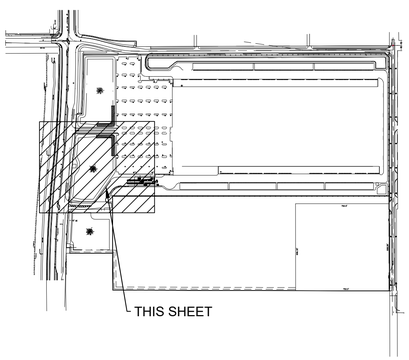
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

North

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

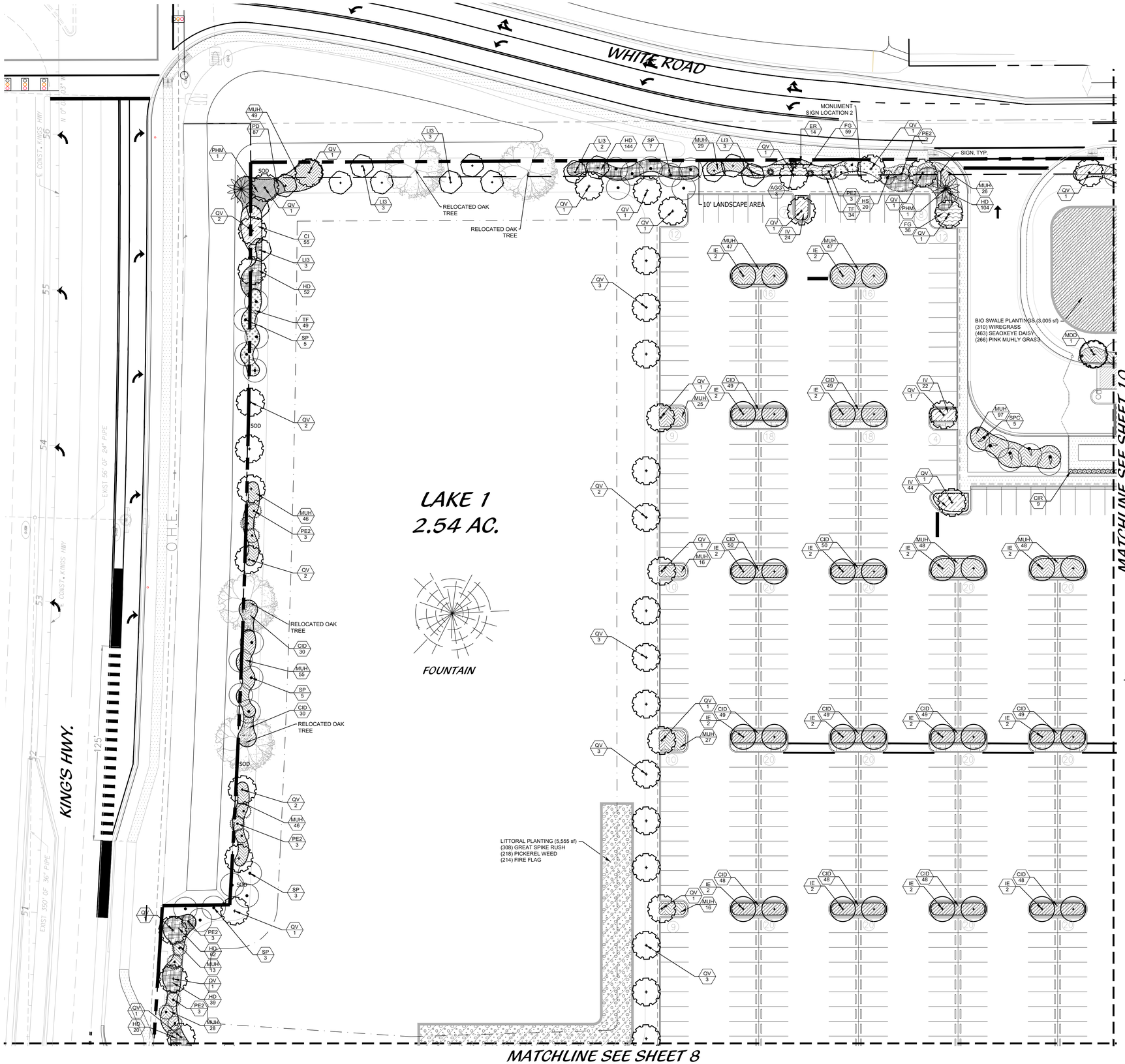
0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED	GB
DRAWN	WM
APPROVED	GB
JOB NUMBER	25-1202
DATE	12/23/25
REVISIONS	

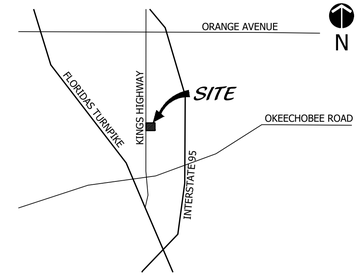
December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

SHEET 8 OF 13

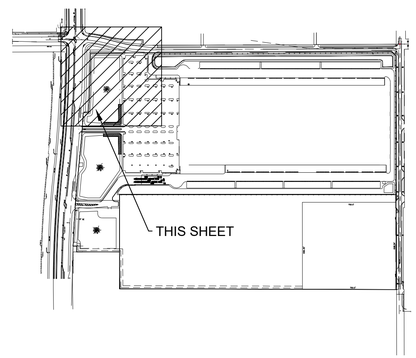
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

North

0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED GB
DRAWN WM
APPROVED GB
JOB NUMBER 25-1202
DATE 12/23/25
REVISIONS

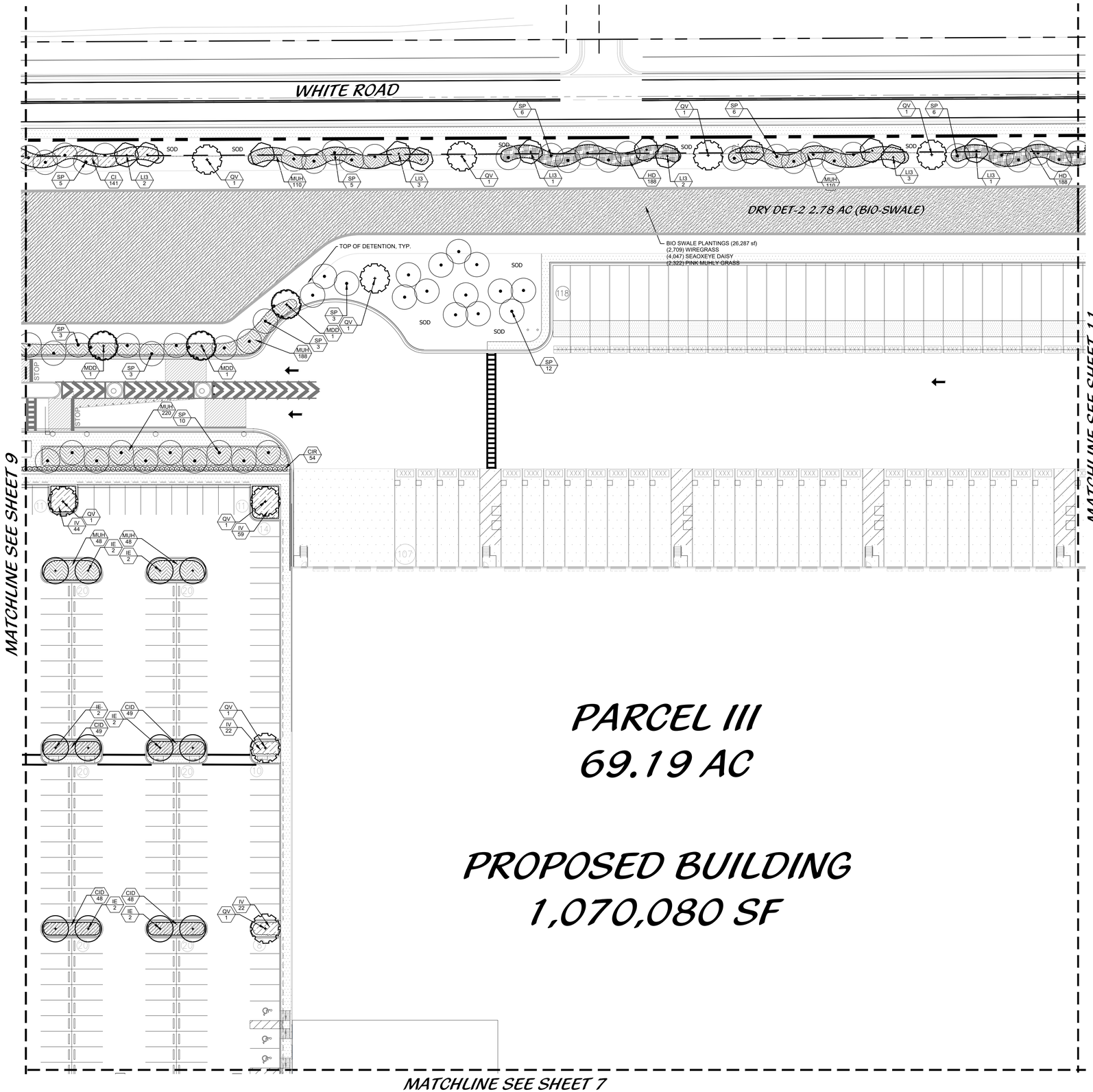
December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

SHEET 9 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

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

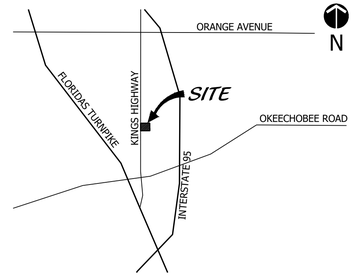
King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida



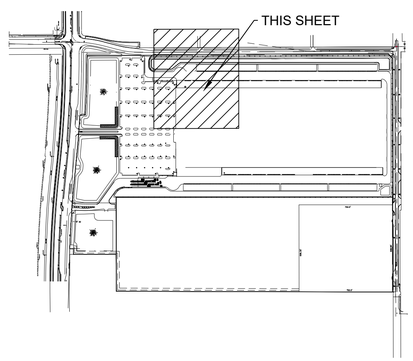
PARCEL III
69.19 AC

PROPOSED BUILDING
1,070,080 SF

LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

North

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

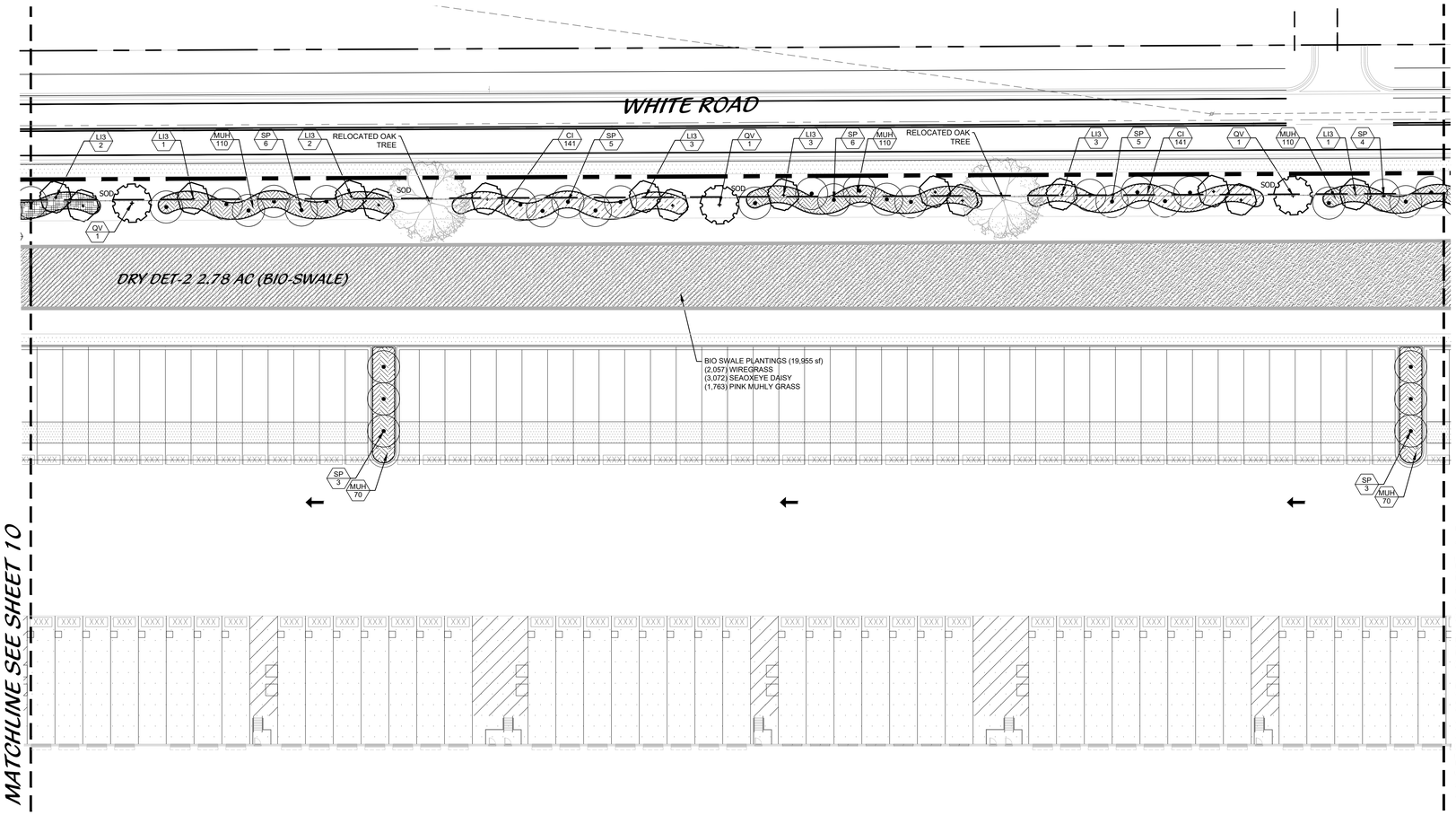
0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED	GB
DRAWN	WM
APPROVED	GB
JOB NUMBER	25-1202
DATE	12/23/25
REVISIONS	

December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

SHEET 10 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

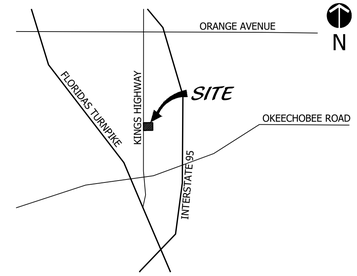


PARCEL III
69.19 AC

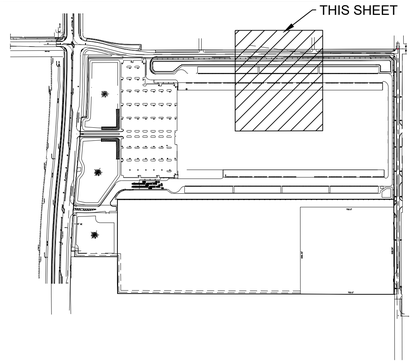
PROPOSED BUILDING
1,070,080 SF

MATCHLINE SEE SHEET 6

LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

North

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

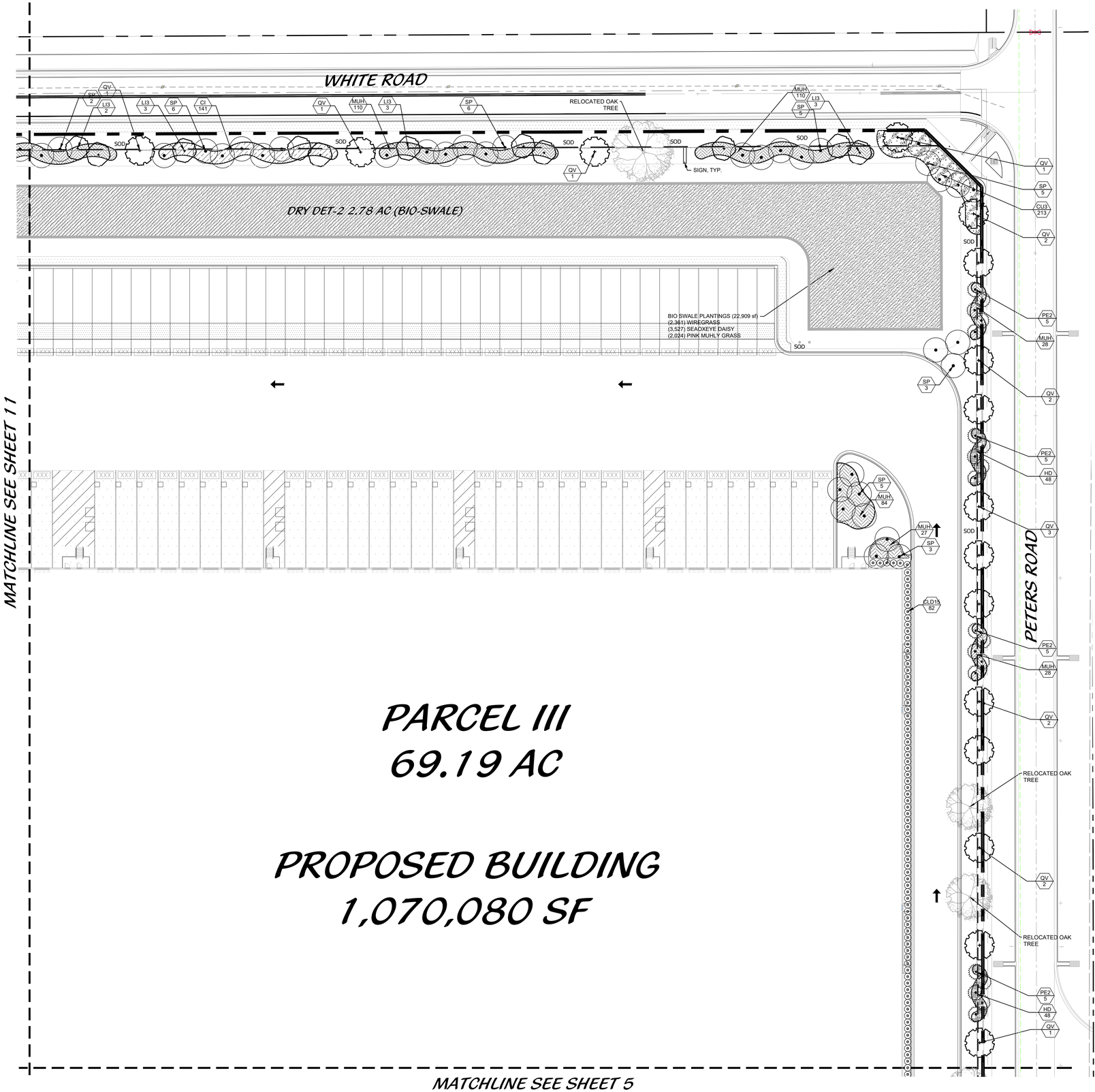
0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED GB
DRAWN WM
APPROVED GB
JOB NUMBER 25-1202
DATE 12/23/25
REVISIONS

December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

SHEET 11 OF 13

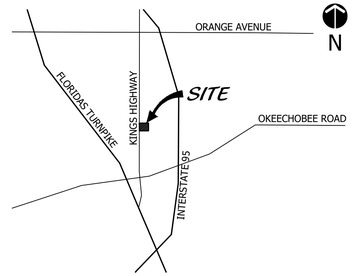
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



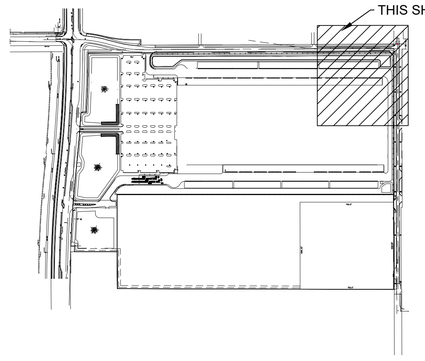
PARCEL III
69.19 AC

PROPOSED BUILDING
1,070,080 SF

LOCATION MAP



SHEET LAYOUT MAP



Landscape Plan

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

North

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED	GB
DRAWN	WM
APPROVED	GB
JOB NUMBER	25-1202
DATE	12/23/25
REVISIONS	

December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

SHEET 12 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

LANDSCAPE NOTES

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

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER LANDSCAPE CODE (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

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

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

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

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

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

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

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

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-126(a)(9)(c) OF THE TOWN OF JUPITER CODE.

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

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

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

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

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

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

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

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

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

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

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

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

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

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

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

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

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE TOWN OF JUPITER CODE PRIOR TO THE ISSUANCE OF A C.O.

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

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

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

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

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

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

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

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 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, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

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

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

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

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

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

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

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

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

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

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

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

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

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

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

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

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

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

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

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

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

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

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

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

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

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

3. PLANTING SHRUBS

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

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

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

4. PLANTING GROUND COVER

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

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

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

5. PLANTING LAWNS

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

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

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

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

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

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

PLANT MATERIAL SUBSTITUTION

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

PLANTING BED PREPARATION

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

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

LANDSCAPE WARRANTY

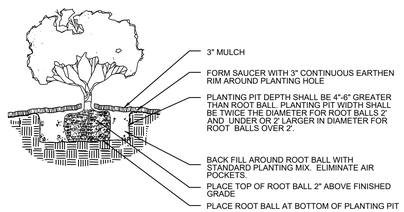
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE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

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	DROUGHT TOL.	REMARKS
TREES									
IE	93	ILEX X ATTENUATA `EAGLESTON`	EAGLESTON HOLLY	30 GAL	2" CAL	12` HT X 5` SPRD	Y		FULL CANOPY, 5` CT. SOUTH GROWN, MATCHED, FLORIDA FANCY
LI3	58	LAGERSTROEMIA INDICA `MUSKOGEE`	CRAPE MYRTLE	65 GAL. MIN.	2.5" CAL.	12` O.A.X 5` SPRD	N	N	FULL & THICK CANOPY, FLORIDA FANCY, 5` C.T.
MDD	24	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD`	SOUTHERN MAGNOLIA	65 GAL	3" CAL	14` HT X 5`-6` SPRD	Y		FULL CANOPY, SOUTH GROWN, MATCHING,FF
PE2	87	PINUS ELLIOTTII `DENSA`	SLASH PINE	N.A.	2.5" CAL	10-12` OA	Y		FULL CANOPY; PLANTED IN PRESERVE
QV	222	QUERCUS VIRGINIANA	LIVE OAK	30 GAL. OR F.G.	2" CAL. MIN	12` HT. X 5` SPRD.	Y		FULL CANOPY, 4` CT MIN.
QV18	1	QUERCUS VIRGINIANA `CATHEDRAL`	CATHEDRAL LIVE OAK	FIELD GROWN	6" CAL	18` HT X 10` SPRD	Y	Y	SINGLE, STRAIGHT TRUNK. FULL CANOPY, SYMMETRICAL. 6` CT MIN.
PALM TREES									
CH1	12	CHAMAEROPS HUMILIS ~	EUROPEAN FAN PALM	FIELD GROWN	N.A.	5`-6` O.A.		N	3 STEMS MIN., 2` STEM FOOTAGE PER TRUNK; LIMB UP 2`. FULL & THICK, MATCHED.
LN	10	LIVISTONA NITIDA ^	NITIDA PALM	FIELD GROWN	N.A.	14`-16` OA			FULL CANOPY, DIAMOND CUT, FLORIDA FANCY.
PHM	7	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	FIELD GROWN	N.A.	10`-12` WD.	N		STRAIGHT TRUNK, FULL CANOPY, DIAMOND CUT. HT.
SPC	5	SABAL PALMETTO	CABBAGE PALM	FIELD GROWN	N.A.	14`, 18`, 22` CT., STGG.			SLICK, CURVED TRUNK, STAGGER HEIGHTS IN CLUSTERS
SP	481	SABAL PALMETTO	CABBAGE PALM	N.A.	N.A.	14`, 18`, 22` STGG.	Y		RELOCATED FROM ON SITE

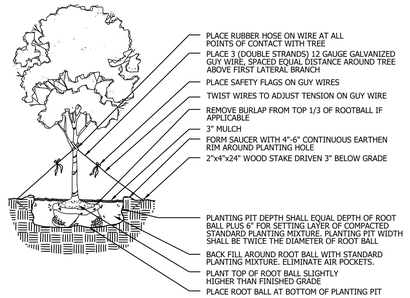
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	LOW MAINT	REMARKS
SHRUBS									
AGG	5	AGAVE AMERICANA `GAINESVILLE BLUE`	GAINESVILLE BLUE AGAVE	30 GAL	4`-5` O.A. X 3`-4` SPRD.	A.S.	N		FULL & THICK
CIR	85	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 GAL	3` X 3`	3` O.C.	Y		FULL
CLD15	278	CLUSIA GUTTIFERA	CLUSIA	15 GAL	6` HT. X 3` SPRD.	3` O.C.	N		FULL & THICK
PM15	67	PODOCARPUS MAKII~	PODOCARPUS	15 GAL	5` O.A., 2` SPRD	2` O.C.	N		FULL & THICK
GROUND COVERS									
CI	1,496	CHRYSOBALANUS ICACO	COCOPLUM	3 GAL	18" X18"	30" OC	Y		FULL & THICK
CID	1,572	CHRYSOBALANUS ICACO `HORIZONTAL`	DWARF COCOPLUM	3 GAL	12" X 12"	24" O.C.	Y		FULL & THICK, NOT STRETCHED, FF
CU3	1,113	COCCOLOBA UVIFERA	SEA GRAPE	3 GAL	24" X 24"	24" O.C.	Y		FULL & THICK
ER	14	EUPHORBIA MILLII `ROSY`	CROWN OF THORNS	3 GAL	12" X 12"	24" OC	N		FULL AND THICK
FG	189	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	15" X 15"	24" O.C.	N		FULL & THICK
HD	2,296	HAMELIA PATENS `COMPACTA`	DWARF FIREBUSH	3 GAL	18" X 18"	24" O.C.	Y		FULL & THICK, FLORIDA NATIVE VARIETY
HS	20	HIBISCUS `SEMINOLE PINK`	SEMINOLE PINK HIBISCUS	7 GAL	24" X 24"	2.5` OC	N		FULL & THICK
IV	570	ILEX VOMITORIA `SHILLINGS DWARF`	DWARF YAUPON HOLLY	3 GAL	15" X 15"	24" O.C.	Y		FULL & THICK
MUH	4,578	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	30" OC	Y		FULL &THICK
PD	125	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES` ~	DWARF PODOCARPUS	3 GAL	15" X 15"	18" O.C.			FULL & THICK
RL	146	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL	18" X 18"	24" O.C.	N		FULL & THICK
TF	249	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	24" X 24"	30" OC	Y		FULL & THICK

PLANTING DETAILS



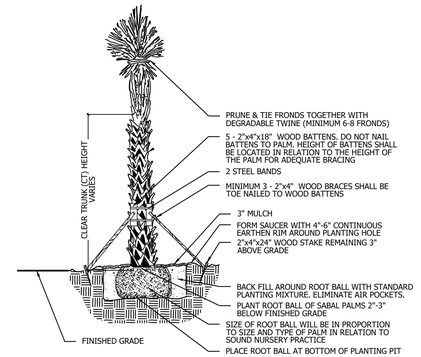
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

NTS

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Landscape Details

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

King's Highway Commerce Park
Landscape Plan
City of Fort Pierce, Florida

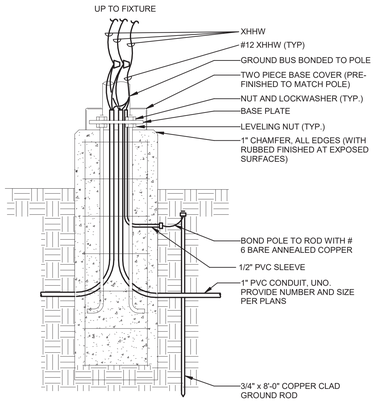
0' 15' 30' 60'
Scale: 1" = 30'-0"

DESIGNED GB
DRAWN WM
APPROVED GB
JOB NUMBER 25-1202
DATE 12/23/25
REVISIONS

December 15, 2025 12:48:03 p.m.
Drawing: 24-1112 LP.DWG

SHEET 13 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the



2 **STANDARD LIGHT POLE BASE DETAIL**
NOT TO SCALE

Statistics

Description	Symbol	Avg	Min	Max/Min	Avg/Min	Max
North Associate Parking	+	2.4 fc	1.5 fc	4.2:1	1.6:1	6.3 fc
North Dock	+	4.2 fc	2.2 fc	2.5:1	1.9:1	5.4 fc
North Entry Road	+	1.7 fc	0.3 fc	10.3:1	5.7:1	3.1 fc
North Guard House	+	12.8 fc	10.5 fc	1.6:1	1.2:1	16.6 fc
North Truck Parking	+	2.1 fc	1.0 fc	3.4:1	2.1:1	3.4 fc
Pedestrian Walkways	+	3.8 fc	3.2 fc	1.5:1	1.2:1	4.7 fc
Property Line	+	0.02 fc	0.00 fc	N/A	N/A	0.11 fc
South Dock	+	3.9 fc	1.1 fc	4.8:1	3.5:1	5.3 fc
South Entry Road	+	3.1 fc	1.6 fc	3.6:1	1.9:1	5.7 fc
South Guard House	+	13.1 fc	9.3 fc	1.5:1	1.4:1	14.3 fc
South Truck Parking	+	1.9 fc	0.9 fc	3.3:1	2.1:1	3.0 fc
Truck Drive	+	2.3 fc	0.0 fc	N/A	N/A	8.1 fc

Symbol	Label	Image	QTY	Catalog Number	Description	Lumens per Lamp	Wattage	Polar Plot
	P5		16	DSX2 LED P5 40K 80CRI T5M	D-Series Size 2 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 5 Medium	38503	326.58	 Max: 21122cd
	P3		34	DSX2 LED P8 40K 80CRI T3M	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium	51670	462.45	 Max: 43247cd
	P4		22	DSX2 LED P8 40K 80CRI T4M	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 4 Medium	52441	462.45	 Max: 41953cd
	P3HS		5	DSX2 LED P8 40K 80CRI T3M HS	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Medium Houseside Shield	44788	462.4506	 Max: 37244cd
	WP		5	WDGE2 LED P2 40K 80CRI T3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC	2062	18.9815	 Max: 1512cd
	P4HS		2	DSX2 LED P8 40K 80CRI T4M HS	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	45112	462.4506	 Max: 36281cd
	PR		1	DSX2 LED P8 40K 80CRI RCCO	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	37923	462.45	 Max: 58712cd
	PL		1	DSX2 LED P8 40K 80CRI LCCO	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control	37923	462.45	 Max: 58712cd
	PBL		1	DSX2 LED P8 40K 80CRI BLC3	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control	37584	462.45	 Max: 36596cd

GENERAL SITE PLAN NOTES:

1. CONTRACTOR SHALL NOT BURY ANY CONDUITS UNDER AREAS OF FUTURE BUILDING EXPANSION.
2. REFER TO CIVIL SITE PLANS FOR ALL DIMENSIONS, EASEMENTS, EXTENTS OF UTILITIES/CONNECTIONS, PAVING, PARKING AND GRADING.
3. ALL EXTERIOR EXPOSED CONDUIT TO BE IMC OR RIGID. UNDERGROUND CONDUIT TO BE SCHEDULE 40 PVC. WHERE CONDUITS CROSS EXPANSION JOINTS CONTRACTOR SHALL PROVIDE SUITABLE EXPANSION FITTINGS. FLEX CONDUIT SHALL BE USED FOR FINAL CONNECTIONS TO VIBRATING EQUIPMENT SUCH AS MOTORS.
4. IN TRUCK YARD, ALL NEW LIGHT POLES SHOULD BE SET BACK 12' FROM TRAILER CURB OR PROTECTED BY GUARDRAILS. ALL POLES SHALL BE ALIGNED TO LINE UP WITH PARKING STRIPE IN ORDER TO PREVENT VEHICLES FROM HITTING POLE. COORDINATE EXACT POLE LOCATIONS WITH LATEST PARKING STRIPING PLAN BEFORE INSTALLING POLE BASES.
5. ALL EXTERIOR LIGHTING SHALL BE LED TYPE WITH 100,000-HOUR LIFE AND 4000K COLOR TEMPERATURE.
6. ALL OUTDOOR POLE AND WALL-MOUNTED FIXTURES MUST BE DARK-SKY COMPLIANT.
7. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL AND ASTRONOMICAL TIME CLOCK.
8. LIGHTING CONTROLS TO COMPLY WITH ANSI/ASHRAE/IESNA 90.1.
9. MINIMUM MAINTAINED EXTERIOR LIGHTING LEVELS:
   A. 0.5 FC (5 LUX) – OPEN YARDS
   B. 1 FC (10 LUX) – OUTDOOR STORAGE AREAS
   C. 1.5 FC (15 LUX) – ASSOCIATE PARKING AREAS
   D. 3 FC (30 LUX) – PEDESTRIAN WALKWAYS
   E. 10 FC (100 LUX) – AROUND GUARD HOUSES AND 70 FT ALONG INBOUND/OUTBOUND LANES

1 **SITE LIGHTING PHOTOMETRIC PLAN**
1" = 80'-0"

80' 0' 80' 160'
1" = 80'-0"

NORTH

RSP

RSP Architects
600 West 6th Street
Suite 100
Fort Worth, TX 76102
682.200.0340
rsparch.com

CONSULTANTS

SEAN PATRICK WEATHERRED
LICENSE
No. PE86129
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
12/24/2025

This item has been electronically signed and sealed by Jason Weatherred using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT FOR

HFL1 - ONE GROCERY

Project No.	2427.016.00
Drawn By	EAB
Checked By	JSR
Date	12/24/2025

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited in any manner without written permission and consent of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

© Copyright RSP Architects 2024. All rights reserved.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
	12/24/25	Issue for Site Plan Approval

SITE LIGHTING PHOTOMETRIC

E010

Jeff H. Iravani, Inc.
Consulting Engineers
1934 Commerce Lane, Suite 5 Jupiter, Fl 33458
Tel: (561) 575-6030 Fax: (561) 575-6088
JHI@jhiinc.com

Design Review Narrative
For
Amazon One Grocery
Kings Highway Commerce Park Parcel-III

Amazon One Grocery is a proposed 69.19 ac industrial development with 1.1 msf of building area. This project is Parcel-III of Kings Highway Commerce Park (KHCP) which is a proposed 107.45 ac industrial development located at the southeast corner of kings Highway & White Road approximately 1/2 mile north of Okeechobee Rd (SR-70). See Exhibit-A

The design intent for this project is to provide an attractive site design along with aesthetically pleasing, modern, innovative architectural design for the proposed industrial use. The proposed design is functional for intended use.

The site features water features along Kings Highway consisting of 3 lakes with fountains and light. Bioswale is provided along White Road. See Exhibit-B.

Architectural design narrative ius attached.

Truck circulation is enhanced by use of wide access, large radii and wide interior drives.
Access is provided from Kings Hwy and White Roads.
Trucks traffic is kept separate from employees' traffic by separating the parking and loading Areas.

We believe this project will be a model for future developments along King's Highway in this area considering the enormous growth of on-line commerce and the similar need for processing, storage and distribution facilities that are required to meet the broad variety of products that consumers demand.

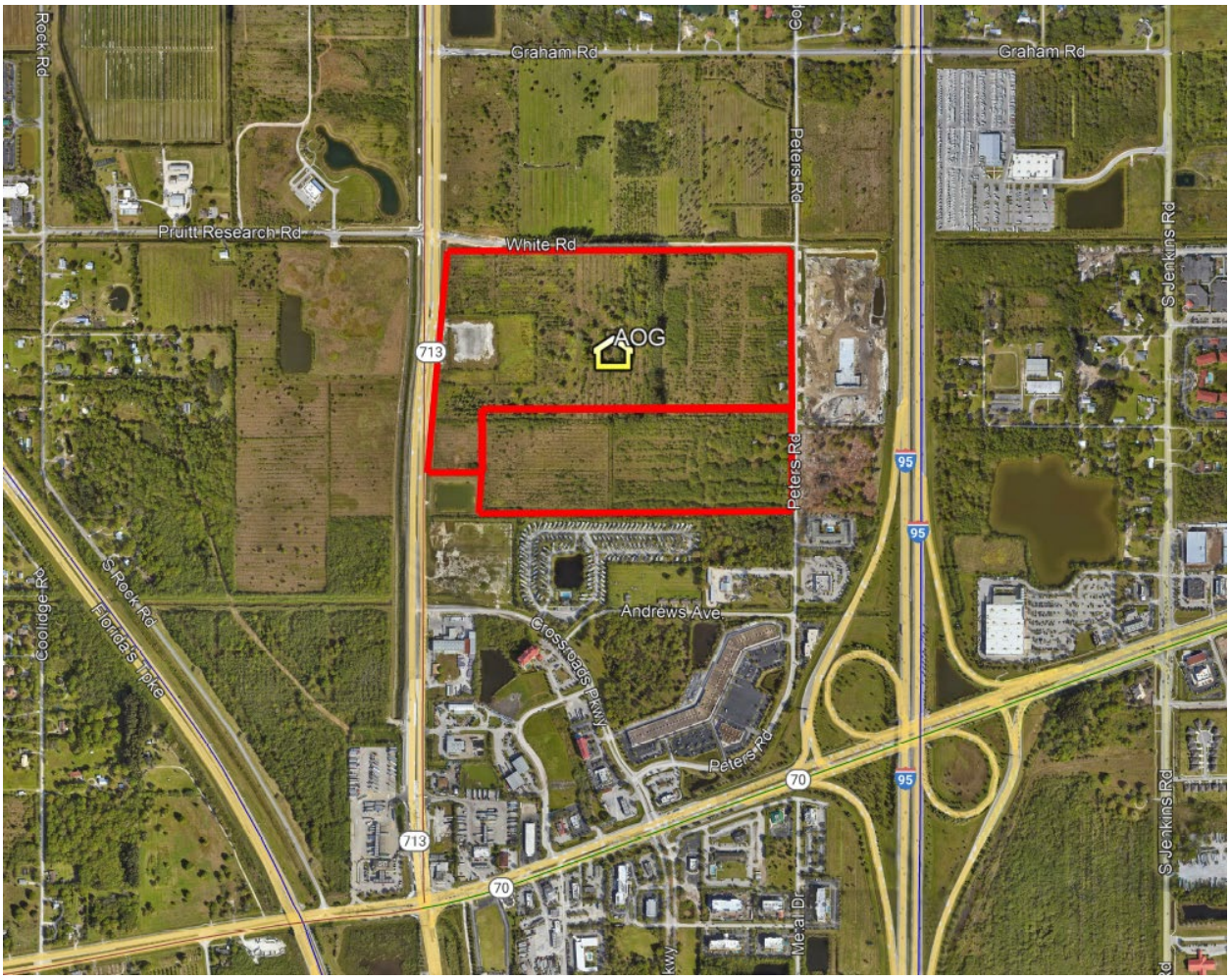
Amazon One Grocery
HFL1
Project Architectural Narrative
12/22/25

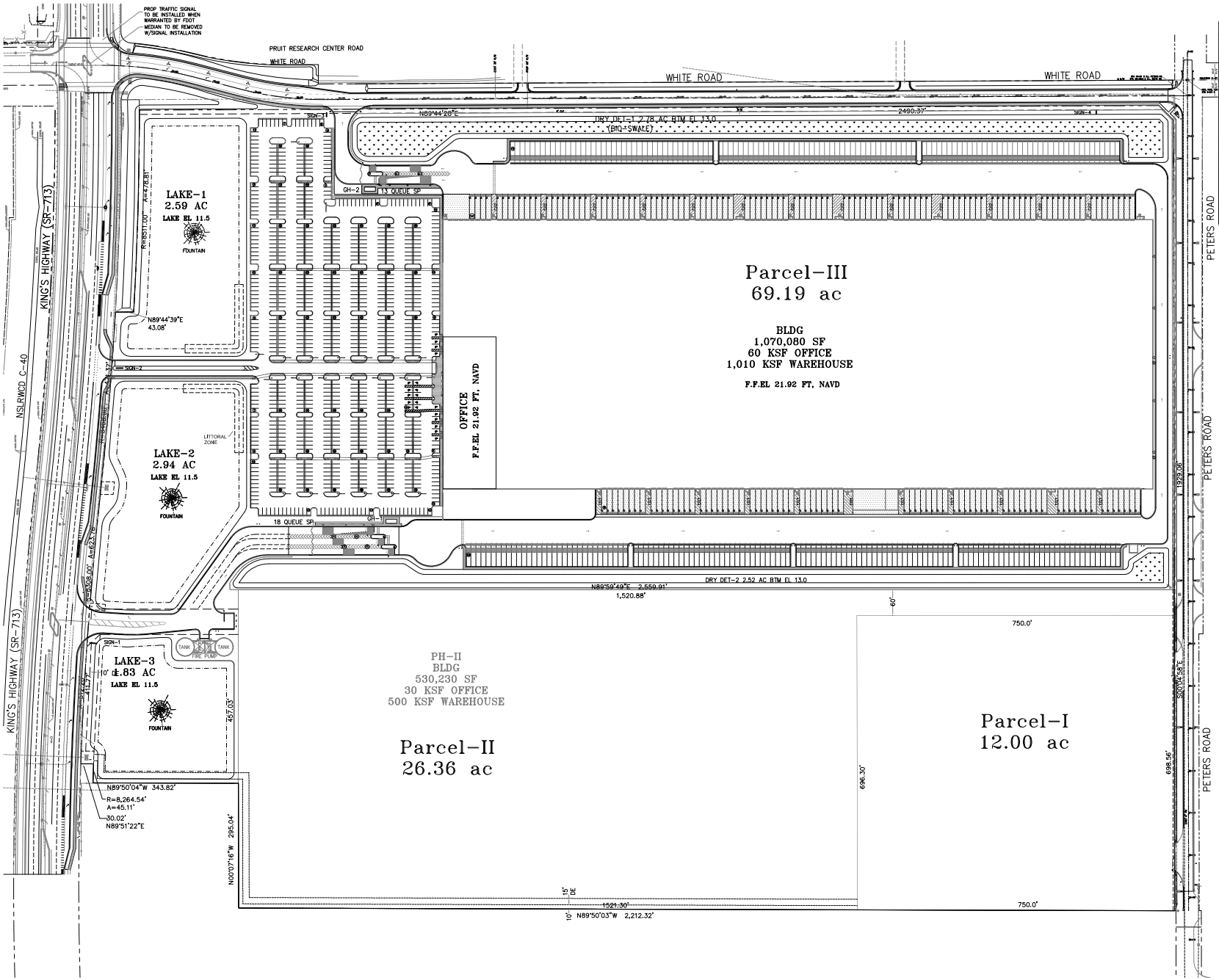
RSP is excited to propose a new state-of-the-art warehouse and office building in Fort Pierce, Fl. The building is approximately 1,070,080 gross square feet and is located on a site generally bounded by King's Highway to the west, White Road to the north, Peters Road to the east, and Treasure Coast RV Resort to the south. The building and site design is organized to facilitate safe and efficient flow of trucks, cars, and pedestrian traffic. The two main access points into the site are off King's Highway with one access point dedicated for trucks and a separate access point dedicated for cars and pedestrian traffic. The building is setback from King's Highway to achieve the safe flow of inbound vehicular traffic and to soften the appearance of the large building from the main public sight lines (King's Highway).

The architectural design follows brand standards and is influenced and inspired by aspects of the 'Masonry Modern Style' described in the City of Fort Pierce, Architectural Design Standards. The primary building material is concrete tilt-up panels that are embossed with a series of reveals and painted with 3 neutral and 1 accent color. The reveal pattern and color scheme are designed to reduce the scale of the building, create a recognizable architectural rhythm and provide visual interest across the façade. Steps in the parapet reinforce this architectural theme and create distinct massing elements. The main entrance is celebrated with a strong focal point that is an aluminum composite material canopy with side walls. The main entrance appears to be a welcoming portal into the facility. Adjacent to the main entrance and facing the 'front' of the site is an array of large windows that further enhance the architecture and main façade.

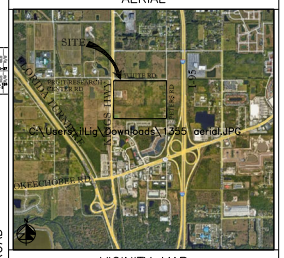
The building and site are designed to be both practical and aesthetically pleasing. We believe this development will be of great value to the City of Fort Pierce.

Exhibit A


Graham Rd
Graham Rd
Rock Rd
Peters Rd
Pruitt Research Rd
White Rd
AOG
713
S Jenkins Rd
95
95
Peters Rd
Andrews Ave
Crossroads Pkwy
Coolidge Rd
S Rock Rd
Florida's Tpke
Peters Rd
70
95
713
70
Metal Dr
S Jenkins Rd



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 100' 200'

SCALE: 1" = 100'

SITE DATA

PROPOSED USE	OFFICE/WAREHOUSE		
FUTURE LAND USE	CG/MXD		
EXISTING ZONING	CP-1		
PARCEL AREA	3,013,916 SF	69.19 AC	100%
BUILDING AREA	1,074,190 SF	24.66 AC	35.6%
OFFICE			
WAREHOUSE			
FIRE PUMP HOUSING			
PARKING REQ			544 SP
OFFICE ITE RATE	60,000 SF @ 2.39/KSF		144 SP
WAREHOUSE ITE RATE	1,035,080 SF @ 0.39/KSF		400 SP
HANDICAP			11 SP
PARKING PROP			948 SP
HANDICAP			20 SP
BICYCLE PKG REQ			25 SP
BICYCLE PKG PROP			40 SP
LOADING REQ	1,100 KSF @ 1/30 KSF		37 SP
LOADING PROP			186 SP
PAVT	1,052,845 SF	24.17 AC	
TOTAL IMPERVIOUS		48.83 AC	70.6%
LAKE		7.42 AC	
DRY DET/BIOSWALE		5.30 AC	
LANDSCAPE		7.64 AC	
PERVIOUS		12.94 AC	18.7%
OPEN SPACE		20.36 AC	29.4%
BLDG HEIGHT		65 FT MAX	

SETBACKS	REQ'D	PROP
FRONT	25'	
REAR	20'	
SIDE STREET	20'	
SIDE	10'	

PCN 2324-210-0000-000-6
2300 S KINGS HWY

REVISIONS

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

Amazon One Grocery
HFL1

Kings Highway Commerce Park
Parcel-I

Fort Pierce, Florida

MASTER SITE PLAN

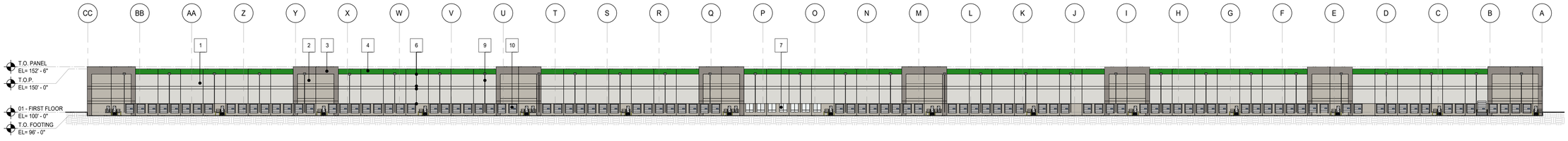
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=100'	JHI	DDI	2409-1355

SEAL

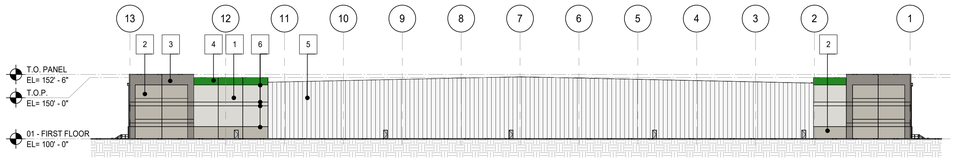
COA 6986

SHEET NO.

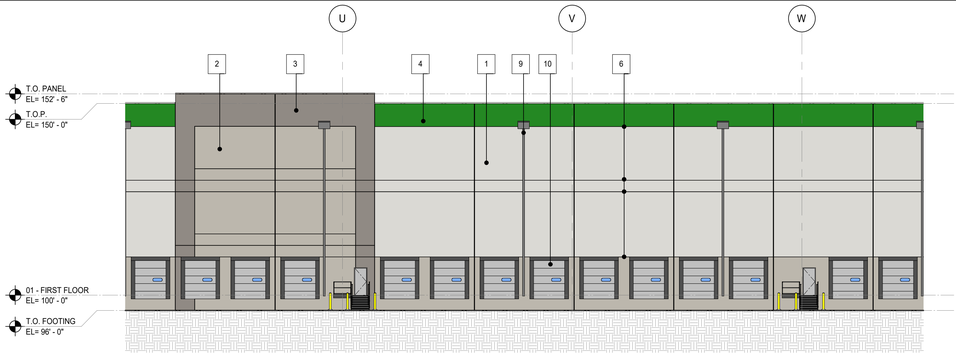
MSP-1



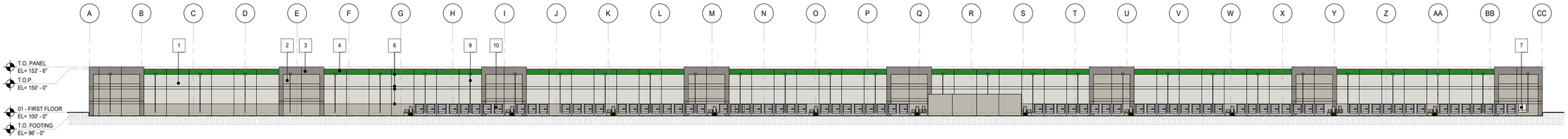
1 ELEVATION - NORTH
1" = 50'-0"



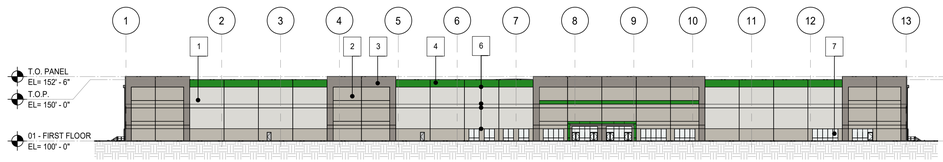
2 ELEVATION - EAST
1" = 50'-0"



5 ENLARGED ELEVATION - SOUTH
1/16" = 1'-0"



3 ELEVATION - SOUTH
1" = 50'-0"



4 ELEVATION - WEST
1" = 50'-0"



6 ENLARGED ELEVATION - WEST
1/16" = 1'-0"

MATERIAL & KEYNOTE LEGEND

1	CONCRETE TILT-UP PANEL PAINT SHERWIN WILLIAMS SW 7646 - "FIRST STAR"	6	PAINTED REVEAL
2	CONCRETE TILT-UP PANEL PAINT SHERWIN WILLIAMS SW 7016 - "MINDFUL GRAY"	7	VISION GLASS IN ANODIZED ALUMINUM FRAME
3	CONCRETE TILT-UP PANEL PAINT SHERWIN WILLIAMS SW 7018 - "DOVE TAIL"	8	ALUMINUM COMPOSITE MATERIAL CANOPY
4	CONCRETE TILT-UP PANEL PAINT HEX #248823 - "WEB FOREST GREEN"	9	PREFINISHED COLLECTOR BOX AND DOWNSPOUT
5	INSULATED METAL PANEL LIGHT GREY	10	OVERHEAD DOCK DOOR



7 ENTRANCE PERSPECTIVE

RSP

RSP Architects
600 West 6th Street
Suite 100
Fort Worth, TX 76102
682.200.0340
rsparch.com

CONSULTANTS

PROJECT FOR

HFL1 - ONE GROCERY

Project No.	2427.016.00
Drawn By	ABE
Checked By	EH
Date	12/22/2025

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

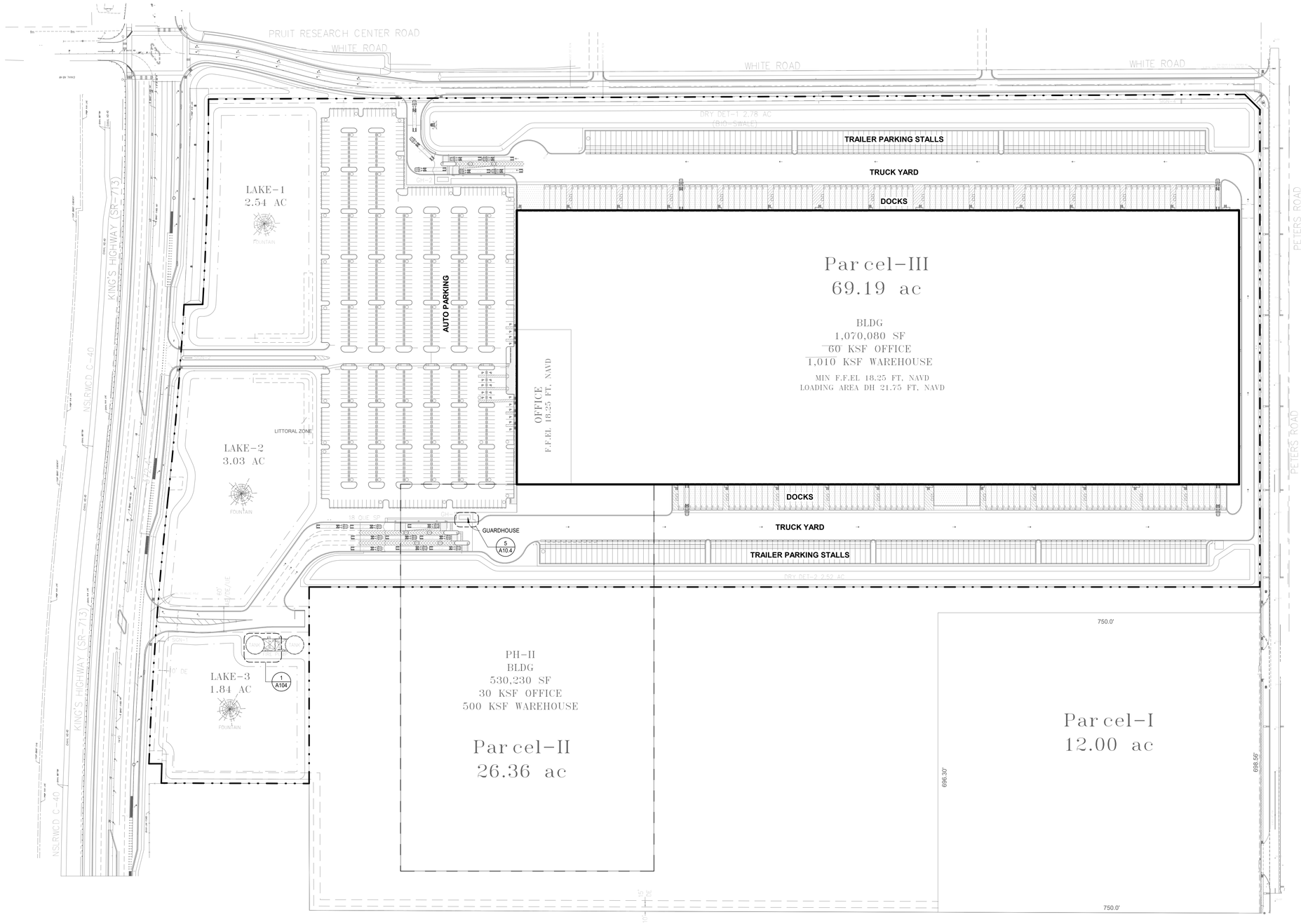
© Copyright RSP Architects 2024. All rights reserved.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

A4.01



1 **CONCEPT SITE PLAN**
1" = 100'-0"

NORTH

100' 50' 0' 100' 200'
SCALE : 1" = 100'-0"

RSP Architects
600 West 6th Street
Suite 100
Fort Worth, TX 76102
682.200.0340
rsparch.com

CONSULTANTS

PROJECT FOR
HFL1 - ONE GROCERY

Project No.	2427.016.00
Drawn By	KMS
Checked By	EH
Date	12/22/2025

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

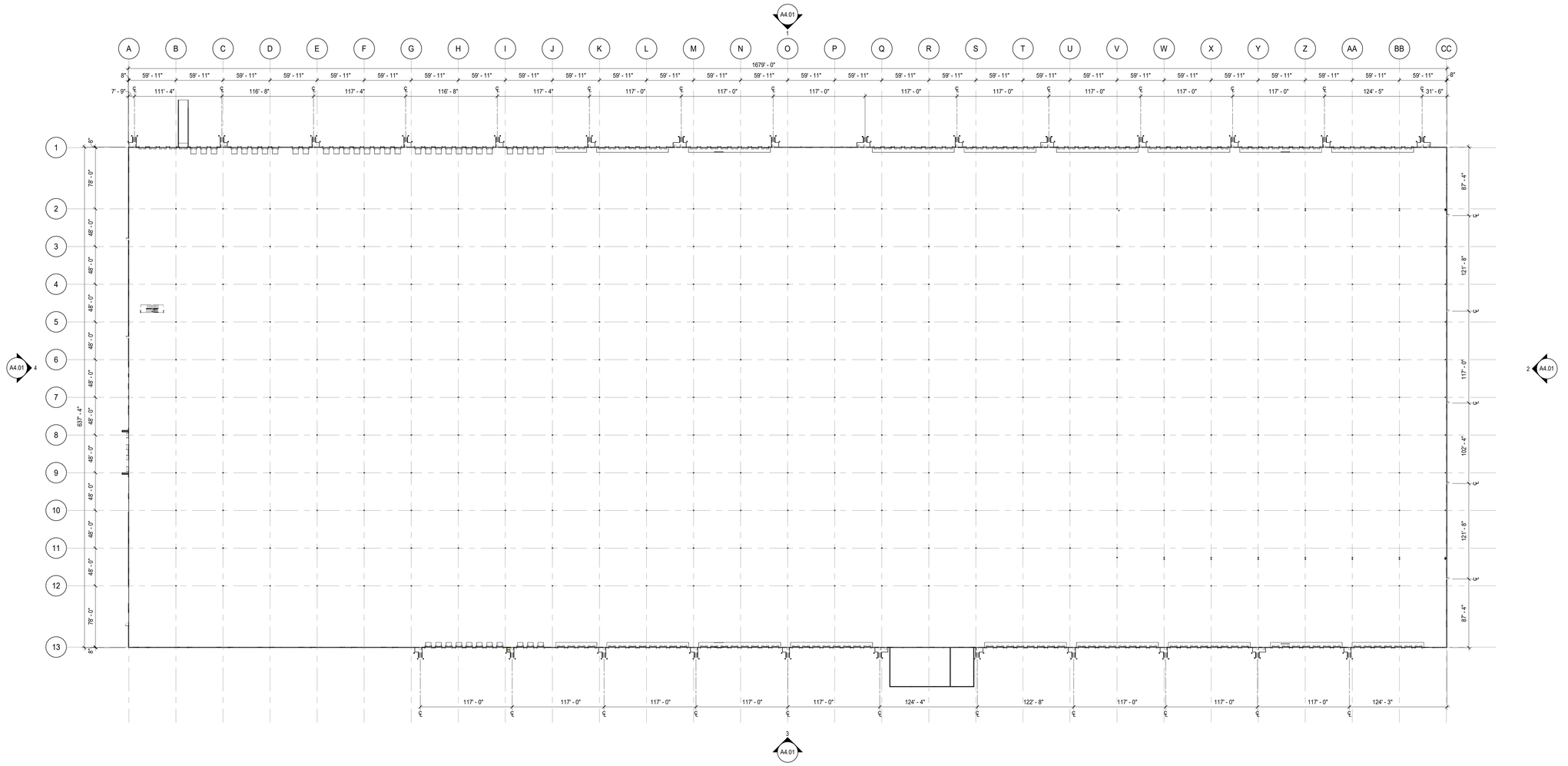
© Copyright RSP Architects 2024. All rights reserved.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

ARCHITECTURAL
SITE PLAN

A0.00



1 **CONCEPT FLOOR PLAN**
1" = 60'-0"

NORTH

RSP Architects
600 West 6th Street
Suite 100
Fort Worth, TX 76102
682.200.0340
rsparch.com

CONSULTANTS

PROJECT FOR

HFL1 - ONE GROCERY

Project No.	2427.016.00
Drawn By	ABE
Checked By	EH
Date	12/22/2025

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

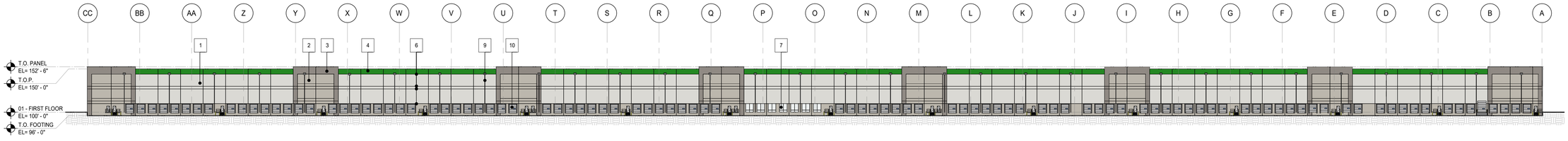
© Copyright RSP Architects 2024. All rights reserved.

ISSUES / REVISIONS

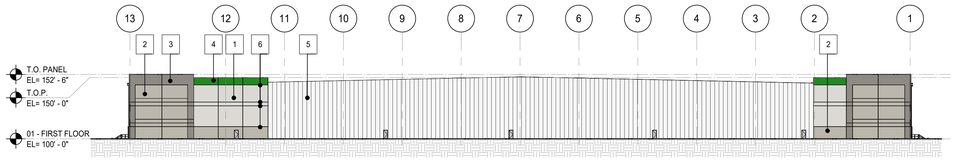
NO.	DATE	DESCRIPTION

OVERALL FLOOR PLAN

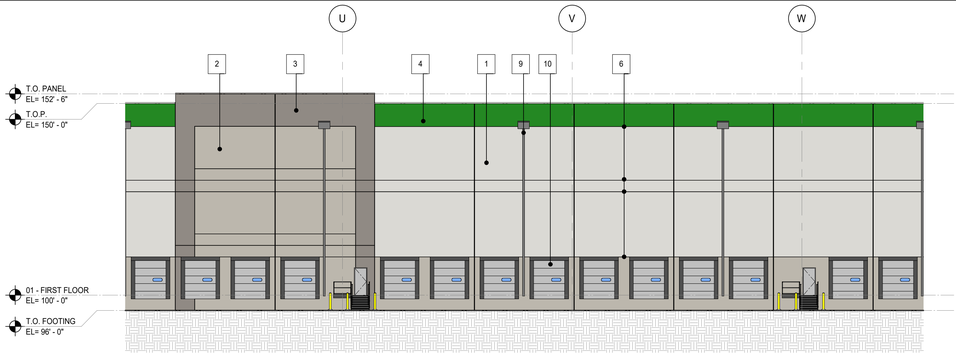
A1.01



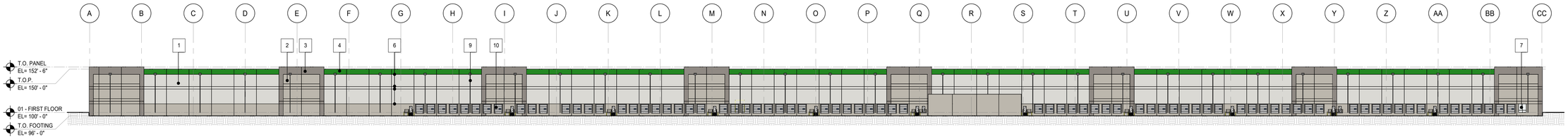
1 ELEVATION - NORTH
1" = 50'-0"



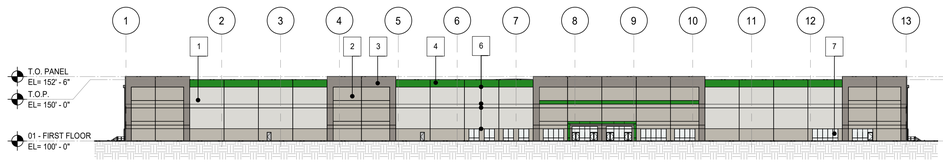
2 ELEVATION - EAST
1" = 50'-0"



5 ENLARGED ELEVATION - SOUTH
1/16" = 1'-0"



3 ELEVATION - SOUTH
1" = 50'-0"



4 ELEVATION - WEST
1" = 50'-0"



6 ENLARGED ELEVATION - WEST
1/16" = 1'-0"

MATERIAL & KEYNOTE LEGEND

1	CONCRETE TILT-UP PANEL PAINT SHERWIN WILLIAMS SW 7646 - "FIRST STAR"	6	PAINTED REVEAL
2	CONCRETE TILT-UP PANEL PAINT SHERWIN WILLIAMS SW 7016 - "MINDFUL GRAY"	7	VISION GLASS IN ANODIZED ALUMINUM FRAME
3	CONCRETE TILT-UP PANEL PAINT SHERWIN WILLIAMS SW 7018 - "DOVE TAIL"	8	ALUMINUM COMPOSITE MATERIAL CANOPY
4	CONCRETE TILT-UP PANEL PAINT HEX #248823 - "WEB FOREST GREEN"	9	PREFINISHED COLLECTOR BOX AND DOWNSPOUT
5	INSULATED METAL PANEL LIGHT GREY	10	OVERHEAD DOCK DOOR



7 ENTRANCE PERSPECTIVE

RSP

RSP Architects
600 West 6th Street
Suite 100
Fort Worth, TX 76102
682.200.0340
rsparch.com

CONSULTANTS

PROJECT FOR

HFL1 - ONE GROCERY

Project No.	2427.016.00
Drawn By	ABE
Checked By	EH
Date	12/22/2025

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

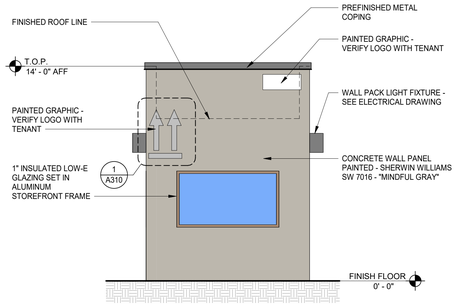
© Copyright RSP Architects 2024. All rights reserved.

ISSUES / REVISIONS

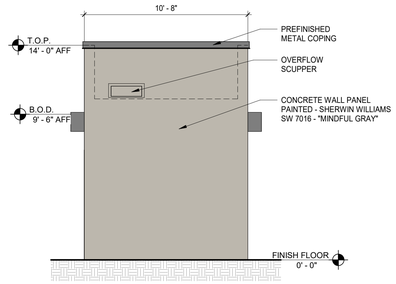
NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

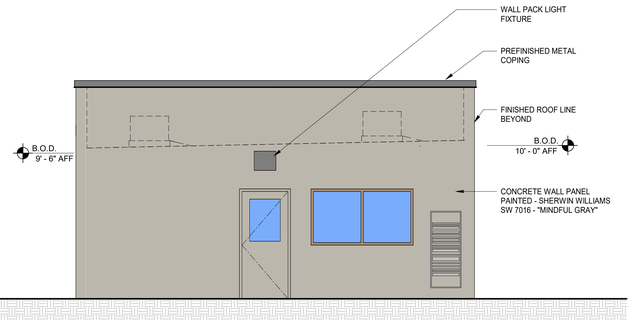
A4.01



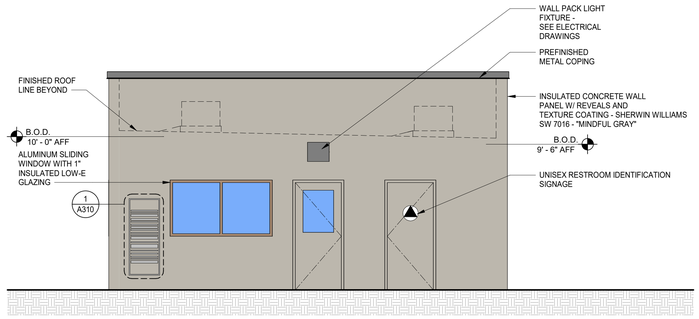
1 GUARD HOUSE ELEVATION - WEST
1/4" = 1'-0"



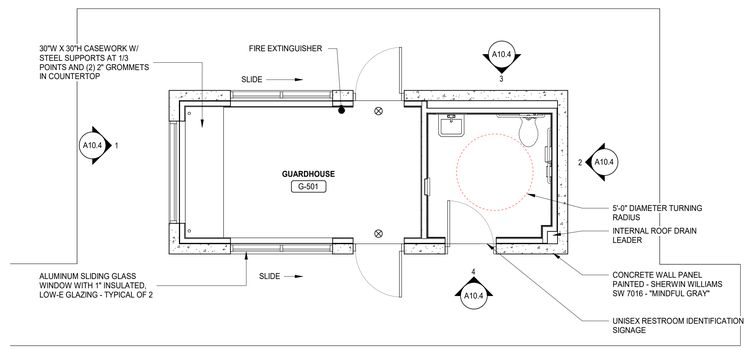
2 GUARD HOUSE ELEVATION - EAST
1/4" = 1'-0"



3 GUARD HOUSE ELEVATION - SOUTH
1/4" = 1'-0"

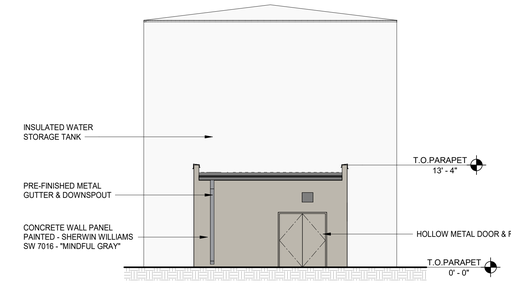


4 GUARD HOUSE ELEVATION - NORTH
1/4" = 1'-0"

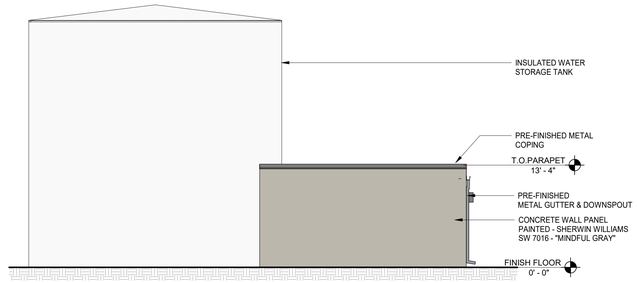


5 GUARDHOUSE FLOOR PLAN
1/4" = 1'-0"

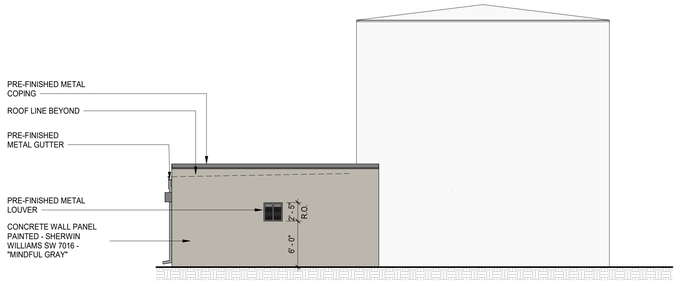
NORTH



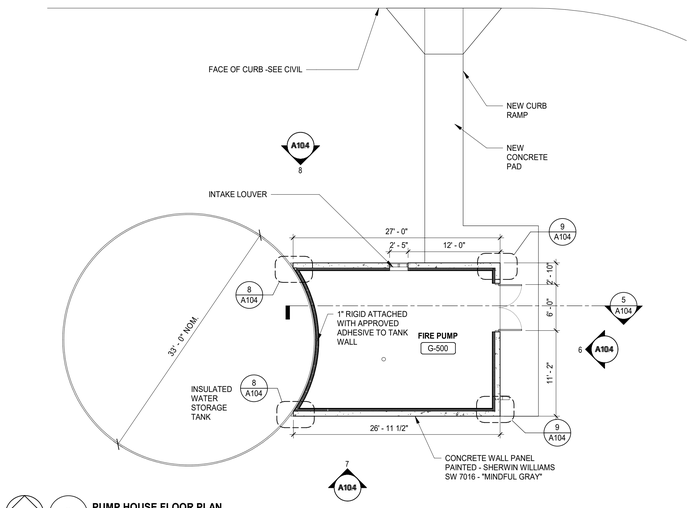
6 PUMP HOUSE ELEVATION - EAST
1/8" = 1'-0"



7 PUMP HOUSE ELEVATION - SOUTH
1/8" = 1'-0"



8 PUMP HOUSE ELEVATION - NORTH
1/8" = 1'-0"



9 PUMP HOUSE FLOOR PLAN
1/8" = 1'-0"

NORTH

RSP

RSP Architects
600 West 6th Street
Suite 100
Fort Worth, TX 76102
682.200.0340
rsparch.com

CONSULTANTS

PROJECT FOR

HFL1 - ONE GROCERY

Project No.	2427.016.00
Drawn By	ABE
Checked By	EH
Date	12/22/25

NOTICE: The designs shown and described herein including all technical drawings, graphics, and models thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without express written permission of RSP Architects. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors and office personnel only in accordance with this Notice.

© Copyright RSP Architects 2024. All rights reserved.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

FIRE PUMP HOUSE PLANS AND ELEVATIONS

A10.4

Construction Plans & Specifications
For
Amazon One Grocery
HFL1

Kings Highway Commerce Park
Parcel-III

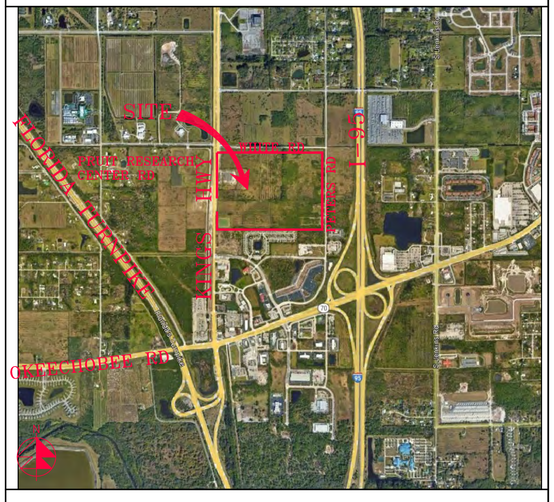
Section 24 Township 35S Range 39E
Fort Pierce, Florida

Developer

Scannel Properties #533, LLC

8801 River Crossing Blvd,
Suite 300,
Indianapolis, Indiana 46240

Aerial



Vicinity Map

Drawing Index

C1	Cover Sheet
C2	Pavement Marking Overall Plan
C3-C9	Pavement Marking Plans
C10	Grading, Paving, & Drainage Overall Plan
C11-C17	Grading, Paving, & Drainage Plans
C18	Water & Wastewater Overall Plan
C19-C25	Water & Wastewater Plans
C26-C29	Grading, Paving, & Drainage Details
C30	Sections
C31	Off-SiteSections
C32-C33	Water Details
C34-C35	Wastewater Details
C36-C38	Lift Station Details
C39	Pollution Prevention Plan

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

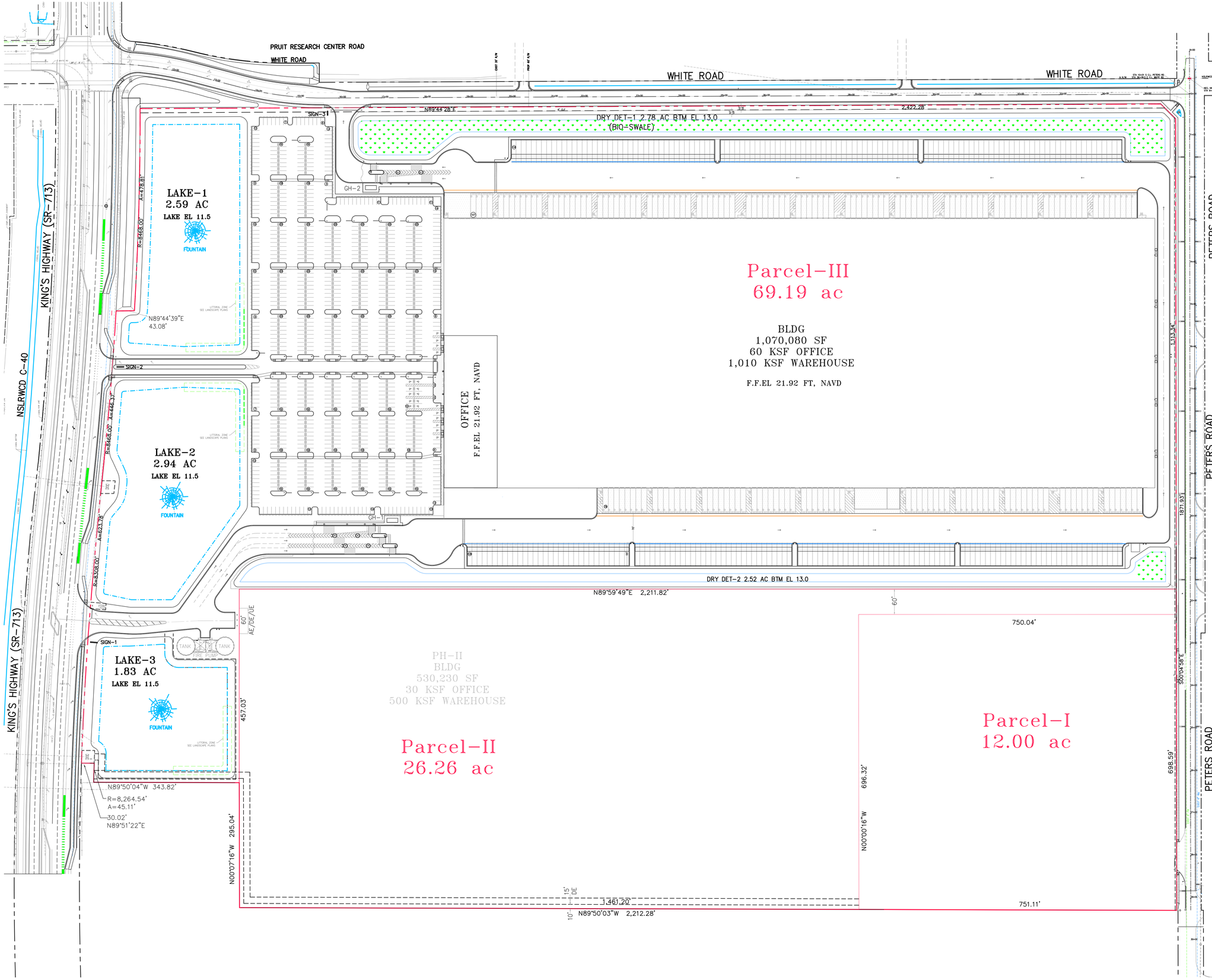
Cover Sheet

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	DDI	2509-1533

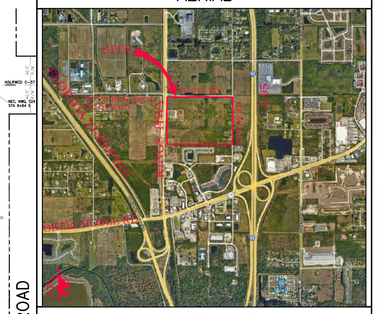
SEAL

COA 6986

SHEET NO.
C-1



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 100' 200'

SCALE: 1" = 100'

REVISIONS

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

Amazon One Grocery
HFL1

Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

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

LEGEND

19.7	PROP PAV'T EL
19.1	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

Overall Pavement Marking Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=100'	JHI	DDI	2409-1533

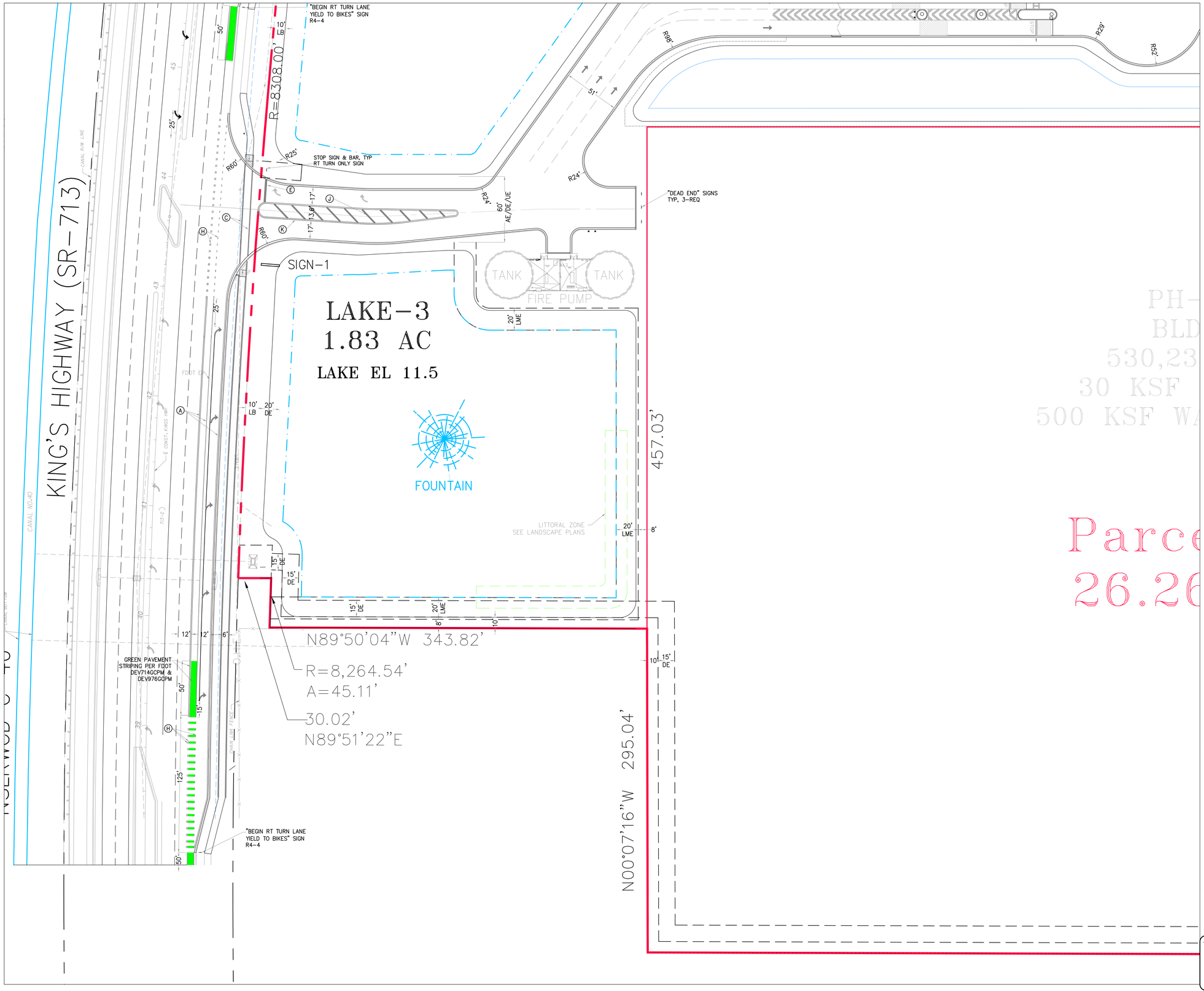
SEAL

COA 6986

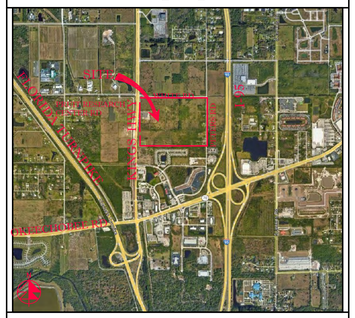
SHEET NO.

C-2

SEE SHT C-4

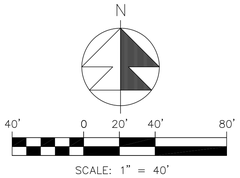


AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



SCALE: 1" = 40'

NOTES:

1. SOD ALL FDOT R/W DISTURBED BY CONSTRUCTION WITH COMMON BERMUDA SOD.
2. ALL STRIPING PERTAINING TO FDOT DRIVEWAY AND ROAD WIDENING SHALL BE THERMOPLASTIC.
3. GORE STRIPING RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT STANDARD INDEX 711-001.
4. ALL CONSTRUCTION IN FDOT R/W MUST BE PERFORMED ACCORDING TO THE APPLICABLE FDOT ROADWAY AND DRAINAGE DESIGN STANDARDS AND SPECIFICATIONS.
5. STD PARKING STALL STRIPING SHALL BE TRAFFIC PAINT ALL OTHER STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
6. 19"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
7. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
8. ALL HANDICAP RAMPS & DETECTABLE WARNINGS CONSTRUCTED IN ACCORD W/ DESIGN STD'S.
9. ALL CONSTRUCTION AND RESTORATION WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARDS INDEX AND THE FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.

STRIPING LEGEND	
(A)	6" SOLID WHITE
(B)	8" SOLID WHITE
(C)	12" SOLID WHITE
(D)	18" SOLID WHITE
(E)	24" SOLID WHITE
(F)	6" SKIP WHITE TYP (10'-30')
(G)	6" SKIP WHITE TYP (6'-10')
(H)	6" SKIP WHITE TYP (2'-4')
(I)	6" SOLID YELLOW
(J)	18" SOLID YELLOW
(K)	6" DOUBLE YELLOW
(L)	6" SKIP YELLOW (10'-30')
(M)	6" SKIP YELLOW TYP (6'-10')
(N)	6" SKIP YELLOW TYP (2'-4')
(P)	PRM BI-DIRECTIONAL AMBER/AMBER
(R)	FDP WHITE
(S)	FDP YELLOW
(T)	RPM BI-DIRECTIONAL WHITE/RED
(U)	RPM BI-DRIECTIONAL RED/YELLOW

LEGEND	
⊕19.7	PROP PAV'T EL
	EXIST EL
	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Pavement Marking Plan

JOB NO.	2409-1533
DRAWN BY	DDI
DESIGNED BY	JHI
SCALE	1"=40'
DATE	12/24/2025

SEAL

COA 6986

SHEET NO.
C-3

SEE SHT C-5

N89°44'39"E
43.08'

LITTORAL ZONE
SEE LANDSCAPE PLANS

NSLRWCD C-40

CANAL R/W LINE

CANAL BOTTOM

CANAL R/C-40

STOP SIGN & BAR, TYP
RT TURN ONLY SIGN

SIGN-2

R35'

R25'

R15'

R5'

R10' TYP

STOP SIGN & BAR TYP

BIKE RACKS

R=8468.00' A=446.37'

LITTORAL ZONE
SEE LANDSCAPE PLANS

LAKE-2
2.94 AC
LAKE EL 11.5

FOUNTAIN

GREEN PAVEMENT STRIPING PER FDOT DEV714GCPM & DEV976GCPM

R=8308.00' A=623.78'

"BEGIN RT TURN LANE YIELD TO BIKES" SIGN R4-4

10' LB

STOP SIGN & BAR, TYP
RT TURN ONLY SIGN

R60'

R24'

60' AE/DE/UE

"DEAD END" SIGNS TYP, 3-REQ

SIGN-1

TANK

TANK

FIRE PUMP

20' LME

LAKE-3
1.83 AC
LAKE EL 11.5

GH-1

R61'

R98'

R24'

R29'

R52'

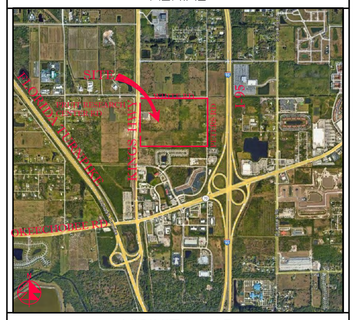
51'

PH-II
BLDG
530,230

SEE SHT C-6

SEE SHT C-3

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. SOD ALL FDOT R/W DISTURBED BY CONSTRUCTION WITH COMMON BERMUDA SOD.
2. ALL STRIPING PERTAINING TO FDOT DRIVEWAY AND ROAD WIDENING SHALL BE THERMOPLASTIC.
3. GORE STRIPING RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT STANDARD INDEX 711-001.
4. ALL CONSTRUCTION IN FDOT R/W MUST BE PERFORMED ACCORDING TO THE APPLICABLE FDOT ROADWAY AND DRAINAGE DESIGN STANDARDS AND SPECIFICATIONS.
5. STD PARKING STALL STRIPING SHALL BE TRAFFIC PAINT ALL OTHER STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
6. 19"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
7. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
8. ALL HANDICAP RAMPS & DETECTABLE WARNINGS CONSTRUCTED IN ACCORD W/ DESIGN STD'S.
9. ALL CONSTRUCTION AND RESTORATION WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARDS INDEX AND THE FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.

STRIPING LEGEND	
(A)	6" SOLID WHITE
(B)	8" SOLID WHITE
(C)	12" SOLID WHITE
(D)	18" SOLID WHITE
(E)	24" SOLID WHITE
(F)	6" SKIP WHITE TYP (10'-30')
(G)	6" SKIP WHITE TYP (6'-10')
(H)	6" SKIP WHITE TYP (2'-4')
(J)	6" SOLID YELLOW
(K)	18" SOLID YELLOW
(X)	6" DOUBLE YELLOW
(L)	6" SKIP YELLOW (10'-30')
(M)	6" SKIP YELLOW TYP (6'-10')
(N)	6" SKIP YELLOW TYP (2'-4')
(P)	PRM BI-DIRECTIONAL AMBER/AMBER
(R)	FDP WHITE
(S)	FDP YELLOW
(T)	RPM BI-DIRECTIONAL WHITE/RED
(U)	RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
DCVA	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Pavement Marking Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.
C-4

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

LAKE-1
2.59 AC
LAKE EL 11.5

FOUNTAIN

R=8468.00'
A=478.81'

N89°44'39"E
43.08'

LITTORAL ZONE
SEE LANDSCAPE PLANS

SEE WHITE RD PLANS
FOR ROADWAY STRIPING

N89°44'28"E

SIGN-1

SIGN-2

SIGN-3

GH-2

STOP SIGN & BAR
"DO NOT ENTER" SIGN
TYP, 2-REQ

STOP SIGN & BAR, TYP
RT TURN ONLY SIGN

STOP SIGN & BAR
TYP

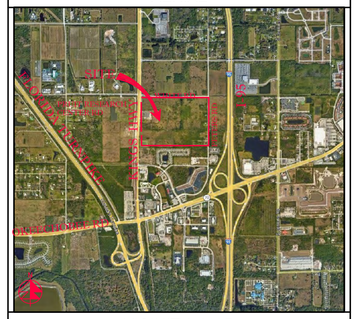
BIKE RACKS

SEE SHT C-7

SEE SHT C-4

NAVD

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. SOD ALL FDOT R/W DISTURBED BY CONSTRUCTION WITH COMMON BERMUDA SOD.
2. ALL STRIPING PERTAINING TO FDOT DRIVEWAY AND ROAD WIDENING SHALL BE THERMOPLASTIC.
3. GORE STRIPING RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT STANDARD INDEX 711-001.
4. ALL CONSTRUCTION IN FDOT R/W MUST BE PERFORMED ACCORDING TO THE APPLICABLE FDOT ROADWAY AND DRAINAGE DESIGN STANDARDS AND SPECIFICATIONS.
5. STD PARKING STALL STRIPING SHALL BE TRAFFIC PAINT ALL OTHER STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
6. 19"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
7. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
8. ALL HANDICAP RAMPS & DETECTABLE WARNINGS CONSTRUCTED IN ACCORD W/ DESIGN STD'S.
9. ALL CONSTRUCTION AND RESTORATION WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARDS INDEX AND THE FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.

STRIPING LEGEND	
(A)	6" SOLID WHITE
(B)	8" SOLID WHITE
(C)	12" SOLID WHITE
(D)	18" SOLID WHITE
(E)	24" SOLID WHITE
(F)	6" SKIP WHITE TYP (10'-30')
(G)	6" SKIP WHITE TYP (6'-10')
(H)	6" SKIP WHITE TYP (2'-4')
(I)	6" SOLID YELLOW
(J)	18" SOLID YELLOW
(K)	6" DOUBLE YELLOW
(L)	6" SKIP YELLOW (10'-30')
(M)	6" SKIP YELLOW TYP (6'-10')
(N)	6" SKIP YELLOW TYP (2'-4')
(P)	PRM BI-DIRECTIONAL AMBER/AMBER
(R)	FDP WHITE
(S)	FDP YELLOW
(T)	RPM BI-DIRECTIONAL WHITE/RED
(U)	RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
⊕19.7	PROP PAV'T EL
19.7	EXIST EL
	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Pavement Marking Plan

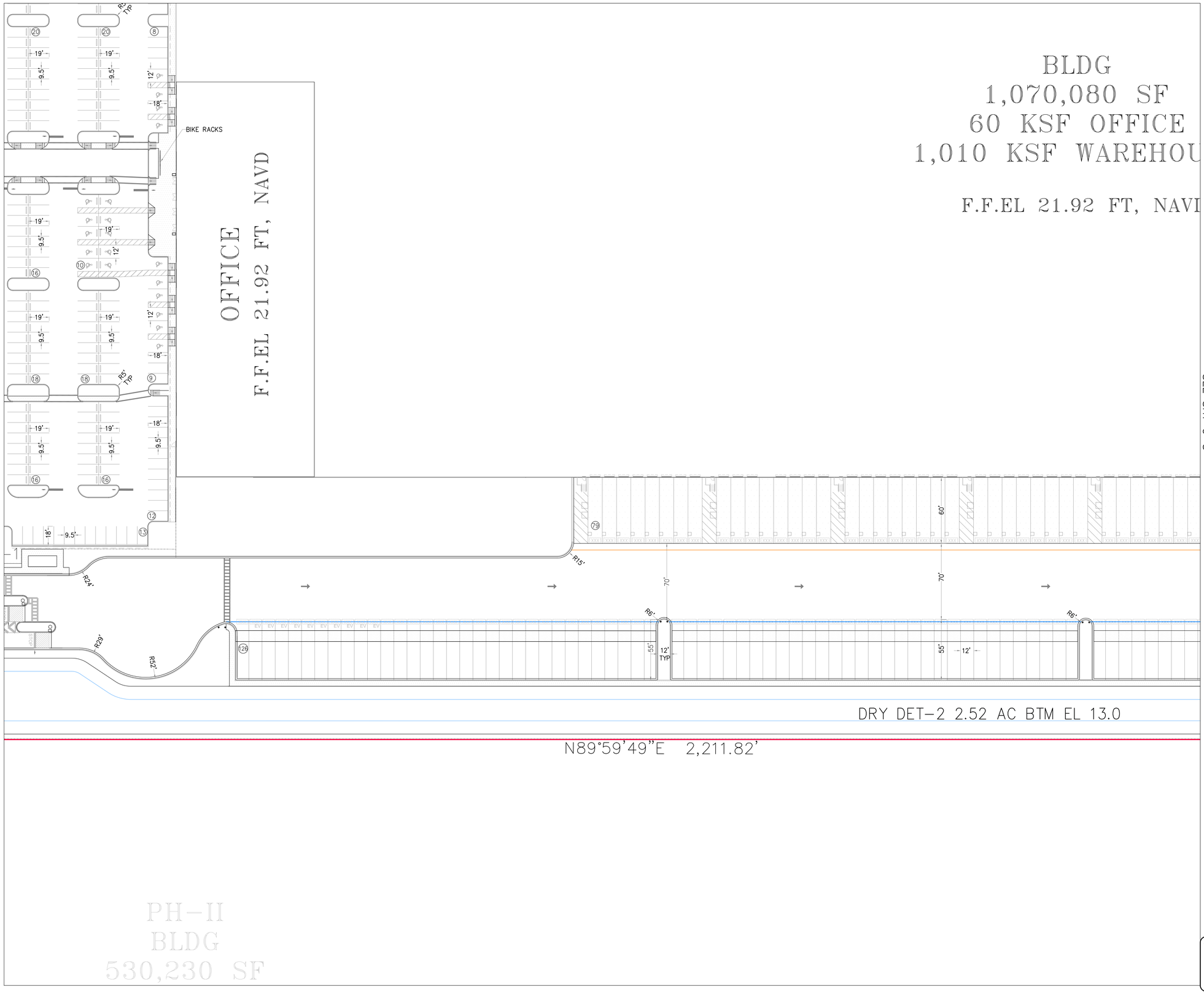
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.
C-5

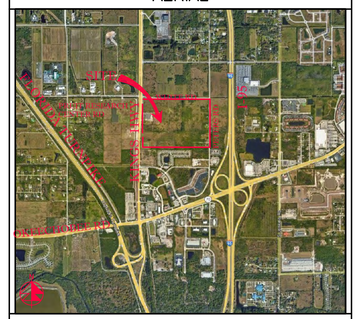
SEE SHT C-7



SEE SHT C-4

SEE SHT C-8

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. SOD ALL FDOT R/W DISTURBED BY CONSTRUCTION WITH COMMON BERMUDA SOD.
2. ALL STRIPING PERTAINING TO FDOT DRIVEWAY AND ROAD WIDENING SHALL BE THERMOPLASTIC.
3. GORE STRIPING RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT STANDARD INDEX 711-001.
4. ALL CONSTRUCTION IN FDOT R/W MUST BE PERFORMED ACCORDING TO THE APPLICABLE FDOT ROADWAY AND DRAINAGE DESIGN STANDARDS AND SPECIFICATIONS.
5. STD PARKING STALL STRIPING SHALL BE TRAFFIC PAINT ALL OTHER STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
6. 19"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
7. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
8. ALL HANDICAP RAMPS & DETECTABLE WARNINGS CONSTRUCTED IN ACCORD W/ DESIGN STD'S.
9. ALL CONSTRUCTION AND RESTORATION WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARDS INDEX AND THE FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.

STRIPING LEGEND
(A) 6" SOLID WHITE
(B) 8" SOLID WHITE
(C) 12" SOLID WHITE
(D) 18" SOLID WHITE
(E) 24" SOLID WHITE
(F) 6" SKIP WHITE TYP (10'-30')
(G) 6" SKIP WHITE TYP (6'-10')
(H) 6" SKIP WHITE TYP (2'-4')
(I) 6" SOLID YELLOW
(J) 18" SOLID YELLOW
(K) 6" DOUBLE YELLOW
(L) 6" SKIP YELLOW (10'-30')
(M) 6" SKIP YELLOW TYP (6'-10')
(N) 6" SKIP YELLOW TYP (2'-4')
(P) PRM BI-DIRECTIONAL AMBER/AMBER
(R) FDP WHITE
(S) FDP YELLOW
(T) RPM BI-DIRECTIONAL WHITE/RED
(U) RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
S	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VALVE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Pavement Marking Plan

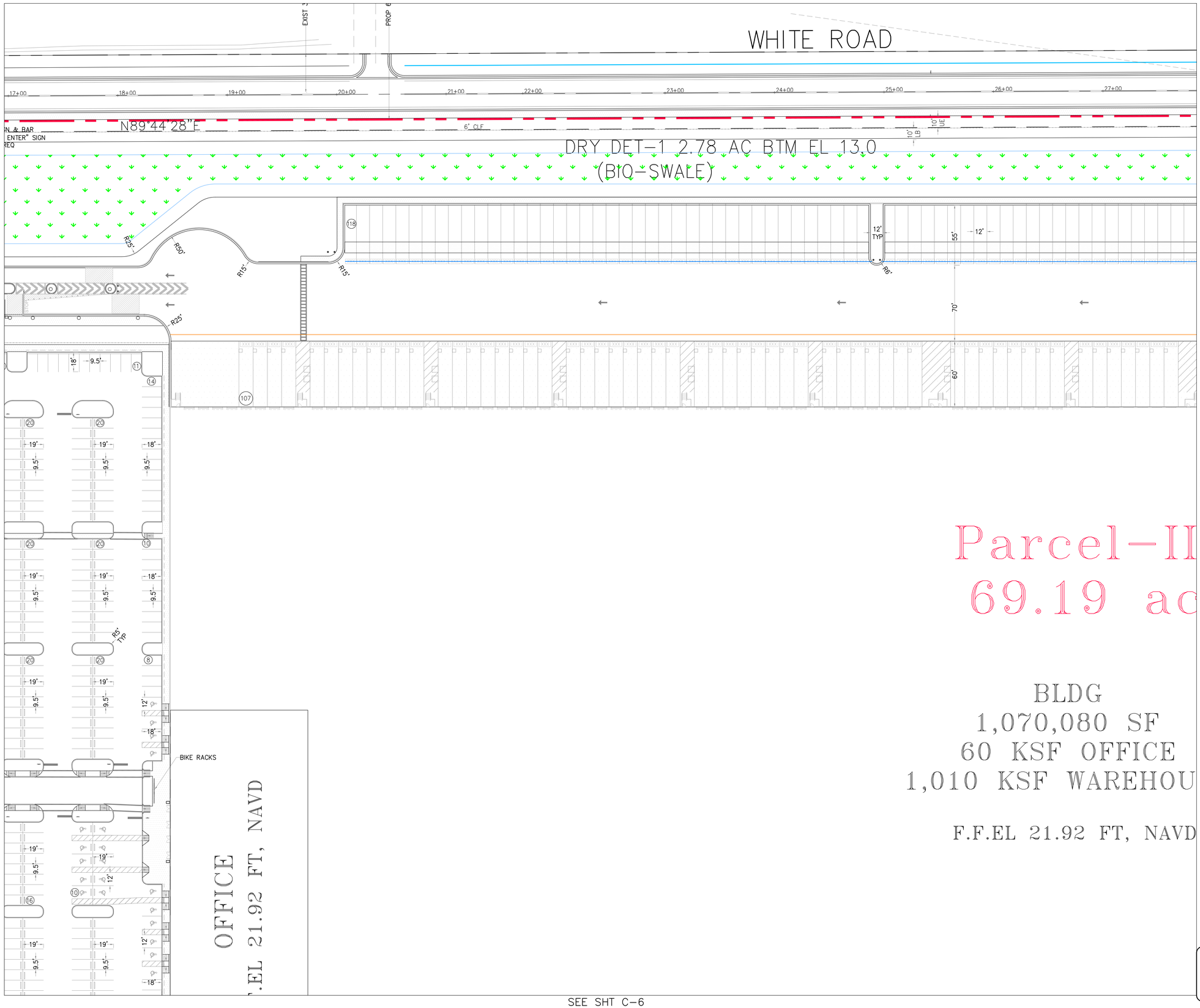
JOB NO.	DRAWN BY	DESIGNED BY	SCALE	DATE
2409-1533	DDI	JHI	1"=40'	12/24/2025

SEAL

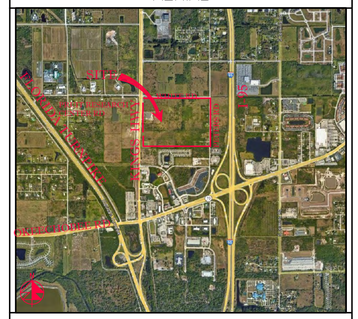
COA 6986

SHEET NO.

C-6



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. SOD ALL FDOT R/W DISTURBED BY CONSTRUCTION WITH COMMON BERMUDA SOD.
2. ALL STRIPING PERTAINING TO FDOT DRIVEWAY AND ROAD WIDENING SHALL BE THERMOPLASTIC.
3. GORE STRIPING RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT STANDARD INDEX 711-001.
4. ALL CONSTRUCTION IN FDOT R/W MUST BE PERFORMED ACCORDING TO THE APPLICABLE FDOT ROADWAY AND DRAINAGE DESIGN STANDARDS AND SPECIFICATIONS.
5. STD PARKING STALL STRIPING SHALL BE TRAFFIC PAINT ALL OTHER STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
6. 19'-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
7. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
8. ALL HANDICAP RAMPS & DETECTABLE WARNINGS CONSTRUCTED IN ACCORD W/ DESIGN STD'S.
9. ALL CONSTRUCTION AND RESTORATION WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARDS INDEX AND THE FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.

STRIPING LEGEND	
(A)	6" SOLID WHITE
(B)	8" SOLID WHITE
(C)	12" SOLID WHITE
(D)	18" SOLID WHITE
(E)	24" SOLID WHITE
(F)	6" SKIP WHITE TYP (10'-30')
(G)	6" SKIP WHITE TYP (6'-10')
(H)	6" SKIP WHITE TYP (2'-4')
(I)	6" SOLID YELLOW
(J)	18" SOLID YELLOW
(K)	6" DOUBLE YELLOW
(L)	6" SKIP YELLOW (10'-30')
(M)	6" SKIP YELLOW TYP (6'-10')
(N)	6" SKIP YELLOW TYP (2'-4')
(P)	PRM BI-DIRECTIONAL AMBER/AMBER
(R)	FDP WHITE
(S)	FDP YELLOW
(T)	RPM BI-DIRECTIONAL WHITE/RED
(U)	RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
S	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VALVE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Pavement Marking Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.
C-7

SEE SHT C-9

SEE SHT C-6

BLDG
070,080 SF
KSF OFFICE
KSF WAREHOUSE

L 21.92 FT, NAVD

C BTM EL 13.0

PETERS ROAD

1,113.34'

1871.93'

S00°04'58"E

750.04'

60'

69'

70'

55'

33.7'

R15'

R30'

R6'

R6'

R15'

R15.1'

12' TYP

16+00

17+00

18+00

19+00

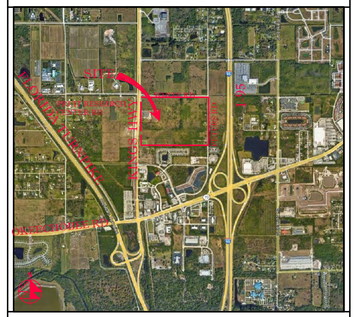
20+00

21+00

22+00

23+00

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. SOD ALL FDOT R/W DISTURBED BY CONSTRUCTION WITH COMMON BERMUDA SOD.
2. ALL STRIPING PERTAINING TO FDOT DRIVEWAY AND ROAD WIDENING SHALL BE THERMOPLASTIC.
3. GORE STRIPING RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT STANDARD INDEX 711-001.
4. ALL CONSTRUCTION IN FDOT R/W MUST BE PERFORMED ACCORDING TO THE APPLICABLE FDOT ROADWAY AND DRAINAGE DESIGN STANDARDS AND SPECIFICATIONS.
5. STD PARKING STALL STRIPING SHALL BE TRAFFIC PAINT ALL OTHER STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
6. 19"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
7. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
8. ALL HANDICAP RAMPS & DETECTABLE WARNINGS CONSTRUCTED IN ACCORD W/ DESIGN STD'S.
9. ALL CONSTRUCTION AND RESTORATION WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARDS INDEX AND THE FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.

STRIPING LEGEND	
(A)	6" SOLID WHITE
(B)	8" SOLID WHITE
(C)	12" SOLID WHITE
(D)	18" SOLID WHITE
(E)	24" SOLID WHITE
(F)	6" SKIP WHITE TYP (10'-30')
(G)	6" SKIP WHITE TYP (6'-10')
(H)	6" SKIP WHITE TYP (2'-4')
(I)	6" SOLID YELLOW
(J)	18" SOLID YELLOW
(K)	6" DOUBLE YELLOW
(L)	6" SKIP YELLOW (10'-30')
(M)	6" SKIP YELLOW TYP (6'-10')
(N)	6" SKIP YELLOW TYP (2'-4')
(P)	PRM BI-DIRECTIONAL AMBER/AMBER
(R)	FDP WHITE
(S)	FDP YELLOW
(T)	RPM BI-DIRECTIONAL WHITE/RED
(U)	RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
@19.7	PROP PAV'T EL
19.7'	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
S	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VALVE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

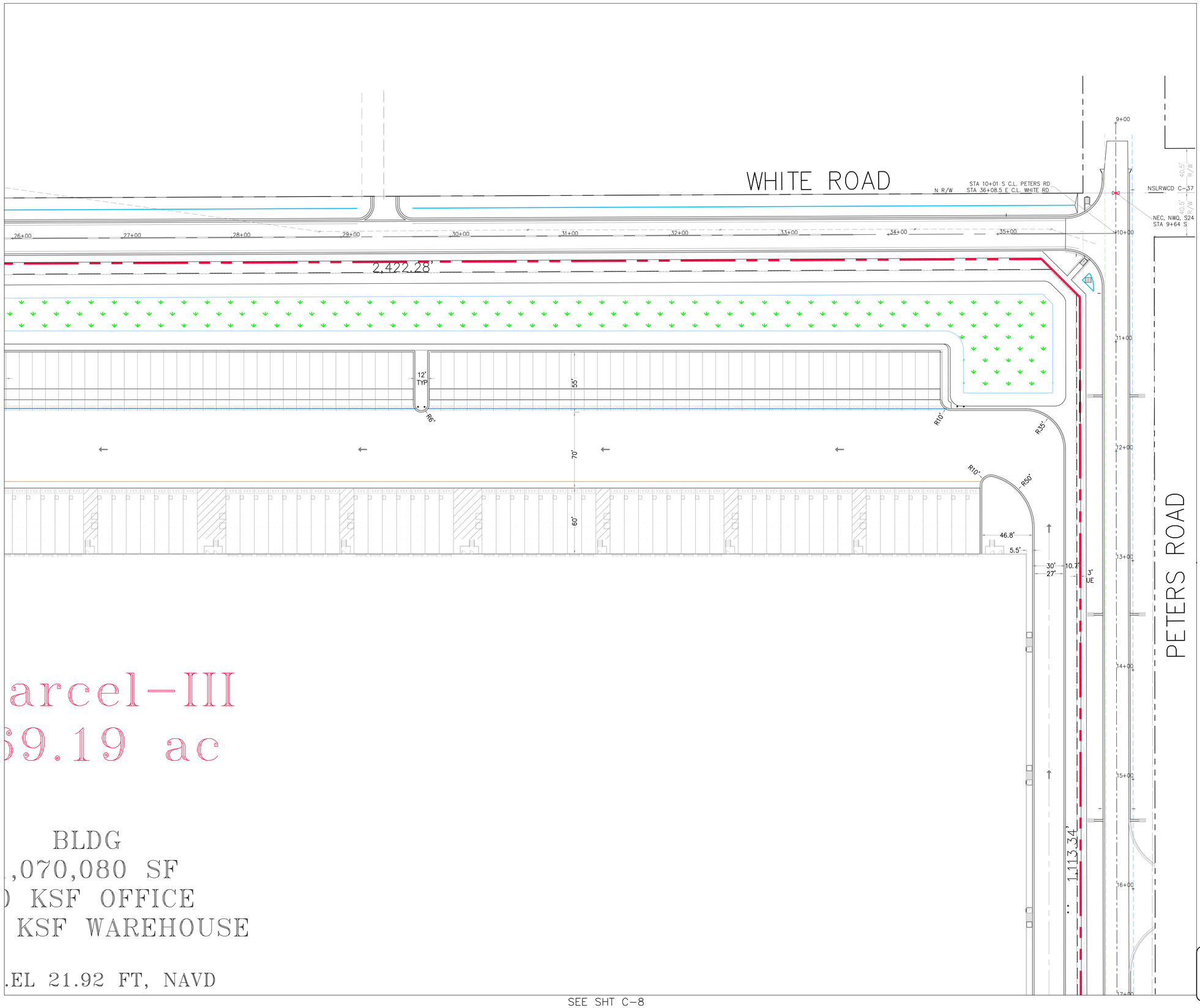
Pavement Marking Plan

JOB NO.	2409-1533
DRAWN BY	DDI
DESIGNED BY	JHI
SCALE	1"=40'
DATE	12/24/2025

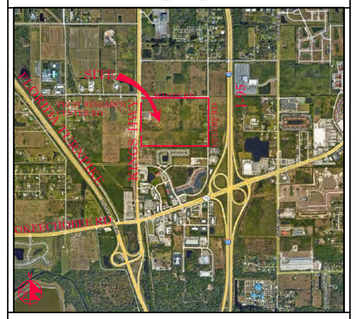
SEAL

COA 6986

SHEET NO.
C-8



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. SOD ALL FDOT R/W DISTURBED BY CONSTRUCTION WITH COMMON BERMUDA SOD.
2. ALL STRIPING PERTAINING TO FDOT DRIVEWAY AND ROAD WIDENING SHALL BE THERMOPLASTIC.
3. GORE STRIPING RAISED PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT STANDARD INDEX 711-001.
4. ALL CONSTRUCTION IN FDOT R/W MUST BE PERFORMED ACCORDING TO THE APPLICABLE FDOT ROADWAY AND DRAINAGE DESIGN STANDARDS AND SPECIFICATIONS.
5. STD PARKING STALL STRIPING SHALL BE TRAFFIC PAINT ALL OTHER STRIPING & PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
6. 19"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS).
7. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
8. ALL HANDICAP RAMPS & DETECTABLE WARNINGS CONSTRUCTED IN ACCORD W/ DESIGN STD'S.
9. ALL CONSTRUCTION AND RESTORATION WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARDS INDEX AND THE FDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.

STRIPING LEGEND
(A) 6" SOLID WHITE
(B) 8" SOLID WHITE
(C) 12" SOLID WHITE
(D) 18" SOLID WHITE
(E) 24" SOLID WHITE
(F) 6" SKIP WHITE TYP (10'-30')
(G) 6" SKIP WHITE TYP (6'-10')
(H) 6" SKIP WHITE TYP (2'-4')
(I) 6" SOLID YELLOW
(J) 18" SOLID YELLOW
(K) 6" DOUBLE YELLOW
(L) 6" SKIP YELLOW (10'-30')
(M) 6" SKIP YELLOW TYP (6'-10')
(N) 6" SKIP YELLOW TYP (2'-4')
(P) PRM BI-DIRECTIONAL AMBER/AMBER
(R) FDP WHITE
(S) FDP YELLOW
(T) RPM BI-DIRECTIONAL WHITE/RED
(U) RPM BI-DIRECTIONAL RED/YELLOW

LEGEND	
@19.7	PROP PAV'T EL
19.7'	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
S	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Pavement Marking Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.
C-9

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

WHITE ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

NSLRWCD C-40

KING'S HIGHWAY (SR-713)

PETERS ROAD

PETERS ROAD

PETERS ROAD

SIGN-3

SIGN-2

SIGN-1

DRY DET-1 2.78 AC BTM EL 13.0
(BIO-SWALE)

DRY DET-2 2.52 AC BTM EL 13.0

LAKE-1
2.59 AC
LAKE EL 11.5

FOUNTAIN

LAKE-2
2.94 AC
LAKE EL 11.5

FOUNTAIN

LAKE-3
1.83 AC
LAKE EL 11.5

FOUNTAIN

TANK

TANK

FIRE PUMP

GH-1

GH-2

Parcel-III
69.19 ac

BLDG
1,070,080 SF
60 KSF OFFICE
1,010 KSF WAREHOUSE

F.F.EL 21.92 FT, NAVD

OFFICE
F.F.EL 21.92 FT, NAVD

PH-II
BLDG
530,230 SF
30 KSF OFFICE
500 KSF WAREHOUSE

Parcel-II
26.26 ac

Parcel-I
12.00 ac

750.04'

751.11'

696.32'

N00°00'16"W

698.59'

S00°04'58"E

1,113.34'

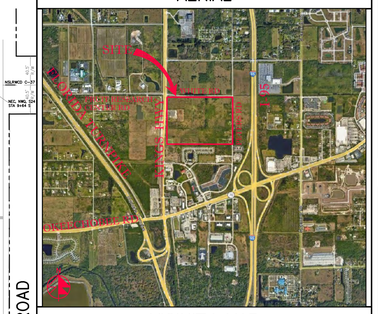
1871.93'

60'
AE/DE/UE

15'
DE

10'

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 100' 200'

SCALE: 1" = 100'

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

LEGEND

⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Overall Grading, Paving, & Drainage Plan

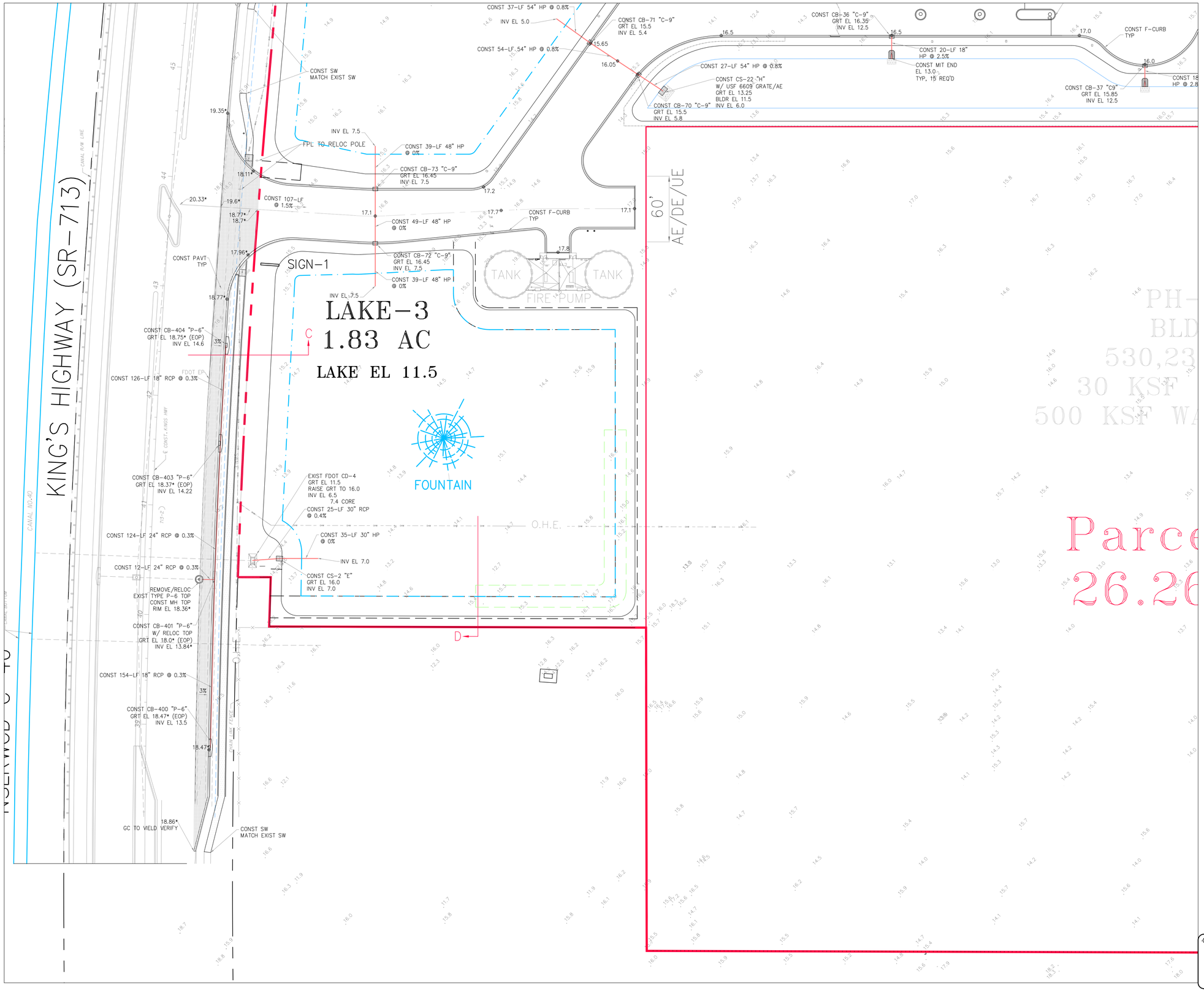
JOB NO.	2409-1533
DRAWN BY	DDI
DESIGNED BY	JHI
SCALE	1" = 100'
DATE	12/24/2025

SEAL

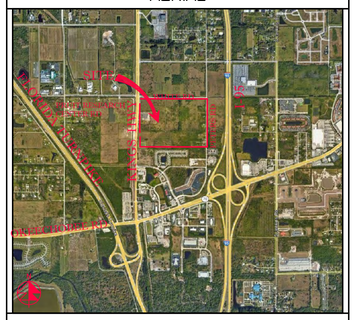
COA 6986

SHEET NO.
C-10

SEE SHT C-12

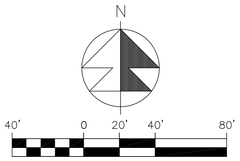


AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



SCALE: 1" = 40'

NOTES:

1. GRATE EL OF TYPE-9 INLETS ARE AT THE GUTTER FLOWLINE.
2. TYPE "C-9" STRUCTURES SHALL BE TYPE "C" BOX WITH TYPE "9" GRATE PER FDOT INDEX 425-052.
3. ALL OTHER INLET GRATES SHALL BE USF HEAVY DUTY LOADING GRATES. CS-11 & CS-22 SHALL USE STEEL USF 6609 GRATE /AE.
4. ALL EXIST INFO & TOPO ARE PER MACELLAN SURVEYING & MAPPING, INC., DWG # 21-020. ALL ELEV'S ARE IN FT, NAVD 1988.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES, PIPES, SUBGRADE MATERIAL, BASE MATERIAL, ASPHALT PAVEMENT SPEC, CONCRETE MIX DESIGN AT THE MINIMUM PRIOR TO CONSTRUCTION.
6. INLETS SHALL BE PROTECTED DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
7. ALL CATCH BASINS LOCATED IN E/F-CURB SHALL HAVE USF 6168 FRAME & GRATE.
8. ALL CATCH BASINS AND MANHOLES SHALL HAVE TURBIDITY CONTROL BARRIERS PER DETAIL DURING THE CONST PHASE OF THE PROJECT.
9. CONTRACTOR SHALL CONSTRUCT SILT FENCE AT P/L.
10. ACCESSIBLE ROUTES INCL SW'S, HANDICAP RAMPS & DET WARNINGS SHALL CONFORM TO 2010 US DOJ "STD'S FOR ACCESSIBLE DESIGN", FBC CHAPTER 11, & FDOT INDEX 522-002.
11. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
12. PAVT SHALL BE 1.8" ABOVE THE INLET GRATE & E/F-CURB
13. ALL D-CURBS SHALL TERMINATE WITH 2' TAPER.
14. ALL CATCH BASINS TYPES REFER TO FDOT INDEX 425-052.
15. ADS HP STORM PIPE MAY BE SUBSTITUTED FOR RCP PIPE PENDING EOR APPROVAL. CONTRACTOR TO PROVIDE AN ALTERNATE BID FOR ADS PIPE.

LEGEND

⊕19.7	PROP PAV'T EL
	EXIST EL
	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1

Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Grading, Paving & Drainage Plan

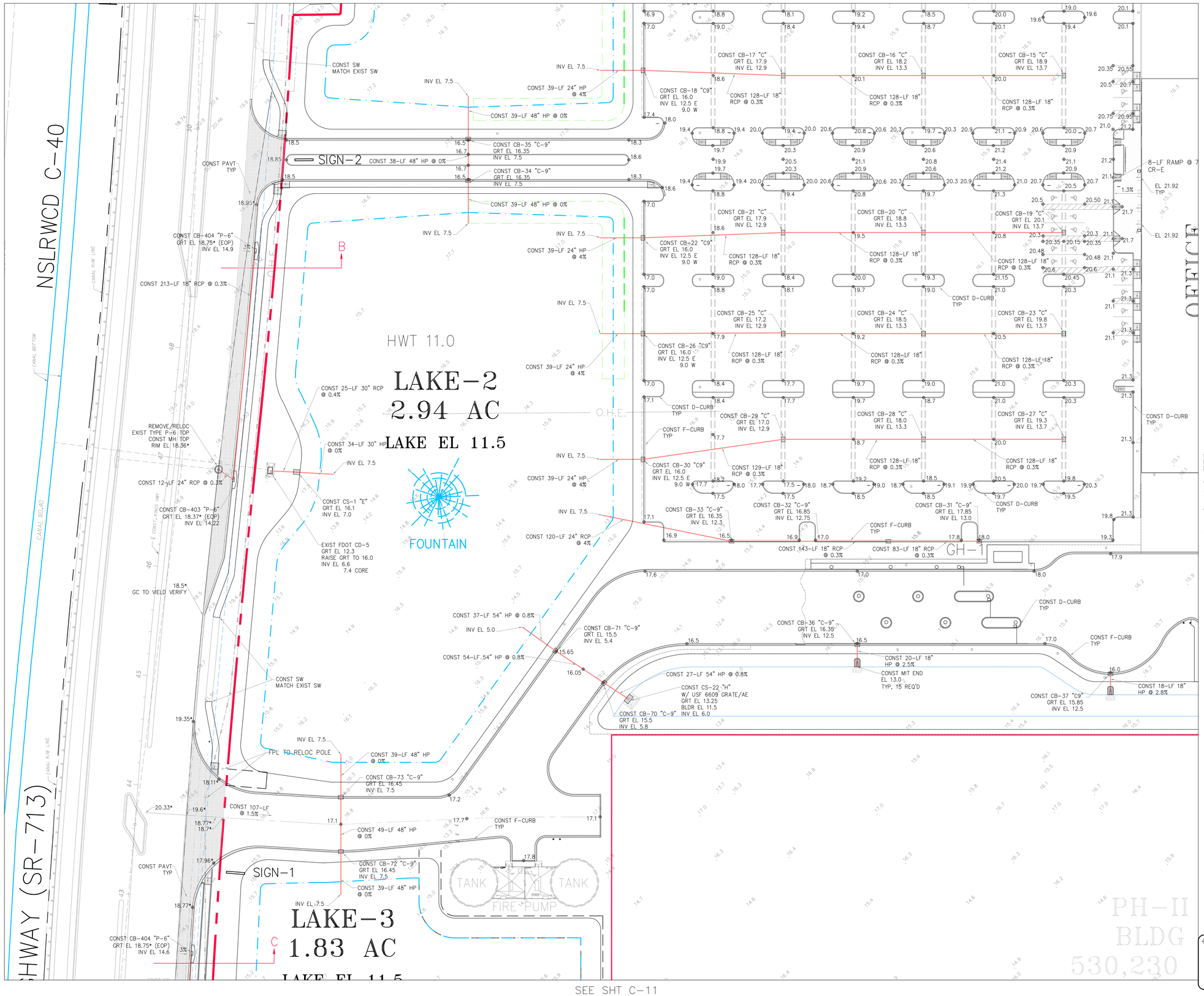
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

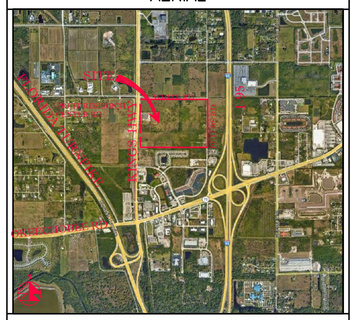
SHEET NO.
C-11

SEE SHT C-13



SEE SHT C-11

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. GRATE EL OF TYPE-9 INLETS ARE AT THE GUTTER FLOWLINE.
2. TYPE "C-9" STRUCTURES SHALL BE TYPE "C" BOX WITH TYPE "9" GRATE PER FDOT INDEX 425-052.
3. ALL OTHER INLET GRATES SHALL BE USF HEAVY DUTY LOADING GRATES. CS-11 & CS-22 SHALL USE STEEL USF 6609 GRATE /AE.
4. ALL EXIST INFO & TOPO ARE PER MACELLAN SURVEYING & MAPPING, INC., DWG # 21-020. ALL ELEV'S ARE IN FT, NAVD 1988.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES, PIPES, SUBGRADE MATERIAL, BASE MATERIAL, ASPHALT PAVEMENT SPEC, CONCRETE MIX DESIGN AT THE MINIMUM PRIOR TO CONSTRUCTION.
6. INLETS SHALL BE PROTECTED DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
7. ALL CATCH BASINS LOCATED IN E/F-CURB SHALL HAVE USF 6168 FRAME & GRATE.
8. ALL CATCH BASINS AND MANHOLES SHALL HAVE TURBIDITY CONTROL BARRIERS PER DETAIL DURING THE CONST PHASE OF THE PROJECT.
9. CONTRACTOR SHALL CONSTRUCT SILT FENCE AT P/L.
10. ACCESSIBLE ROUTES INCL SW'S, HANDICAP RAMPS & DET WARNINGS SHALL CONFORM TO 2010 US DOJ "STD'S FOR ACCESSIBLE DESIGN", FBC CHAPTER 11, & FDOT INDEX 522-002.
11. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
12. PAVT SHALL BE 1.8" ABOVE THE INLET GRATE & E/F-CURB
13. ALL D-CURBS SHALL TERMINATE WITH 2' TAPER.
14. ALL CATCH BASINS TYPES REFER TO FDOT INDEX 425-052.
15. ADS HP STORM PIPE MAY BE SUBSTITUTED FOR RCP PIPE PENDING EOR APPROVAL. CONTRACTOR TO PROVIDE AN ALTERNATE BID FOR ADS PIPE.

LEGEND

⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
-WMO-	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Grading, Paving & Drainage Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.
C-12

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

LAKE-1
2.59 AC
LAKE EL 11.5

FOUNTAIN

SIGN-1

SIGN-2

GH-2

SEE WHITE RD PLANS FOR ROADWAY DESIGN

SEE WHITE RD PLANS FOR ROADWAY DESIGN

SEE SHT C-12

SEE SHT C-15

CONST 32-LF 18" HP @ 0.3%

CONST CB-67 "C-9" GRT EL 15.85 INV EL 12.5

CONST 43-LF 18" HP @ 1.2%

CONST CB-11 "H" W/ USF 6609 GRATE/AE GRT EL 13.25 BLDR EL 11.5 INV EL 6.0

CONST MIT END EL 13.0 TYP, 16 REQ'D

CONST 31-LF 18" HP @ 1.6%

CONST CB-65 "C-9" GRT EL 15.95 INV EL 12.5

CONST CB-66 "C-9" GRT EL 15.95 INV EL 12.5

CONST D-CURB TYP

CONST HIGH-SIDE F-CURB TYP

CONST F-CURB TYP

CONST 289-LF 54" HP @ 0.3%
INV EL 5.0

CONST 39-LF 24" HP @ 4%
INV EL 7.5

CONST D-CURB TYP

CONST CB-68 "C-9" GRT EL 15.85 INV EL 12.6

CONST CB-1 "C" GRT EL 16.5 INV EL 12.9

CONST CB-2 "C9" GRT EL 16.0 INV EL 12.5 E 9.0 W

CONST 129-LF 18" RCP @ 0.3%

CONST 39-LF 24" HP @ 4%

CONST CB-5 "C" GRT EL 16.5 INV EL 12.9

CONST CB-6 "C9" GRT EL 16.0 INV EL 12.5 E 9.0 W

CONST 128-LF 18" RCP @ 0.3%

CONST 125-LF 18" RCP @ 0.3%

CONST CB-4 "C-9" GRT EL 16.35 INV EL 13.3

CONST 123-LF 18" RCP @ 0.1%

CONST CB-3 "C-9" GRT EL 16.35 INV EL 13.5

CONST CB-9 "C" GRT EL 16.5 INV EL 12.9

CONST CB-10 "C9" GRT EL 16.0 INV EL 12.5 E 9.0 W

CONST CB-8 "C" GRT EL 16.5 INV EL 13.3

CONST CB-7 "C" GRT EL 16.8 INV EL 13.7

CONST CB-13 "C" GRT EL 17.0 INV EL 12.9

CONST CB-14 "C9" GRT EL 16.0 INV EL 12.5 E 9.0 W

CONST CB-12 "C" GRT EL 17.5 INV EL 13.3

CONST CB-11 "C" GRT EL 17.8 INV EL 13.7

CONST CB-17 "C" GRT EL 17.9 INV EL 12.9

CONST CB-18 "C9" GRT EL 16.0 INV EL 12.5 E 9.0 W

CONST CB-16 "C" GRT EL 18.2 INV EL 13.3

CONST CB-15 "C" GRT EL 18.9 INV EL 13.7

CONST 39-LF 48" HP @ 0%

CONST CB-35 "C-9" GRT EL 16.35 INV EL 7.5

CONST 38-LF 48" HP @ 0%

CONST CB-34 "C-9" GRT EL 16.35 INV EL 7.5

CONST 39-LF 48" HP @ 0%

CONST SW MATCH EXIST SW

CONST PAVT TYP

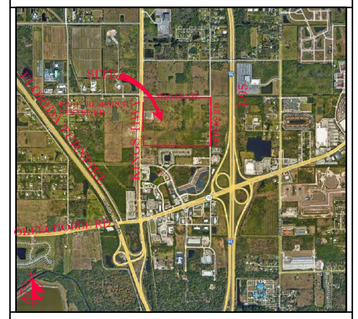
8-LF RAMP @ 7.5% CR-E

EL 21.92 TYP

EL 17.75

NAVD

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. GRATE EL OF TYPE-9 INLETS ARE AT THE GUTTER FLOWLINE.
2. TYPE "C-9" STRUCTURES SHALL BE TYPE "C" BOX WITH TYPE "9" GRATE PER FDOT INDEX 425-052.
3. ALL OTHER INLET GRATES SHALL BE USF HEAVY DUTY LOADING GRATES. CS-11 & CS-22 SHALL USE STEEL USF 6609 GRATE /AE.
4. ALL EXIST INFO & TOPO ARE PER MAGELLAN SURVEYING & MAPPING, INC., DWG # 21-020. ALL ELEV'S ARE IN FT, NAVD 1988.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES, PIPES, SUBGRADE MATERIAL, BASE MATERIAL, ASPHALT PAVEMENT SPEC, CONCRETE MIX DESIGN AT THE MINIMUM PRIOR TO CONSTRUCTION.
6. INLETS SHALL BE PROTECTED DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
7. ALL CATCH BASINS LOCATED IN E/F-CURB SHALL HAVE USF 6168 FRAME & GRATE.
8. ALL CATCH BASINS AND MANHOLES SHALL HAVE TURBIDITY CONTROL BARRIERS PER DETAIL DURING THE CONST PHASE OF THE PROJECT.
9. CONTRACTOR SHALL CONSTRUCT SILT FENCE AT P/L.
10. ACCESSIBLE ROUTES INCL SW'S, HANDICAP RAMPS & DET WARNINGS SHALL CONFORM TO 2010 US DOJ "STD'S FOR ACCESSIBLE DESIGN", FBC CHAPTER 11, & FDOT INDEX 522-002.
11. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
12. PAVT SHALL BE 1.8" ABOVE THE INLET GRATE & E/F-CURB
13. ALL D-CURBS SHALL TERMINATE WITH 2' TAPER.
14. ALL CATCH BASINS TYPES REFER TO FDOT INDEX 425-052.
15. ADS HP STORM PIPE MAY BE SUBSTITUTED FOR RCP PIPE PENDING EOR APPROVAL. CONTRACTOR TO PROVIDE AN ALTERNATE BID FOR ADS PIPE.

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

LEGEND

⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Grading, Paving & Drainage Plan

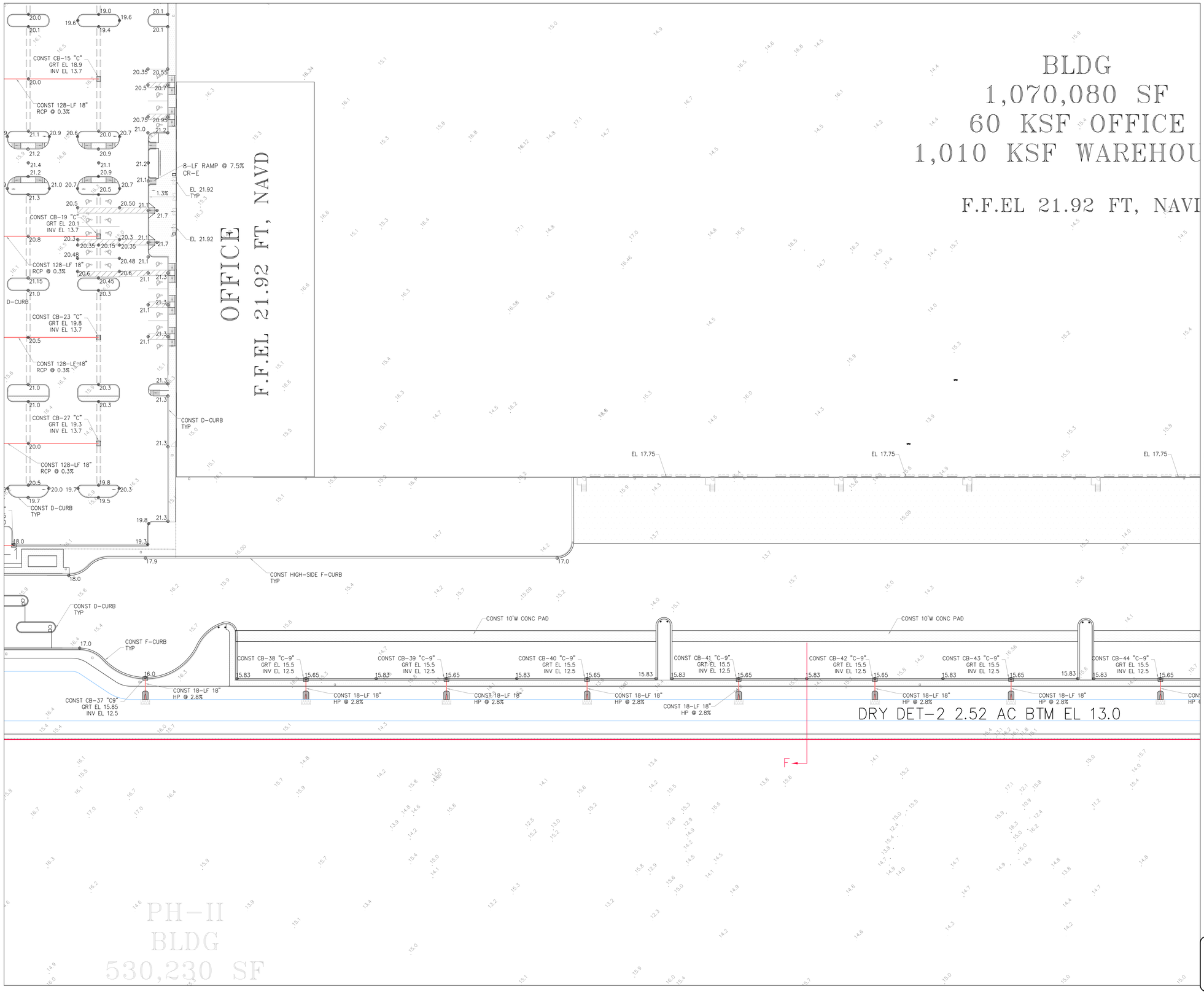
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

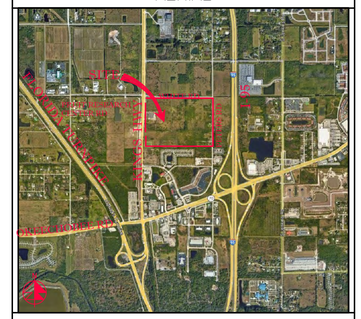
COA 6986

SHEET NO.
C-13

SEE SHT C-15

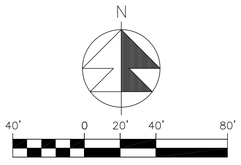


AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



SCALE: 1" = 40'

NOTES:

1. GRATE EL OF TYPE-9 INLETS ARE AT THE GUTTER FLOWLINE.
2. TYPE "C-9" STRUCTURES SHALL BE TYPE "C" BOX WITH TYPE "9" GRATE PER FDOT INDEX 425-052.
3. ALL OTHER INLET GRATES SHALL BE USF HEAVY DUTY LOADING GRATES. CS-11 & CS-22 SHALL USE STEEL USF 6609 GRATE /AE.
4. ALL EXIST INFO & TOPO ARE PER MAGELLAN SURVEYING & MAPPING, INC., DWG # 21-020. ALL ELEV'S ARE IN FT, NAVD 1988.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES, PIPES, SUBGRADE MATERIAL, BASE MATERIAL, ASPHALT PAVEMENT SPEC, CONCRETE MIX DESIGN AT THE MINIMUM PRIOR TO CONSTRUCTION.
6. INLETS SHALL BE PROTECTED DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
7. ALL CATCH BASINS LOCATED IN E/F-CURB SHALL HAVE USF 6168 FRAME & GRATE.
8. ALL CATCH BASINS AND MANHOLES SHALL HAVE TURBIDITY CONTROL BARRIERS PER DETAIL DURING THE CONST PHASE OF THE PROJECT.
9. CONTRACTOR SHALL CONSTRUCT SILT FENCE AT P/L.
10. ACCESSIBLE ROUTES INCL SW'S, HANDICAP RAMPS & DET WARNINGS SHALL CONFORM TO 2010 US DOJ "STD'S FOR ACCESSIBLE DESIGN", FBC CHAPTER 11, & FDOT INDEX 522-002.
11. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
12. PAVT SHALL BE 1.8" ABOVE THE INLET GRATE & E/F-CURB
13. ALL D-CURBS SHALL TERMINATE WITH 2' TAPER.
14. ALL CATCH BASINS TYPES REFER TO FDOT INDEX 425-052.
15. ADS HP STORM PIPE MAY BE SUBSTITUTED FOR RCP PIPE PENDING EOR APPROVAL. CONTRACTOR TO PROVIDE AN ALTERNATE BID FOR ADS PIPE.

LEGEND

⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
S	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Grading, Paving & Drainage Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.
C-14

WHITE ROAD

DRY DET-1 2.78 AC BTM EL 13.0
(BIO-SWALE)

Parcel-II
69.19 ac

BLDG
1,070,080 SF
60 KSF OFFICE
1,010 KSF WAREHOU

F.F.EL 21.92 FT, NAVD

OFFICE
F.F.EL 21.92 FT, NAVD

6" CLF

CONST 18-LF 18" HP @ 2.8%

CONST 31-LF 18" HP @ 1.6%

CONST MIT END EL 13.0 TYP, 16 REQ'D

CONST CB-64 "C-9" GRT EL 15.5 INV EL 12.5

CONST CB-63 "C-9" GRT EL 15.5 INV EL 12.5

CONST CB-62 "C-9" GRT EL 15.5 INV EL 12.5

CONST CB-61 "C-9" GRT EL 15.5 INV EL 12.5

CONST CB-60 "C-9" GRT EL 15.5 INV EL 12.5

CONST CB-59 "C-9" GRT EL 15.5 INV EL 12.5

CONST CB-58 "C-9" GRT EL 15.5 INV EL 12.5

CONST CB-65 "C-9" GRT EL 15.95 INV EL 12.5

CONST CB-66 "C-9" GRT EL 15.95 INV EL 12.5

CONST F-CURB TYP

CONST 10'W CONC PAD

CONST D-CURB TYP

CONST HIGH-SIDE F-CURB TYP

CONST CB-3 "C-9" GRT EL 16.35 INV EL 13.5

CONST 123-LF 18" RCP @ 0.1%

CONST CB-7 "C" GRT EL 16.8 INV EL 13.7

CONST 128-LF 18" RCP @ 0.3%

CONST CB-11 "C" GRT EL 17.8 INV EL 13.7

CONST CB-15 "C" GRT EL 18.9 INV EL 13.7

CONST CB-19 "C" GRT EL 20.1 INV EL 13.7

CONST CB-23 "C" GRT EL 19.8 INV EL 13.7

8-LF RAMP @ 7.5% CR-E

EL 21.92 TYP

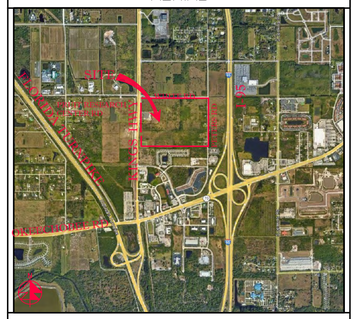
EL 17.75

SEE SHT C-13

SEE SHT C-14

SEE SHT C-17

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. GRATE EL OF TYPE-9 INLETS ARE AT THE GUTTER FLOWLINE.
2. TYPE "C-9" STRUCTURES SHALL BE TYPE "C" BOX WITH TYPE "9" GRATE PER FDOT INDEX 425-052.
3. ALL OTHER INLET GRATES SHALL BE USF HEAVY DUTY LOADING GRATES. CS-11 & CS-22 SHALL USE STEEL USF 6609 GRATE /AE.
4. ALL EXIST INFO & TOPO ARE PER MAGELLAN SURVEYING & MAPPING, INC., DWG # 21-020. ALL ELEV'S ARE IN FT, NAVD 1988.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES, PIPES, SUBGRADE MATERIAL, BASE MATERIAL, ASPHALT PAVEMENT SPEC, CONCRETE MIX DESIGN AT THE MINIMUM PRIOR TO CONSTRUCTION.
6. INLETS SHALL BE PROTECTED DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
7. ALL CATCH BASINS LOCATED IN E/F-CURB SHALL HAVE USF 6168 FRAME & GRATE.
8. ALL CATCH BASINS AND MANHOLES SHALL HAVE TURBIDITY CONTROL BARRIERS PER DETAIL DURING THE CONST PHASE OF THE PROJECT.
9. CONTRACTOR SHALL CONSTRUCT SILT FENCE AT P/L.
10. ACCESSIBLE ROUTES INCL SW'S, HANDICAP RAMPS & DET WARNINGS SHALL CONFORM TO 2010 US DOJ "STD'S FOR ACCESSIBLE DESIGN", FBC CHAPTER 11, & FDOT INDEX 522-002.
11. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
12. PAVT SHALL BE 1.8" ABOVE THE INLET GRATE & E/F-CURB
13. ALL D-CURBS SHALL TERMINATE WITH 2' TAPER.
14. ALL CATCH BASINS TYPES REFER TO FDOT INDEX 425-052.
15. ADS HP STORM PIPE MAY BE SUBSTITUTED FOR RCP PIPE PENDING EOR APPROVAL. CONTRACTOR TO PROVIDE AN ALTERNATE BID FOR ADS PIPE.

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

LEGEND

19.7	PROP PAV'T EL
	EXIST EL
	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Grading, Paving & Drainage Plan

JOB NO.	DRAWN BY	DESIGNED BY	SCALE	DATE
2409-1533	DDI	JHI	1"=40'	12/24/2025

SEAL

COA 6986

SHEET NO.
C-15

SEE SHT C-17

SEE SHT C-14

BLDG
070,080 SF
KSF OFFICE
KSF WAREHOUSE

L 21.92 FT, NAVD

C BTM EL 13.0

PETERS ROAD

1,113.34'

1871.93'

750.04'

S00°04'58"E

EL 17.75

CONST 225-LF @ 0.4%

CONST F-CURB TYP

CONST HIGH-SIDE F-CURB TYP

CONST CB-51 "C-9" GRT EL 16.15 INV EL 13.2

CONST 95-LF @ 0.4%

CONST 228-LF 24" RCP @ 0.3%

CONST HIGH-SIDE F-CURB TYP

CONST CB-50 "C-9" GRT EL 15.85 INV EL 12.5

CONST 21-LF 18" HP @ 2.4%

CONST 10'W CONC PAD

CONST F-CURB TYP

CONST CB-44 "C-9" GRT EL 15.5 INV EL 12.5

CONST CB-45 "C-9" GRT EL 15.5 INV EL 12.5

CONST CB-46 "C-9" GRT EL 15.5 INV EL 12.5

CONST CB-47 "C-9" GRT EL 15.5 INV EL 12.5

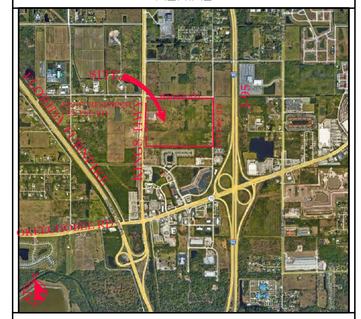
CONST CB-48 "C-9" GRT EL 15.5 INV EL 12.5

CONST CB-49 "C-9" GRT EL 15.5 INV EL 12.5

CONST 18-LF 18" HP @ 2.8%

16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. GRATE EL OF TYPE-9 INLETS ARE AT THE GUTTER FLOWLINE.
2. TYPE "C-9" STRUCTURES SHALL BE TYPE "C" BOX WITH TYPE "9" GRATE PER FDOT INDEX 425-052.
3. ALL OTHER INLET GRATES SHALL BE USF HEAVY DUTY LOADING GRATES. CS-11 & CS-22 SHALL USE STEEL USF 6609 GRATE /AE.
4. ALL EXIST INFO & TOPO ARE PER MAGELLAN SURVEYING & MAPPING, INC., DWG # 21-020. ALL ELEV'S ARE IN FT, NAVD 1988.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES, PIPES, SUBGRADE MATERIAL, BASE MATERIAL, ASPHALT PAVEMENT SPEC, CONCRETE MIX DESIGN AT THE MINIMUM PRIOR TO CONSTRUCTION.
6. INLETS SHALL BE PROTECTED DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
7. ALL CATCH BASINS LOCATED IN E/F-CURB SHALL HAVE USF 6168 FRAME & GRATE.
8. ALL CATCH BASINS AND MANHOLES SHALL HAVE TURBIDITY CONTROL BARRIERS PER DETAIL DURING THE CONST PHASE OF THE PROJECT.
9. CONTRACTOR SHALL CONSTRUCT SILT FENCE AT P/L.
10. ACCESSIBLE ROUTES INCL SW'S, HANDICAP RAMPS & DET WARNINGS SHALL CONFORM TO 2010 US DOJ "STD'S FOR ACCESSIBLE DESIGN", FBC CHAPTER 11, & FDOT INDEX 522-002.
11. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
12. PAVT SHALL BE 1.8" ABOVE THE INLET GRATE & E/F-CURB
13. ALL D-CURBS SHALL TERMINATE WITH 2' TAPER.
14. ALL CATCH BASINS TYPES REFER TO FDOT INDEX 425-052.
15. ADS HP STORM PIPE MAY BE SUBSTITUTED FOR RCP PIPE PENDING EOR APPROVAL. CONTRACTOR TO PROVIDE AN ALTERNATE BID FOR ADS PIPE.

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

LEGEND

19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
S	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

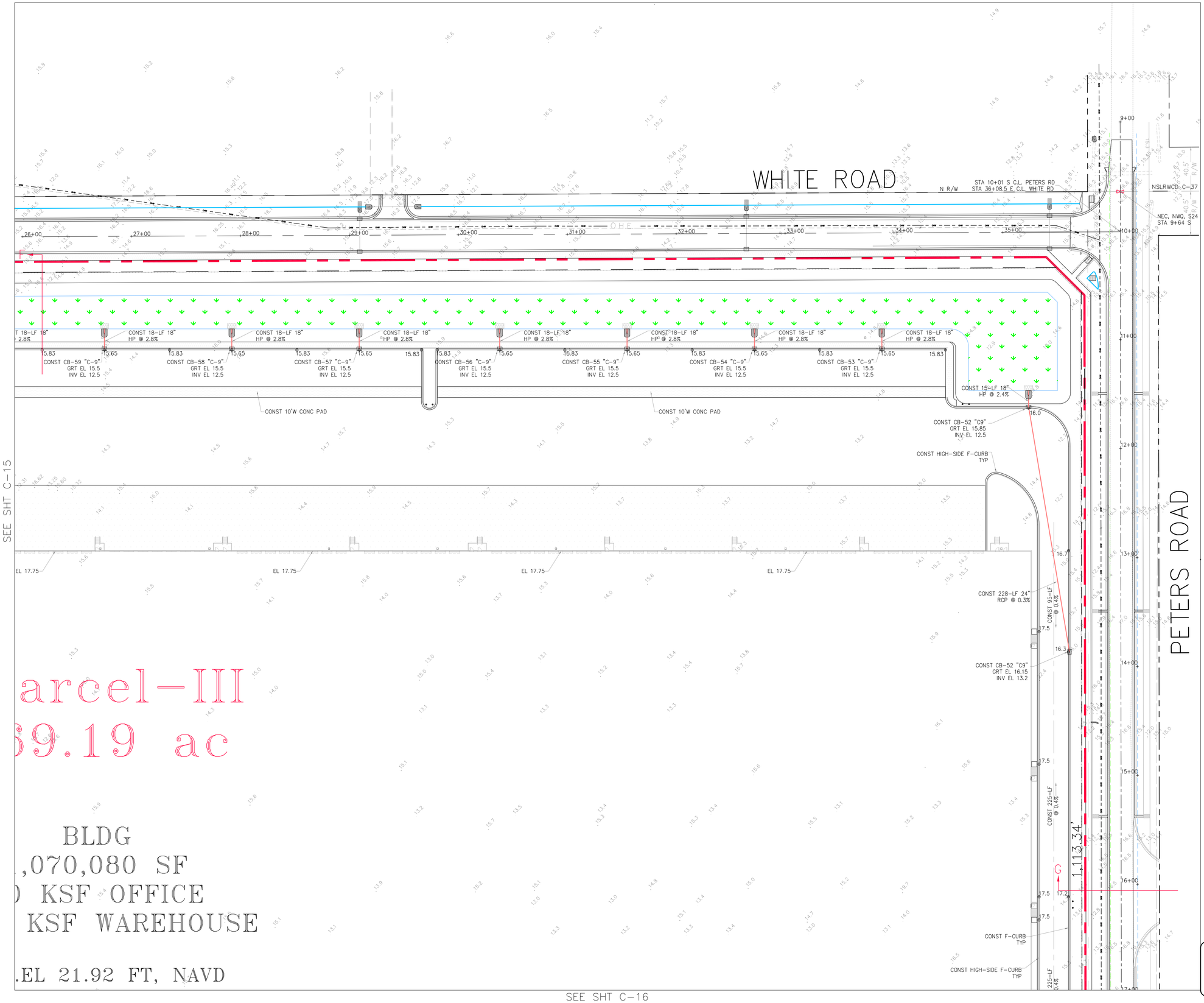
Grading, Paving & Drainage Plan

JOB NO.	2409-1533
DRAWN BY	DDI
DESIGNED BY	JHI
SCALE	1" =40'
DATE	12/24/2025

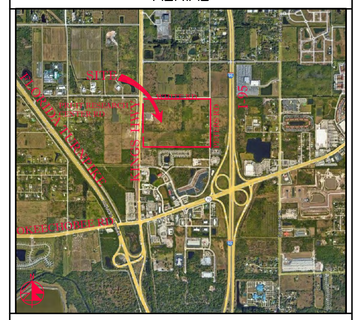
SEAL

COA 6986

SHEET NO.
C-16



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

NOTES:

1. GRATE EL OF TYPE-9 INLETS ARE AT THE GUTTER FLOWLINE.
2. TYPE "C-9" STRUCTURES SHALL BE TYPE "C" BOX WITH TYPE "9" GRATE PER FDOT INDEX 425-052.
3. ALL OTHER INLET GRATES SHALL BE USF HEAVY DUTY LOADING GRATES. CS-11 & CS-22 SHALL USE STEEL USF 6609 GRATE /AE.
4. ALL EXIST INFO & TOPO ARE PER MAGELLAN SURVEYING & MAPPING, INC., DWG # 21-020. ALL ELEV'S ARE IN FT, NAVD 1988.
5. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL DRAINAGE STRUCTURES, PIPES, SUBGRADE MATERIAL, BASE MATERIAL, ASPHALT PAVEMENT SPEC, CONCRETE MIX DESIGN AT THE MINIMUM PRIOR TO CONSTRUCTION.
6. INLETS SHALL BE PROTECTED DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
7. ALL CATCH BASINS LOCATED IN E/F-CURB SHALL HAVE USF 6168 FRAME & GRATE.
8. ALL CATCH BASINS AND MANHOLES SHALL HAVE TURBIDITY CONTROL BARRIERS PER DETAIL DURING THE CONST PHASE OF THE PROJECT.
9. CONTRACTOR SHALL CONSTRUCT SILT FENCE AT P/L.
10. ACCESSIBLE ROUTES INCL SW'S, HANDICAP RAMPS & DET WARNINGS SHALL CONFORM TO 2010 US DOJ "STD'S FOR ACCESSIBLE DESIGN", FBC CHAPTER 11, & FDOT INDEX 522-002.
11. CONTRACTOR SHALL PROTECT ALL INLETS & SITE PERIMETERS DURING CONSTRUCTION PER FLORIDA STORMWATER, EROSION, & SEDIMENTATION CONTROL INSPECTORS MANUAL.
12. PAVT SHALL BE 1.8" ABOVE THE INLET GRATE & E/F-CURB
13. ALL D-CURBS SHALL TERMINATE WITH 2' TAPER.
14. ALL CATCH BASINS TYPES REFER TO FDOT INDEX 425-052.
15. ADS HP STORM PIPE MAY BE SUBSTITUTED FOR RCP PIPE PENDING EOR APPROVAL. CONTRACTOR TO PROVIDE AN ALTERNATE BID FOR ADS PIPE.

LEGEND

⊕19.7	PROP PAV'T EL
19.7	EXIST EL
✳	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
S	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

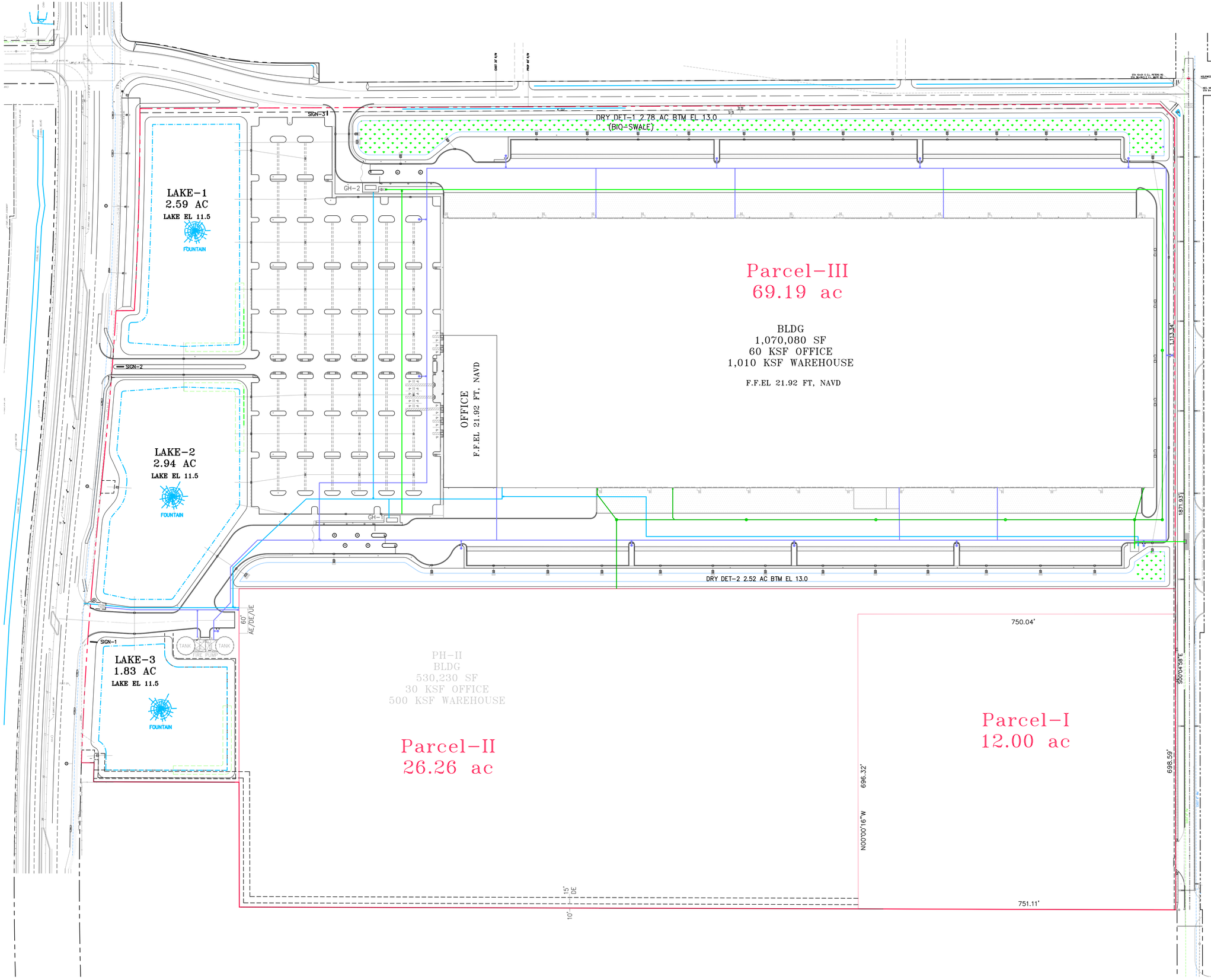
Grading, Paving & Drainage Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

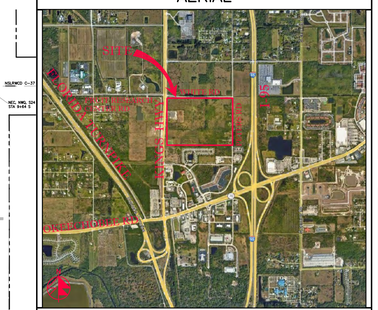
SEAL

COA 6986

SHEET NO.
C-17



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

100' 0 100' 200'

SCALE: 1" = 100'

REVISIONS

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

Amazon One Grocery
HFL1

Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

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

LEGEND

19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

Overall Water & Wastewater Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=100'	JHI	DDI	2409-1533

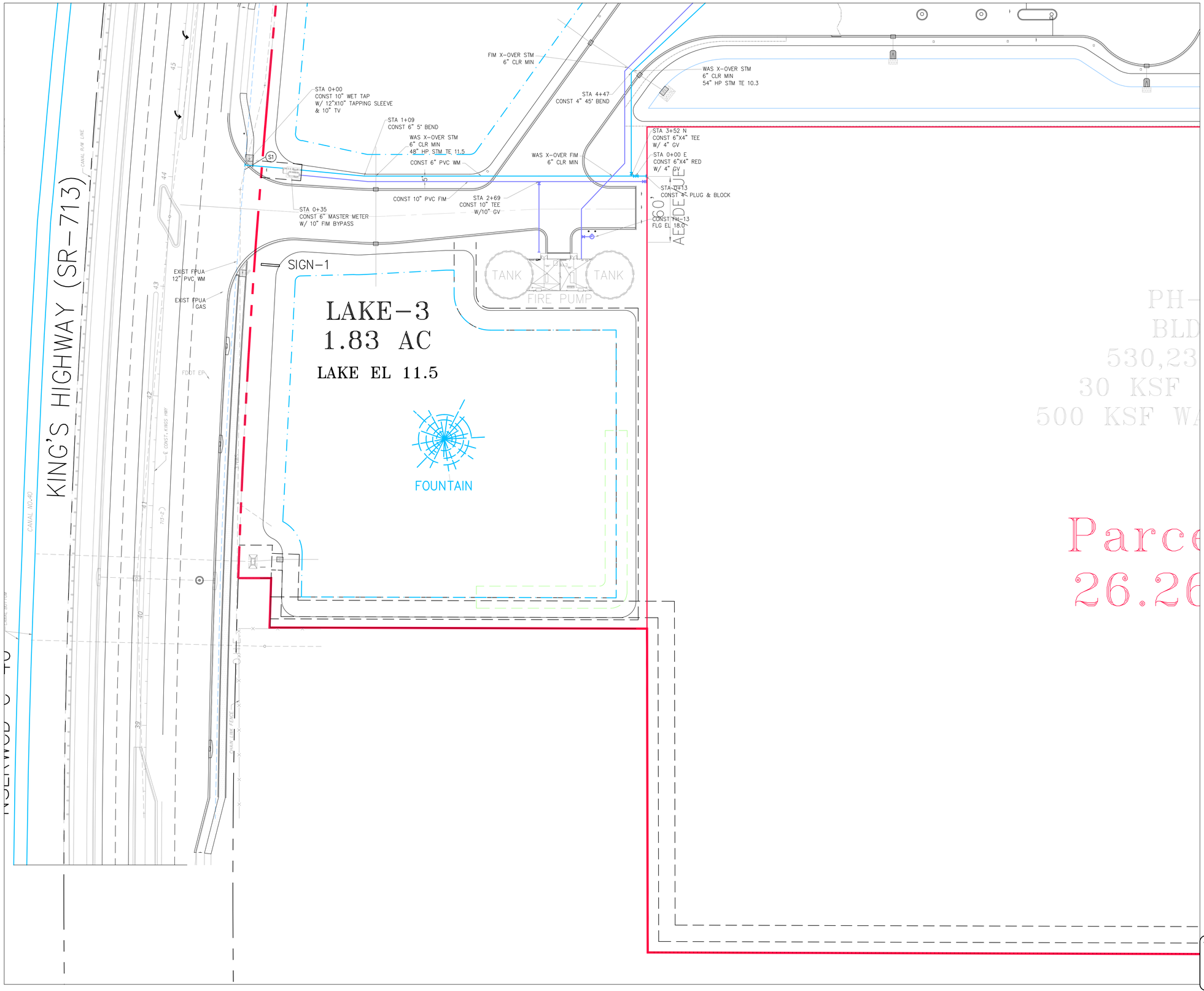
SEAL

COA 6986

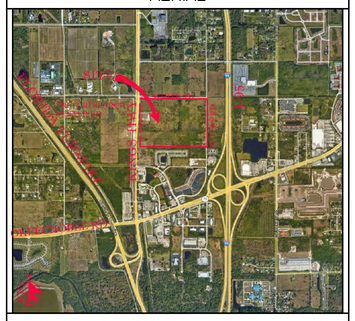
SHEET NO.

C-18

SEE SHT C-20

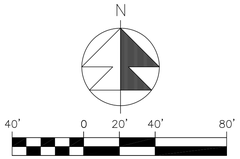


AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



SCALE: 1" = 40'

1. SANITARY SERVICES SHALL BE CONSTRUCTED @ 1% MIN SLOPE W/ CLEANOUTS EVERY 75' OC.

2. CONTRACTOR SHALL VERIFY SAN SERV INV EL @ BLDG W/ GC PRIOR TO CONSTRUCTION.

3. FIRE LINE AFTER REDUCED PRESSURE DET ASSEMBLY/RPDA SHALL BE DESIGNED & CONSTRUCTED BY FL REG FIRE SPRINKLER CONTRACTOR WHO SHALL VERIFY LOCATION OF ALL CONNECTIONS INCLUDING FIRE DEPT CONN'S.

4. WATER MAIN SHALL BE PVC SDR-18. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.

5. ALL WM PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED NO MORE THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

6. EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.

7. CONTRACTOR SHALL CLEAN & FLUSH THE WATER LINE & PERFORM A ONE HR P&L TEST (150 PSI) ON THE WM PER CITY OF FT PIERCE'S UTILITY'S REQ'S.

8. CONTRACTOR SHALL PROVIDE P&L TEST ON FIM PER CITY OF FT PIERCE'S UTILITY'S REQ'S (200 PSI).

9. ALL SEWER INFRASTRUCTURE TO MEET CITY OF FT PIERCE'S LATEST TECHNICAL PROVISIONS AND STANDARD DETAILS.

10. WATER LINE SHALL BE SWABBED.

11. 2" BLOW OF ASSEMBLY SHALL BE CONSTRUCTED OF BRASS AND WILL REMAIN PERMANENT.

12. A JUMPER METER SHALL BE CONSTRUCTED AT TIE-IN LOCATION. THE JUMPER METER WILL REMAIN IN PLACE UNTIL CLEARANCE IS RECEIVED FROM FDEP.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIALS, AND EQUIPMENT TO PERFORM THE TIE-IN TO THE WATER MAIN(S).

14. WATER SERVICE LINES SHALL CONSIST OF A BRONZE SERVICE SADDLE, CORPORATION STOP, TYPE "K" COPPER, AND CURB STOP (CURB STOPS FOR 1.5" AND 2" SHALL BE FLARE X FLANGE).

15. ALL WELLS & SEPTIC TANKS TO BE ABANDONED. ALL DRAIN FIELDS TO BE DRAINED & ABANDONED. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS INCL. FROM ST LUCIE COUNTY HEALTH DEPT FOR ALL ABANDONMENTS.

PH-
BLD
530,23
30 KSF
500 KSF WA

Parce
26.26

LEGEND

⊕19.7	PROP PAV'T EL
	EXIST EL
	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-111
Fort Pierce, Florida

Water & Wastewater Plan

JOB NO.	2409-1533
DRAWN BY	DDI
DESIGNED BY	JHI
SCALE	1"=40'
DATE	12/24/2025

SEAL

COA 6986

SHEET NO.
C-19

SEE SHT C-21

NSLRWCD C-40

CANAL R/W LINE

CANAL BOTTOM

CANAL R/W LINE

CANAL R/W LINE

EXIST FPUA
12" PVC WM

SIGN-2

LAKE-2
2.94 AC
LAKE EL 11.5

FOUNTAIN

WAS X-OVER FIM
6" CLR MIN
18" RCP STM TE 14.8

FM X-OVER STM
6" CLR MIN
18" RCP STM TE 15

CONST FH-1
FL EL 21.2

6'

5.5'

CONST 1" PVC
SCH 80
WATER SERVICE

WAS X-OVER FIM
6" CLR MIN

WAS X-OVER FM
6" CLR MIN

CONST 4" PVC WM

STA 6+84
CONST 4" 45° BEND

STA 8+42, 8+80
CONST 1" WET TAP
W/ 4"X1" TAPPING SLEEVE
& 1" VALVE

CONST 2" PVC
SCH 80 LPM

GH-1

STA 0+00
CONST 2" BV

CONST RES DUP LS-1

WAS X-OVER FIM
6" CLR MIN

FIM X-OVER STM
6" CLR MIN

WAS X-OVER STM
6" CLR MIN
54" HP STM TE 10.3

STA 0+00
CONST 10" WET TAP
W/ 12"X10" TAPPING SLEEVE
& 10" TV

STA 4+47
CONST 4" 45° BEND

STA 1+09
CONST 6" 5° BEND

WAS X-OVER STM
6" CLR MIN
48" HP STM TE 11.5

CONST 6" PVC WM

WAS X-OVER FIM
6" CLR MIN

STA 3+52 N
CONST 6"X4" TEE
W/ 4" GV

STA 0+00 E
CONST 6"X4" RED
W/ 4" GV

STA 0+13
CONST 4" PLUG & BLOCK

CONST FH-13
FLG EL 18.0

CONST 10" PVC FIM

STA 2+69
CONST 10" TEE
W/10" GV

STA 0+35
CONST 6" MASTER METER
W/ 10" FIM BYPASS

EXIST FPUA
12" PVC, WM

EXIST FPUA
GAS

SIGN-1

TANK

TANK

FIRE PUMP

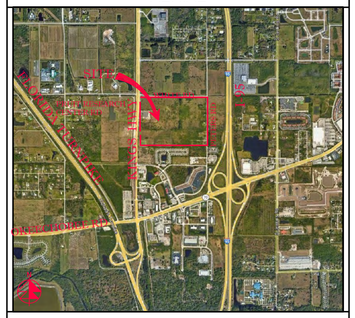
LAKE-3
1.83 AC
LAKE EL 11.5

PH-II
BLDG
530,230

SEE SHT C-22

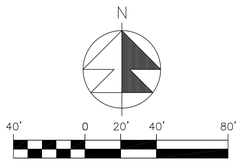
SEE SHT C-19

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



SCALE: 1" = 40'

1. SANITARY SERVICES SHALL BE CONSTRUCTED @ 1% MIN SLOPE W/ CLEANOUTS EVERY 75' OC.

2. CONTRACTOR SHALL VERIFY SAN SERV INV EL @ BLDG W/ GC PRIOR TO CONSTRUCTION.

3. FIRE LINE AFTER REDUCED PRESSURE DET ASSEMBLY/RPDA SHALL BE DESIGNED & CONSTRUCTED BY FL REG FIRE SPRINKLER CONTRACTOR WHO SHALL VERIFY LOCATION OF ALL CONNECTIONS INCLUDING FIRE DEPT CONN'S.

4. WATER MAIN SHALL BE PVC SDR-18. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.

5. ALL WM PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE PIPE. WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED NO MORE THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

6. EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.

7. CONTRACTOR SHALL CLEAN & FLUSH THE WATER LINE & PERFORM A ONE HR P&L TEST (150 PSI) ON THE WM PER CITY OF FT PIERCE'S UTILITY'S REQ'S.

8. CONTRACTOR SHALL PROVIDE P&L TEST ON FIM PER CITY OF FT PIERCE'S UTILITY'S REQ'S (200 PSI).

9. ALL SEWER INFRASTRUCTURE TO MEET CITY OF FT PIERCE'S LATEST TECHNICAL PROVISIONS AND STANDARD DETAILS.

10. WATER LINE SHALL BE SWABBED.

11. 2" BLOW OF ASSEMBLY SHALL BE CONSTRUCTED OF BRASS AND WILL REMAIN PERMANENT.

12. A JUMPER METER SHALL BE CONSTRUCTED AT TIE-IN LOCATION. THE JUMPER METER WLL REMAIN IN PLACE UNTIL CLEARANCE IS RECEIVED FROM FDEP.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIALS, AND EQUIPMENT TO PERFORM THE TIE-IN TO THE WATER MAIN(S).

14. WATER SERVICE LINES SHALL CONSIST OF A BRONZE SERVICE SADDLE, CORPORATION STOP, TYPE "K" COPPER, AND CURB STOP (CURB STOPS FOR 1.5" AND 2" SHALL BE FLARE X FLANGE).

15. ALL WELLS & SEPTIC TANKS TO BE ABANDONED. ALL DRAIN FIELDS TO BE DRAINED & ABANDONED. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS INCL. FROM ST LUCIE COUNTY HEALTH DEPT FOR ALL ABANDONMENTS.

LEGEND

⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Water & Wastewater Plan

JOB NO.	2409-1533
DRAWN BY	DDI
DESIGNED BY	JHI
SCALE	1"=40'
DATE	12/24/2025

SEAL

COA 6986

SHEET NO.
C-20

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

LAKE-1
2.59 AC
LAKE EL 11.5

FOUNTAIN

SIGN-1

SIGN-2

SIGN-3

EXIST FPUA
12" PVC WM

EXIST FPUA
12" PVC WM

PROP. R/W LINE

CANAL NO.40

CANAL BOTTOM

E CONST-KINGS HWY

C WHITE RD

N 89° 47' 18" E

N 0° 01' 03" W

12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00

GH-2

FIM X-OVER FM
6" CLR MIN

WAS X-UNDER STM
6" CLR MIN
18" RCP STM BE 13.4

FM X-UNDER STM
6" CLR MIN
18" RCP STM BE 13.6

STA 07+92
CONST 2" TEE
W/2" BV

CONST FH-2
FL EL 18.0

WAS X-OVER FIM
6" CLR MIN
18" RCP STM TE 14.8

FM X-OVER STM
6" CLR MIN
18" RCP STM TE 15.1

CONST FH-1
FL EL 21.2

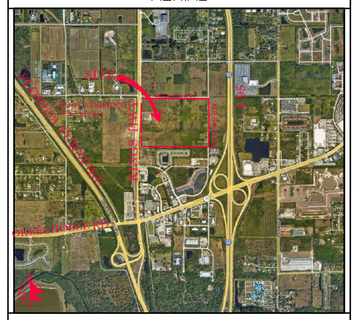
6'

NAVD

SEE SHT C-20

SEE SHT C-20

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

1. SANITARY SERVICES SHALL BE CONSTRUCTED @ 1% MIN SLOPE W/ CLEANOUTS EVERY 75' OC.

2. CONTRACTOR SHALL VERIFY SAN SERV INV EL @ BLDG W/ GC PRIOR TO CONSTRUCTION.

3. FIRE LINE AFTER REDUCED PRESSURE DET ASSEMBLY/RPDA SHALL BE DESIGNED & CONSTRUCTED BY FL REG FIRE SPRINKLER CONTRACTOR WHO SHALL VERIFY LOCATION OF ALL CONNECTIONS INCLUDING FIRE DEPT CONN'S.

4. WATER MAIN SHALL BE PVC SDR-18. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.

5. ALL WM PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED NO MORE THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

6. EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.

7. CONTRACTOR SHALL CLEAN & FLUSH THE WATER LINE & PERFORM A ONE HR P&L TEST (150 PSI) ON THE WM PER CITY OF FT PIERCE'S UTILITY'S REQ'S.

8. CONTRACTOR SHALL PROVIDE P&L TEST ON FIM PER CITY OF FT PIERCE'S UTILITY'S REQ'S (200 PSI).

9. ALL SEWER INFRASTRUCTURE TO MEET CITY OF FT PIERCE'S LATEST TECHNICAL PROVISIONS AND STANDARD DETAILS.

10. WATER LINE SHALL BE SWABBED.

11. 2" BLOW OF ASSEMBLY SHALL BE CONSTRUCTED OF BRASS AND WILL REMAIN PERMANENT.

12. A JUMPER METER SHALL BE CONSTRUCTED AT TIE-IN LOCATION. THE JUMPER METER WILL REMAIN IN PLACE UNTIL CLEARANCE IS RECEIVED FROM FDEP.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIALS, AND EQUIPMENT TO PERFORM THE TIE-IN TO THE WATER MAIN(S).

14. WATER SERVICE LINES SHALL CONSIST OF A BRONZE SERVICE SADDLE, CORPORATION STOP, TYPE "K" COPPER, AND CURB STOP (CURB STOPS FOR 1.5" AND 2" SHALL BE FLARE X FLANGE).

15. ALL WELLS & SEPTIC TANKS TO BE ABANDONED. ALL DRAIN FIELDS TO BE DRAINED & ABANDONED. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS INCL FROM ST LUCIE COUNTY HEALTH DEPT FOR ALL ABANDONMENTS.

LEGEND

⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Water & Wastewater Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

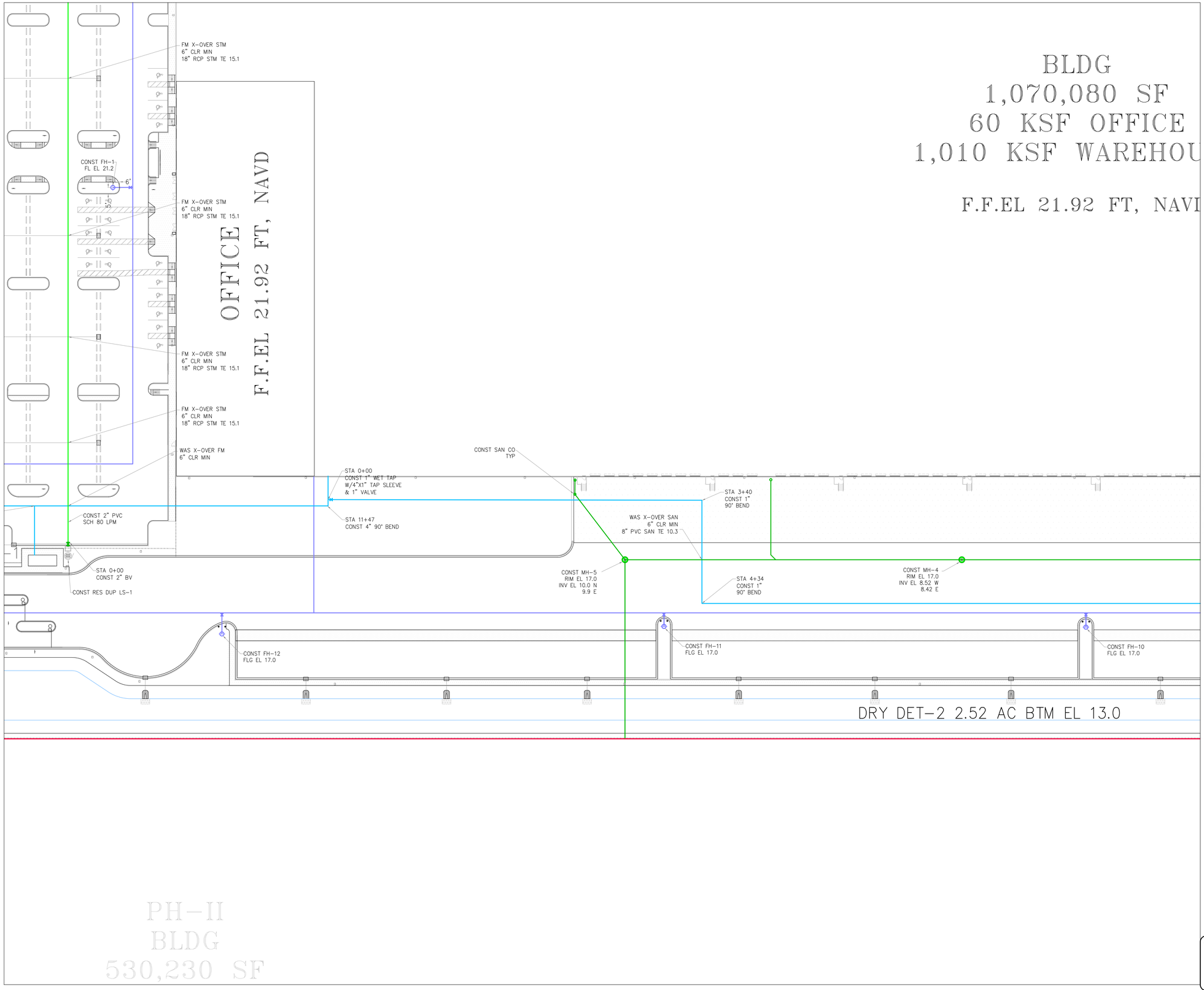
SEAL

COA 6986

SHEET NO.
C-21

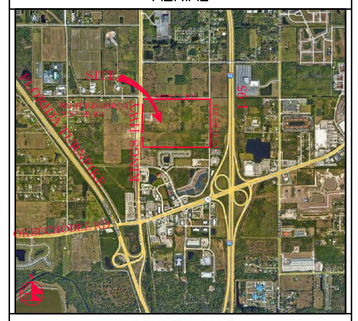
SEE SHT C-23

SEE SHT C-20



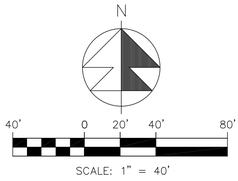
SEE SHT C-24

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E



SCALE: 1" = 40'

1. SANITARY SERVICES SHALL BE CONSTRUCTED @ 1% MIN SLOPE W/ CLEANOUTS EVERY 75' OC.

2. CONTRACTOR SHALL VERIFY SAN SERV INV EL @ BLDG W/ GC PRIOR TO CONSTRUCTION.

3. FIRE LINE AFTER REDUCED PRESSURE DET ASSEMBLY/RPDA SHALL BE DESIGNED & CONSTRUCTED BY FL REG FIRE SPRINKLER CONTRACTOR WHO SHALL VERIFY LOCATION OF ALL CONNECTIONS INCLUDING FIRE DEPT CONN'S.

4. WATER MAIN SHALL BE PVC SDR-18. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.

5. ALL WM PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED NO MORE THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

6. EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.

7. CONTRACTOR SHALL CLEAN & FLUSH THE WATER LINE & PERFORM A ONE HR P&L TEST (150 PSI) ON THE WM PER CITY OF FT PIERCE'S UTILITY'S REQ'S.

8. CONTRACTOR SHALL PROVIDE P&L TEST ON FIM PER CITY OF FT PIERCE'S UTILITY'S REQ'S (200 PSI).

9. ALL SEWER INFRASTRUCTURE TO MEET CITY OF FT PIERCE'S LATEST TECHNICAL PROVISIONS AND STANDARD DETAILS.

10. WATER LINE SHALL BE SWABBED.

11. 2" BLOW OF ASSEMBLY SHALL BE CONSTRUCTED OF BRASS AND WILL REMAIN PERMANENT.

12. A JUMPER METER SHALL BE CONSTRUCTED AT TIE-IN LOCATION. THE JUMPER METER WILL REMAIN IN PLACE UNTIL CLEARANCE IS RECEIVED FROM FDEP.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIALS, AND EQUIPMENT TO PERFORM THE TIE-IN TO THE WATER MAIN(S).

14. WATER SERVICE LINES SHALL CONSIST OF A BRONZE SERVICE SADDLE, CORPORATION STOP, TYPE "K" COPPER, AND CURB STOP (CURB STOPS FOR 1.5" AND 2" SHALL BE FLARE X FLANGE).

15. ALL WELLS & SEPTIC TANKS TO BE ABANDONED. ALL DRAIN FIELDS TO BE DRAINED & ABANDONED. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS INCL. FROM ST LUCIE COUNTY HEALTH DEPT FOR ALL ABANDONMENTS.

LEGEND

⊕19.7	PROP PAV'T EL
19.7	EXIST EL
	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
S	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

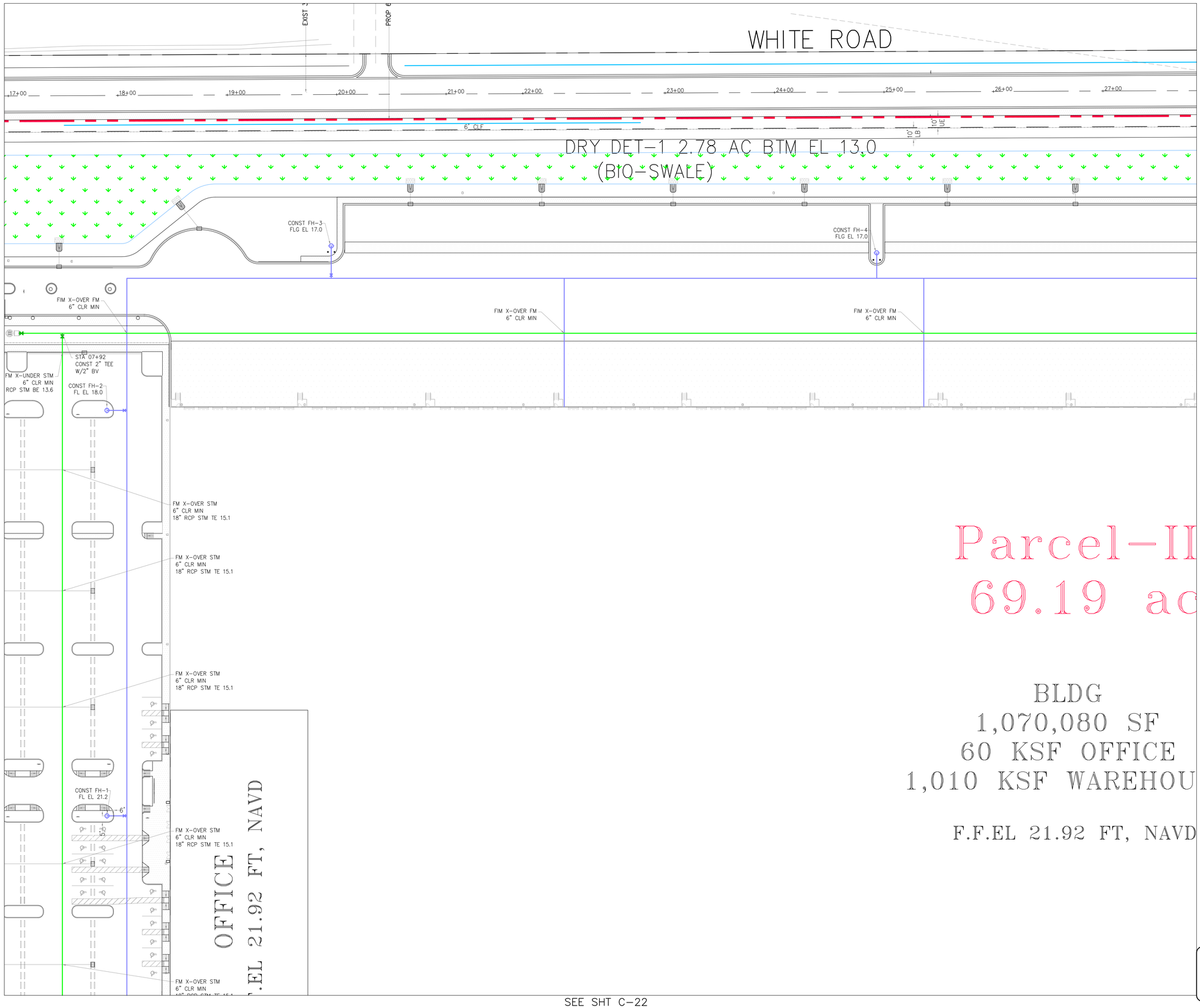
Water & Wastewater Plan

JOB NO.	2409-1533
DRAWN BY	DDI
DESIGNED BY	JHI
SCALE	1"=40'
DATE	12/24/2025

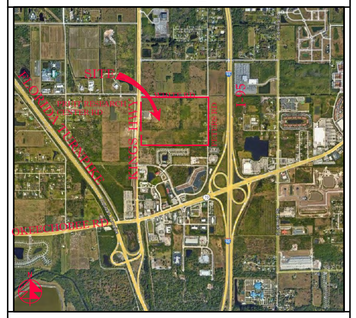
SEAL

COA 6986

SHEET NO.
C-22



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

1. SANITARY SERVICES SHALL BE CONSTRUCTED @ 1% MIN SLOPE W/ CLEANOUTS EVERY 75' OC.

2. CONTRACTOR SHALL VERIFY SAN SERV INV EL @ BLDG W/ GC PRIOR TO CONSTRUCTION.

3. FIRE LINE AFTER REDUCED PRESSURE DET ASSEMBLY/RPDA SHALL BE DESIGNED & CONSTRUCTED BY FL REG FIRE SPRINKLER CONTRACTOR WHO SHALL VERIFY LOCATION OF ALL CONNECTIONS INCLUDING FIRE DEPT CONN'S.

4. WATER MAIN SHALL BE PVC SDR-18. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.

5. ALL WM PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE PIPE, WLL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED NO MORE THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

6. EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.

7. CONTRACTOR SHALL CLEAN & FLUSH THE WATER LINE & PERFORM A ONE HR P&L TEST (150 PSI) ON THE WM PER CITY OF FT PIERCE'S UTILITY'S REQ'S.

8. CONTRACTOR SHALL PROVIDE P&L TEST ON FIM PER CITY OF FT PIERCE'S UTILITY'S REQ'S (200 PSI).

9. ALL SEWER INFRASTRUCTURE TO MEET CITY OF FT PIERCE'S LATEST TECHNICAL PROVISIONS AND STANDARD DETAILS.

10. WATER LINE SHALL BE SWABBED.

11. 2" BLOW OF ASSEMBLY SHALL BE CONSTRUCTED OF BRASS AND WILL REMAIN PERMANENT.

12. A JUMPER METER SHALL BE CONSTRUCTED AT TIE-IN LOCATION. THE JUMPER METER WILL REMAIN IN PLACE UNTIL CLEARANCE IS RECEIVED FROM FDEP.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIALS, AND EQUIPMENT TO PERFORM THE TIE-IN TO THE WATER MAIN(S).

14. WATER SERVICE LINES SHALL CONSIST OF A BRONZE SERVICE SADDLE, CORPORATION STOP, TYPE "K" COPPER, AND CURB STOP (CURB STOPS FOR 1.5" AND 2" SHALL BE FLARE X FLANGE).

15. ALL WELLS & SEPTIC TANKS TO BE ABANDONED. ALL DRAIN FIELDS TO BE DRAINED & ABANDONED. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS INCL. FROM ST LUCIE COUNTY HEALTH DEPT FOR ALL ABANDONMENTS.

LEGEND

@19.7	PROP PAV'T EL
19.7	EXIST EL
	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Water & Wastewater Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.
C-23

SEE SHT C-25

SEE SHT C-22

BLDG
070,080 SF
KSF OFFICE
KSF WAREHOUSE

L 21.92 FT, NAVD

C BTM EL 13.0

STA 21+81
CONN TO SAN MH

CONST MH-7
RIM EL 17.0
INV EL 9.2

CONST FH-7
FL EL 17.7

CONST 400-LF 8" PVC @ 0.45%

FIM X-UNDER SAN
6" CLR MIN

SAN X-UNDER STM
18" RCP STM BE 12.9
8" PVC SAN TE 8.4

CONST MH-6
RIM EL 17.0
INV EL 5.9 W
7.4 N

SAN X-UNDER STM
24" RCP STM BE 12.7
8" PVC SAN TE 6.5

CONST SAN CO
TYP

CONST MH-1
RIM EL 17.0
INV EL 4.18 W
5.60 E
4.08 S

STA 15+96
CONST 1"
90° BEND

CONST FH-8
FL EL 16.7

STA 1+19
CONST 4"-90° BEND

STA 1+24
CONST 4" PV

CONST LS
RIM EL 17.0
INV EL 3.78

STA 16+13
CONST 1" GV
CONST SINGLE SERVICE
W/ ¾" METER & RPBP

STA 0+00
CONST 4" WET TAP
W/ 6"x4" TAP SLV &
OPEN CUT & RESTOR
MILL & OVERLAY SB

FIM X-OVER SAN
6" CLR MIN

CONST MH-3
RIM EL 17.0
INV EL 7.04 W
6.94 E

WAS X-OVER FIM
6" CLR MIN

FIM X-OVER SAN
6" CLR MIN

CONST MH-2
RIM EL 17.0
INV EL 5.66 W
5.56 E

WAS X-OVER FIM
6" CLR MIN

WAS X-OVER FIM
6" CLR MIN

WAS X-OVER FIM
6" CLR MIN

8" PVC SAN TE 4.6

CONST FH-10
FLG EL 17.0

CONST FH-9
FLG EL 17.0

750.04'

1,113.34'

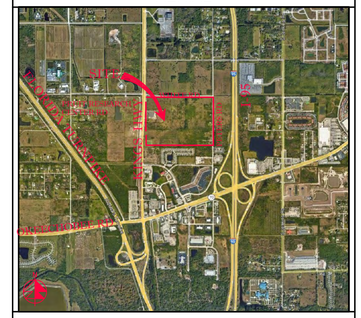
1871.93'

S00°04'58"E

PETERS ROAD

15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

1. SANITARY SERVICES SHALL BE CONSTRUCTED @ 1% MIN SLOPE W/ CLEANOUTS EVERY 75' OC.

2. CONTRACTOR SHALL VERIFY SAN SERV INV EL @ BLDG W/ GC PRIOR TO CONSTRUCTION.

3. FIRE LINE AFTER REDUCED PRESSURE DET ASSEMBLY/RPDA SHALL BE DESIGNED & CONSTRUCTED BY FL REG FIRE SPRINKLER CONTRACTOR WHO SHALL VERIFY LOCATION OF ALL CONNECTIONS INCLUDING FIRE DEPT CONN'S.

4. WATER MAIN SHALL BE PVC SDR-18. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.

5. ALL WM PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WLL BE SOLID WALL BLUE PIPE, WLL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WLL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WLL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WLL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, AND THAT WLL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WLL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WLL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WLL BE PAINTED BLUE OR WLL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

6. EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.

7. CONTRACTOR SHALL CLEAN & FLUSH THE WATER LINE & PERFORM A ONE HR P&L TEST (150 PSI) ON THE WM PER CITY OF FT PIERCE'S UTILITY'S REQ'S.

8. CONTRACTOR SHALL PROVIDE P&L TEST ON FIM PER PER CITY OF FT PIERCE'S UTILITY'S REQ'S (200 PSI).

9. ALL SEWER INFRASTRUCTURE TO MEET CITY OF FT PIERCE'S LATEST TECHNICAL PROVISIONS AND STANDARD DETAILS.

10. WATER LINE SHALL BE SWABBED.

11. 2" BLOW OF ASSEMBLY SHALL BE CONSTRUCTED OF BRASS AND WLL REMAIN PERMANENT.

12. A JUMPER METER SHALL BE CONSTRUCTED AT TIE-IN LOCATION. THE JUMPER METER WLL REMAIN IN PLACE UNTIL CLEARANCE IS RECEIVED FROM FDEP.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIALS, AND EQUIPMENT TO PERFORM THE TIE-IN TO THE WATER MAIN(S).

14. WATER SERVICE LINES SHALL CONSIST OF A BRONZE SERVICE SADDLE, CORPORATION STOP, TYPE "K" COPPER, AND CURB STOP (CURB STOPS FOR 1.5" AND 2" SHALL BE FLARE X FLANGE).

15. ALL WELLS & SEPTIC TANKS TO BE ABANDONED. ALL DRAIN FIELDS TO BE DRAINED & ABANDONED. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS INCL. FROM ST LUCIE COUNTY HEALTH DEPT FOR ALL ABANDONMENTS.

LEGEND

⊕19.7	PROP PAV'T EL
19.7	EXIST EL
	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL.
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

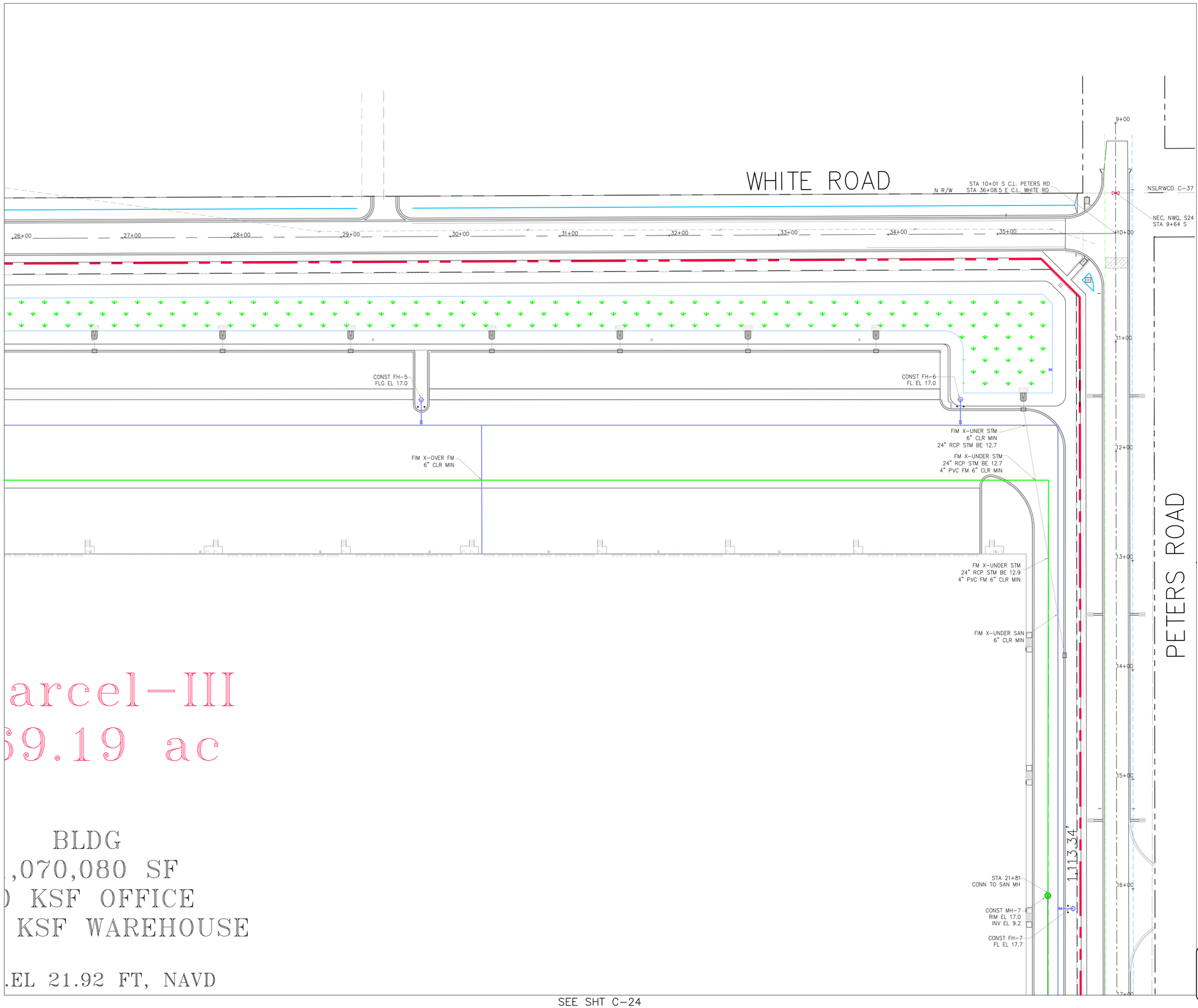
Water & Wastewater Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

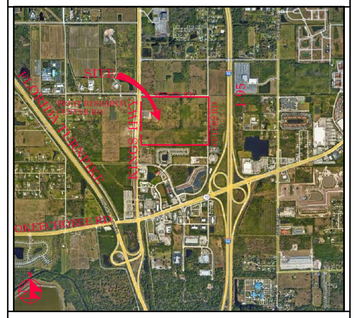
SEAL

COA 6986

SHEET NO.
C-24



AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

40' 0 20' 40' 80'

SCALE: 1" = 40'

1. SANITARY SERVICES SHALL BE CONSTRUCTED @ 1% MIN SLOPE W/ CLEANOUTS EVERY 75' OC.

2. CONTRACTOR SHALL VERIFY SAN SERV INV EL @ BLDG W/ GC PRIOR TO CONSTRUCTION.

3. FIRE LINE AFTER REDUCED PRESSURE DET ASSEMBLY/RPDA SHALL BE DESIGNED & CONSTRUCTED BY FL REG FIRE SPRINKLER CONTRACTOR WHO SHALL VERIFY LOCATION OF ALL CONNECTIONS INCLUDING FIRE DEPT CONN'S.

4. WATER MAIN SHALL BE PVC SDR-18. FIRE MAIN SHALL BE PVC C-900 SDR-14. SANITARY MAINS & SERVICES SHALL BE PVC SDR-26.

5. ALL WM PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3, F.A.C., USING BLUE AS AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED NO MORE THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER THE INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIP THE PIPE DURING THE INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

6. EXACT LOCATION OF WATER SERVICE & FIRE LINE STUB OUTS TO BE VERIFIED WITH GC.

7. CONTRACTOR SHALL CLEAN & FLUSH THE WATER LINE & PERFORM A ONE HR P&L TEST (150 PSI) ON THE WM PER CITY OF FT PIERCE'S UTILITY'S REQ'S.

8. CONTRACTOR SHALL PROVIDE P&L TEST ON FIM PER CITY OF FT PIERCE'S UTILITY'S REQ'S (200 PSI).

9. ALL SEWER INFRASTRUCTURE TO MEET CITY OF FT PIERCE'S LATEST TECHNICAL PROVISIONS AND STANDARD DETAILS.

10. WATER LINE SHALL BE SWABBED.

11. 2" BLOW OF ASSEMBLY SHALL BE CONSTRUCTED OF BRASS AND WILL REMAIN PERMANENT.

12. A JUMPER METER SHALL BE CONSTRUCTED AT TIE-IN LOCATION. THE JUMPER METER WILL REMAIN IN PLACE UNTIL CLEARANCE IS RECEIVED FROM FDEP.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIALS, AND EQUIPMENT TO PERFORM THE TIE-IN TO THE WATER MAIN(S).

14. WATER SERVICE LINES SHALL CONSIST OF A BRONZE SERVICE SADDLE, CORPORATION STOP, TYPE "K" COPPER, AND CURB STOP (CURB STOPS FOR 1.5" AND 2" SHALL BE FLARE X FLANGE).

15. ALL WELLS & SEPTIC TANKS TO BE ABANDONED. ALL DRAIN FIELDS TO BE DRAINED & ABANDONED. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS INCL. FROM ST LUCIE COUNTY HEALTH DEPT FOR ALL ABANDONMENTS.

LEGEND

⊕19.7	PROP PAV'T EL
19.7	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Water & Wastewater Plan

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	1"=40'	JHI	DDI	2409-1533

SEAL

COA 6986

SHEET NO.
C-25

GENERAL NOTES:

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

DRAINAGE

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

ROADWAY

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

CONSTRUCTION INSPECTION CHECKPOINTS

ROADWAY: THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR INSPECTION AT THE FOLLOWING CHECKPOINTS:

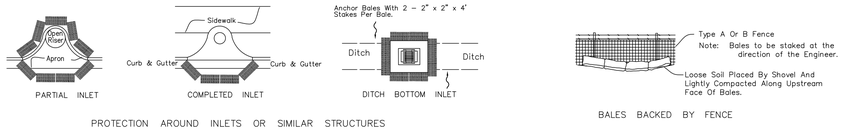
1. PRIOR TO ANY DEVIATION FROM THE APPROVED GRADING, PAVING, AND DRAINAGE PLANS.
2. PRIOR TO BACK FILLING OF TRENCHES CONTAINING HYDRAULIC CONDUITS, SO THAT JOINTS MAY BE INSPECTED.
3. UPON COMPLETION OF THE SUBGRADE COMPACTION.
4. AT THE TIME OF DELIVERY OF BASE MATERIAL.
5. UPON COMPLETION OF THE BASE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

STRIPING

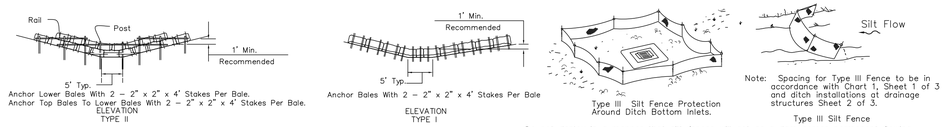
1. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT INDEX 711-001. STRIPING FOR PEDESTRIAN CROSSING AND STOP BARS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT INDEX 711-001.

CONCRETE SPECIFICATIONS

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



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



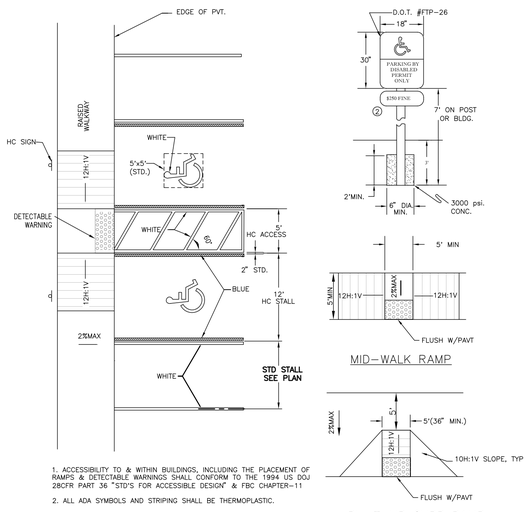
Application and Spacing: The use of Types I & II bale barriers should be limited to the conditions outlined in Chart I, Sheet 1 of 3, Index No. 102, FDOT standard specifications.

BARRIER FOR UNPAVED DITCHES

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

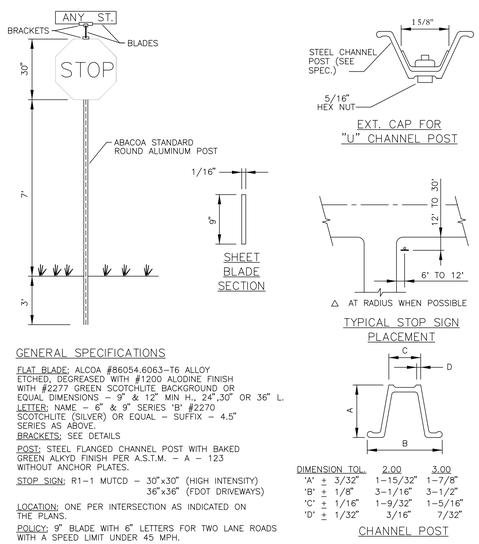
SILT FENCE APPLICATIONS
8" MIN EMBEDMENT

BALED HAY OR STRAW BARRIERS AND SILT FENCES



1. ACCESSIBILITY TO & WITHIN BUILDINGS, INCLUDING THE PLACEMENT OF RAMPS & DETECTABLE WARNINGS SHALL CONFORM TO THE 1994 US DOJ 28CFR PART 36 "STD'S FOR ACCESSIBLE DESIGN" & FBC CHAPTER-11
2. ALL ADA SYMBOLS AND STRIPING SHALL BE THERMOPLASTIC.

PARKING STALLS DETAILS



GENERAL SPECIFICATIONS

FLAT BLADE: ALCOA #86054.6063-T6 ALLOY ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL DIMENSIONS – 9" & 12" MIN H., 24",30" OR 36" L.
LETTER: NAME – 6" & 9" SERIES 'B' #2270 SCOTCHLITE (SILVER) OR EQUAL – SUFFIX – 4.5" SERIES AS ABOVE.
BRACKETS: SEE DETAILS

POST: STEEL FLANGED CHANNEL POST WITH BAKED GREEN ALKYD FINISH PER A.S.T.M. – A – 123 WITHOUT ANCHOR PLATES.

STOP SIGN: R1-1 MUTCD – 30"x30" (HIGH INTENSITY) 36"x36" (FDOT DRIVEWAYS)

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

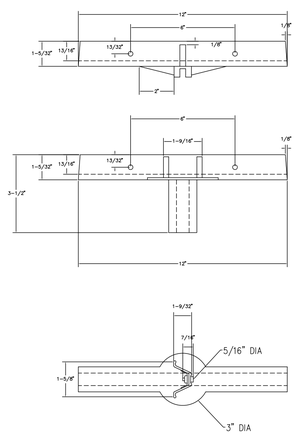
POLICY: 9" BLADE WITH 6" LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.

12" BLADES WITH 9" LETTERS.
–THOROUGHFARE ROADS FOUR LANES OR WIDER
–TWO LANE ROADS WITH A POSTED SPEED LIMIT 45 MPH OR MORE.

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

CHANNEL POST

STREET SIGN/STOP SIGN DETAIL



9"-12" SNS (D-3) BRACKET DETAIL

A- ALL DIMENSIONS AND SPECIFICATIONS CONTAINED IN DRAWINGS

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

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

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

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

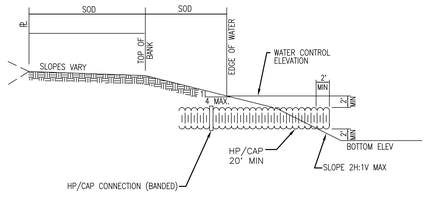
PAVING, GRADING, & DRAINAGE DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	DDI	2509-1533

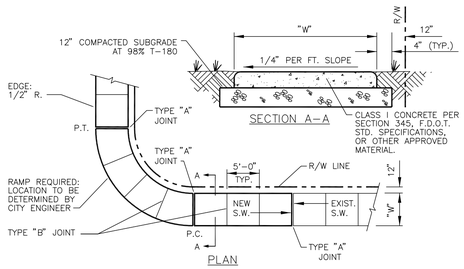
SEAL

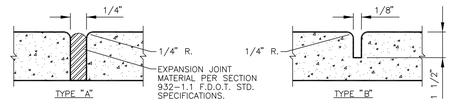
COA 6986

SHEET NO.
C-26



TYPICAL LAKE BANK AND DRAINAGE OUTFALL





SIDEWALK JOINT

TABLE OF SIDEWALK THICKNESS – "t"	
RESIDENTIAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"
TABLE OF SIDEWALK WIDTHS – "W"	
EXCLUIDNG CURB	5'
INCLUIDNG 2" VOH	7'

* MINIMUM.

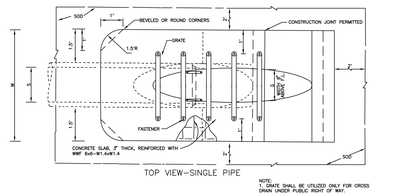
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'.
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES

SIDEWALK CONSTRUCTION DETAIL

4 TO 1 SLOPE

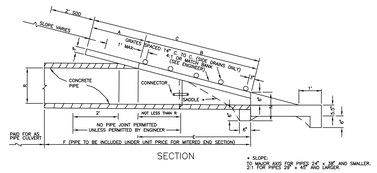
D	X	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD PIPE	N	GRATE STANDARD WEIGHT PIPE
18"Δ	2'-7"	2'-2"	4'-0"	6'-8"	4'-0"	8'	1'-2"	6'-8"	7'-3"	9'-10"	12'-3"	1'-9"	18"
24"Δ	2'-11"	2'-5"	5'-0"	7'-8"	5'-0"	8'	1'-5"	6'-8"	7'-3"	10'-0"	12'-5"	1'-11"	18"
30"Δ	3'-3"	2'-8"	5'-10"	8'-11"	7'-0"Δ1	11'	1'-7"	6'-10"	8'-0"	12'-11"	15'-10"	1'-9"	18"
36"Δ	4'-1"	2'-10"	6'-8"	10'-2"	7'-0"Δ1	11'	2'-0"	8'-0"	10'-0"	14'-8"	18'-8"	1'-9"	18"

Δ 6.42' Δ 6.25' DIMENSIONS PERMITTED TO ALLOW USE OF 8' STANDARD PIPE LENGTHS.
◇ 10.40' ◇ 10.10' DIMENSIONS PERMITTED TO ALLOW USE OF 12' STANDARD PIPE LENGTHS.
Δ◇ CONCRETE SLAB SHALL BE DEEPENED TO FORM BRIDGE ACROSS CROWN OF PIPE. SEE SECTION BELOW.



TOP VIEW-SINGLE PIPE

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

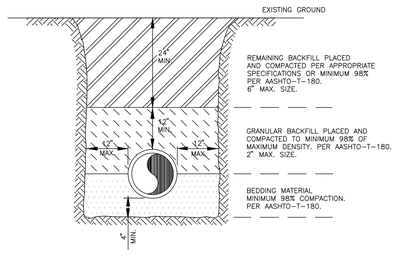


SECTION

* SLOPE:
3H:1V MAX. AND FOR PIPES 24" & 30" AND SMALLER.
2:1 FOR PIPES 36" & 42" AND LARGER.

MITERED END DETAIL

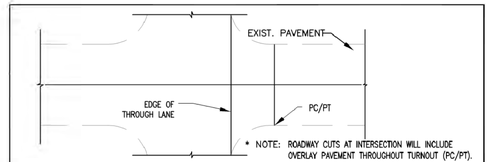
SEE LATEST FDOT ROADWAY & TRAFFIC DESIGN STANDARDS MANUAL
SIDE DRAIN MITERED END SECTION FOR SINGLE AND MULTIPLE ROUND CONCRETE PIPE



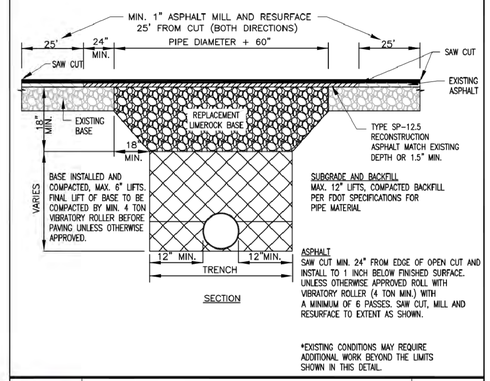
NOTES:

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

TYPICAL TRENCH DETAIL



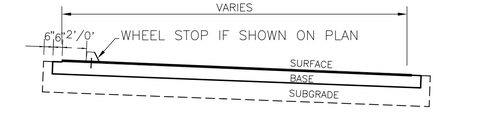
PLAN



SECTION

*EXISTING CONDITIONS MAY REQUIRE ADDITIONAL WORK BEYOND THE LIMITS SHOWN IN THIS DETAIL.

ST. LUCIE COUNTY FLORIDA	LAND DEVELOPMENT DETAILS	DETAIL LD-2
	TYPICAL OPEN CUT TRENCH & RESTORATION	DATE: 11/22/21



FLEXIBLE PAVEMENT (STANADRD DUTY/CAR TRAFFIC)
SURFACE: 3" ACSC (1ST LIFT 1.5" SP-12.5 2ND LIFT 1.5" SP-9.5)
BASE: 8" LIMEROCK/COQUINA ROCK/CRUSHED CONC* MIN LBR 100
SUBGRADE: 12" STABILIZED SUBGRADE, LBR40

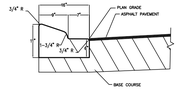
FLEXIBLE PAVEMENT (HEAVY DUTY/TRUCK TRAFFIC)
SURFACE: 4" S-1/SP 12.5 ACSC (2-2" LIFTS)
BASE: 10" LIMEROCK/COQUINA ROCK/CRUSHED CONC* MIN LBR 100
SUBGRADE: 12" STABILIZED SUBGRADE, LBR40

CONC SLAB
SURFACE: 7" W/2-6X6 W1.4XW1.4 WWM
W/1.75" SAW-CUTS @ 13' MAX O.C. E.W.
SAW CUT SLAB DIM'S PROPORTION SHALL BE 1.25:1MIN
ALL JOINTS SHALL BE IN ACCORD W/ FDOT INDEX 305
BASE: 8" LIMEROCK / COQUINA ROCK COMP MIN LBR 100
SUBGRADE: 12" STABILIZED SUBGRADE, LBR40

COMP: COMPACTED TO 98% MAX D.D. AASHTO T-180
* CRUSHED CONC MIN LBR 150.
ALL BASE SHALL BE FROM FDOT CERTIFED PIT.
5.5" OF BASE MAY BE SUBSTITUED FOR 12" STABLIZED SUBGRADE.

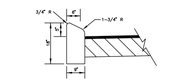
CONCRETE SPECIFICATIONS
1. ALL CONCRETE SHALL REACH COMP STRENGTH OF 4,000 PSI MIN IN 28 DAYS. MIX DESIGN SHALL INCLUDE MINIMUM CEMENT CONTENT OF 470 LBS OF PORTLAND CEMENT TYPE II PER ASTM C-150 & 120 LB OF FLY ASH /AE PER CY AND ADMIXTURES SHALL CONFORM TO ASTM C-494. WATER/CEMENT=0.5 MAX.
2. SLUMP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

PAVEMENT TYP SECTION



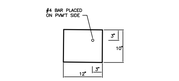
NOTES:
1. SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.
3. SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.

TYPE 'A' CURB
NOT TO SCALE

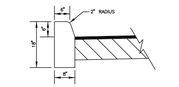


SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.
CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.
SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.

TYPE 'B' CURB
NOT TO SCALE

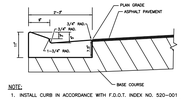


TYPE 'C' CURB
NOT TO SCALE



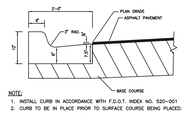
NOTES:
1. SEE F.D.O.T. INDEX NO. 520-001 FOR ADDITIONAL INFORMATION.
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.
3. SAWCUTS TO BE MADE AT 10' O.C. THROUGHOUT CURB CONST.

TYPE "D" CURB
NOT TO SCALE



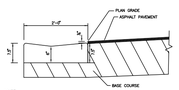
NOTE:
1. INSTALL CURB IN ACCORDANCE WITH F.D.O.T. INDEX NO. 520-001
2. CURB TO BE IN PLACE PRIOR TO SURFACE COURSE BEING PLACED.

TYPE "F" CURB
NOT TO SCALE



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

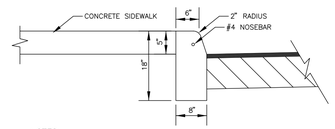
TYPE "F" CURB
NOT TO SCALE



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

DROP CURB
NOT TO SCALE

CURB DETAILS



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

RAISED SIDEWALK W/ CURB
NOT TO SCALE

SIDEWALK DETAILS

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

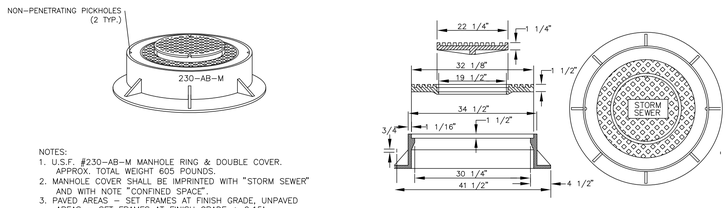
PAVING, GRADING, & DRAINAGE DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	DDI	2509-1533

SEAL

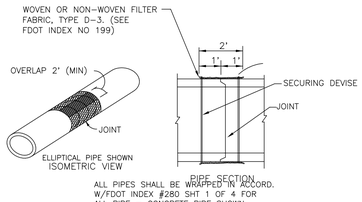
COA 6986

SHEET NO.
C-27



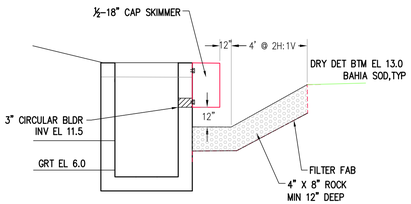
NOTES:
1. U.S.F. #230-AB-M MANHOLE RING & DOUBLE COVER. APPROX. TOTAL WEIGHT 605 POUNDS.
2. MANHOLE COVER SHALL BE IMPRINTED WITH "STORM SEWER" AND WITH NOTE "CONFINED SPACE".
3. PAVED AREAS - SET FRAMES AT FINISH GRADE, UNPAVED AREAS - SET FRAMES AT FINISH GRADE + 0.15'.

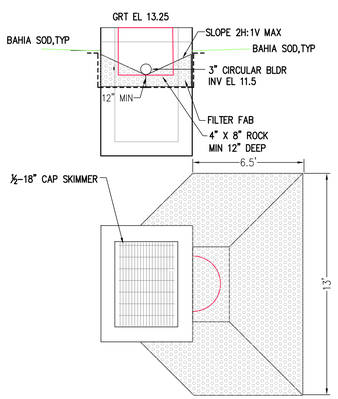
MANHOLE FRAME AND RING DETAIL



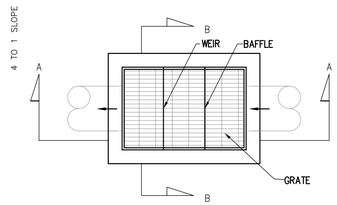
ALL PIPES SHALL BE WRAPPED IN ACCORD. W/FDOT INDEX #280 SHT 1 OF 4 FOR ALL PIPE - CONCRETE PIPE SHOWN

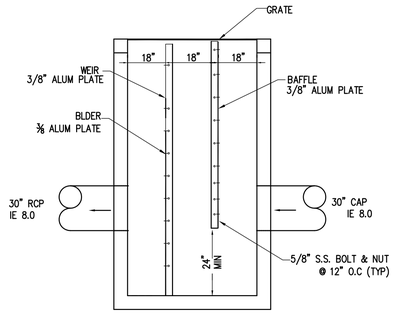
FILTER FABRIC JACKET



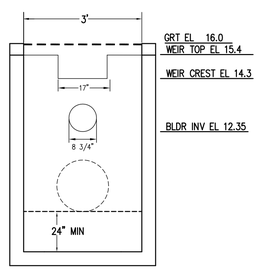


CS-11 & 22 TYPE-H CONTROL STRUCTURE





SECTION A-A

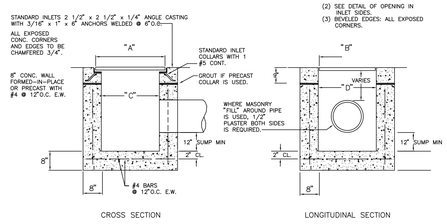


SECTION B-B

CS-1 & 2 TYPE "E" CONTROL STRUCTURE

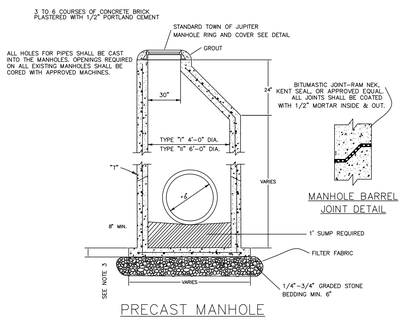
MAX. C. F.S.	TYPE INLET	"A"	"B"	"C"	"D"	GRATE APPROX. WT.
15.06	E	2'-0"	3'-0"	2'-0"	3'-1"	335 LBS.
23.49	G	4'-0"	5'-0"	4'-1"	5'-1"	380 LBS.
30.33	F	3'-0"	4'-0"	3'-0"	4'-0"	485 LBS.
58.20	H	5'-0"	6'-0"	5'-0"	6'-1"	725 LBS.

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



INLET DETAILS

N.T.S.



PRECAST MANHOLE
NTS

NOTES:
1. MANHOLE SHALL CONFORM TO ASTM C478 WITH 4000 PSI CONCRETE.
2. CONE SECTION MAY BE EITHER CONCENTRIC OR ECCENTRIC.
3. BASE SHALL BE A MINIMUM OF 8" AND PRECAST WITH BOTTOM SECTION.
4. ONE GAGE #5 @ 12" CTRS., BOTH WAYS, IN CENTER 1/3 OF CONCRETE WALL.
5. COMPLETELY FILL ANNULUS BETWEEN PRECAST AND M/H WALL WITH CLAY BRICK AND PORTLAND TYPE II CEMENT.
6. ALL CONCRETE TO BE CLASS II OR BETTER.
7. FOR ADDITIONAL INFORMATION AND CLARIFICATION CONCERNING MANHOLE AND INLET CONSTRUCTION DETAILS AND SPECIFICATIONS, REFER TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (STANDARD INDEX MANUAL) LATEST EDITION.

STORM SEWER PRECAST MANHOLE

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

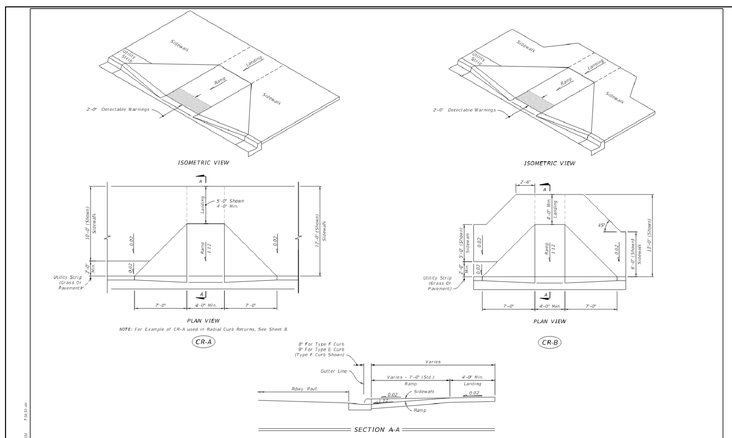
PAVING, GRADING, & DRAINAGE DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	DDI	2509-1533

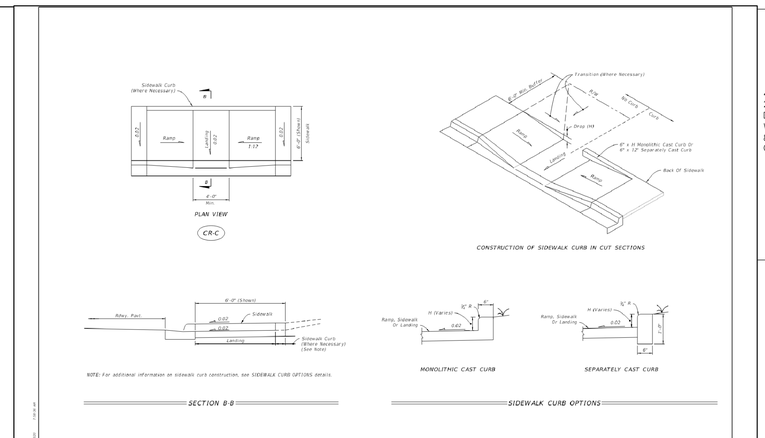
SEAL

COA 6986

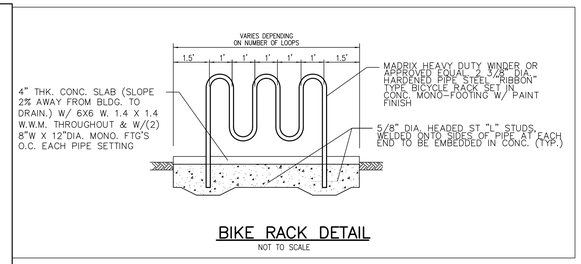
SHEET NO.
C-28



LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 2 of 7



LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 3 of 7

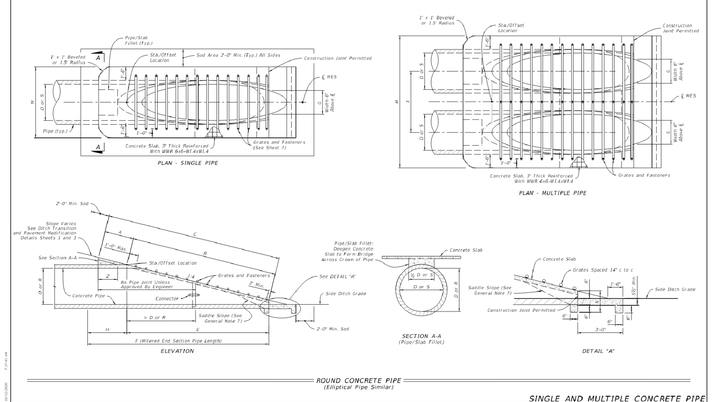


BIKE RACK DETAIL

NOT TO SCALE

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 4 of 7

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 5 of 7



LAST REVISION 11/01/18	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX 430-022	SHEET 2 of 7

SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES

Pipe Dia D	Rise R	Span S	X	A	B	C	E	F	G	H	'R' GRATE SIZES (C.F.) Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	N	3' CONC. SLAB (C.Y.) STANDARD WEIGHT PIPE	EXTRA STRONG PIPE	SODDING (SY.) Single Pipe	Double Pipe	Triple Pipe	Quad Pipe
15"	—	—	7'-0"	7'-0"	4'-0"	5'-0"	4'-0"	9"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
18"	—	—	7'-0"	7'-6"	4'-0"	5'-0"	4'-0"	9"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
24"	—	—	8'-0"	8'-6"	4'-0"	5'-0"	4'-0"	9"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
30"	—	—	9'-0"	9'-6"	4'-0"	5'-0"	4'-0"	9"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
36"	—	—	10'-0"	10'-6"	4'-0"	5'-0"	4'-0"	9"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
42"	—	—	11'-0"	11'-6"	4'-0"	5'-0"	4'-0"	9"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
48"	—	—	12'-0"	12'-6"	4'-0"	5'-0"	4'-0"	9"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
54"	—	—	13'-0"	13'-6"	4'-0"	5'-0"	4'-0"	9"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
60"	—	—	14'-0"	14'-6"	4'-0"	5'-0"	4'-0"	9"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
12"	19"	15"	5'-6"	5'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
15"	23"	18"	6'-0"	6'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
18"	27"	22"	6'-6"	6'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
24"	38"	29"	7'-6"	7'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
30"	46"	36"	8'-6"	8'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
36"	55"	43"	9'-6"	9'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
42"	64"	50"	10'-6"	10'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
48"	73"	58"	11'-6"	11'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
54"	81"	65"	12'-6"	12'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
60"	90"	72"	13'-6"	13'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
18"	23"	14"	6'-0"	6'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
24"	30"	19"	7'-0"	7'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
30"	38"	24"	8'-0"	8'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
36"	45"	29"	9'-0"	9'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
42"	53"	34"	10'-0"	10'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
48"	60"	38"	11'-0"	11'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
54"	68"	43"	12'-0"	12'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
60"	76"	48"	13'-0"	13'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
24"	29"	18"	7'-0"	7'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
30"	36"	23"	8'-0"	8'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
36"	43"	28"	9'-0"	9'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
42"	51"	33"	10'-0"	10'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
48"	58"	38"	11'-0"	11'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
54"	65"	42"	12'-0"	12'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
60"	73"	47"	13'-0"	13'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67

Elliptical Concrete

18"	11"	29"	7'-0"	7'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
24"	15"	38"	8'-0"	8'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
30"	19"	48"	9'-0"	9'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
36"	24"	58"	10'-0"	10'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
42"	27"	67"	11'-0"	11'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
48"	30"	77"	12'-0"	12'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
54"	34"	86"	13'-0"	13'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
60"	38"	96"	14'-0"	14'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
12"	19"	15"	5'-6"	5'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
15"	23"	18"	6'-0"	6'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
18"	27"	22"	6'-6"	6'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
24"	38"	29"	7'-6"	7'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
30"	46"	36"	8'-6"	8'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
36"	55"	43"	9'-6"	9'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
42"	64"	50"	10'-6"	10'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
48"	73"	58"	11'-6"	11'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
54"	81"	65"	12'-6"	12'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
60"	90"	72"	13'-6"	13'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67

Flat Bottom Elliptical Concrete

18"	11"	23"	7'-0"	7'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
24"	15"	30"	8'-0"	8'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
30"	19"	38"	9'-0"	9'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
36"	24"	45"	10'-0"	10'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
42"	27"	53"	11'-0"	11'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
48"	30"	60"	12'-0"	12'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
54"	34"	68"	13'-0"	13'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50
60"	38"	76"	14'-0"	14'-4"	4'-0"	5'-0"	4'-0"	4.5"	1'-0"	1'-0"	4.50	7.50	10.50	13.50	13			1.00	1.50	2.00	2.50

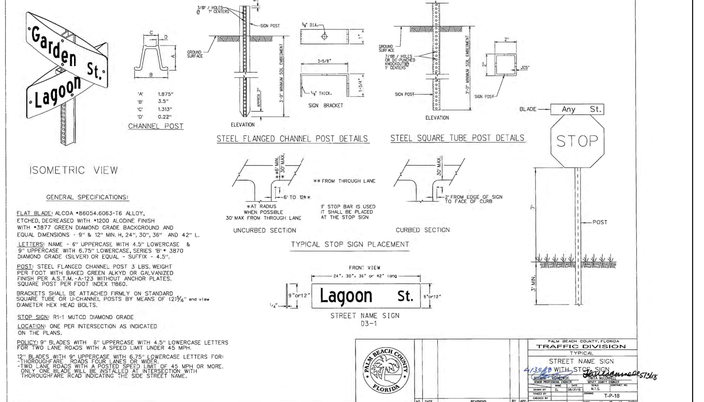
Horizontal Elliptical Concrete

14"	23"	19"	6'-6"	6'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
19"	30"	24"	7'-0"	7'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
22"	34"	27"	7'-6"	7'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
24"	38"	29"	8'-0"	8'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
27"	42"	34"	8'-6"	8'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
29"	45"	36"	9'-0"	9'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
34"	53"	43"	10'-6"	10'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
38"	60"	48"	11'-6"	11'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
43"	68"	53"	12'-6"	12'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
48"	76"	58"	13'-6"	13'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
53"	83"	64"	14'-6"	14'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
58"	91"	70"	15'-6"	15'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
63"	98"	76"	16'-6"	16'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
68"	106"	81"	17'-6"	17'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
72"	113"	86"	18'-6"	18'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
77"	121"	91"	19'-6"	19'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
82"	129"	96"	20'-6"	20'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67

Pipe Dia D	Rise R	Span S	X	A	B	C	E	F	G	H	'R' GRATE SIZES (C.F.) Single Pipe	Double Pipe	Triple Pipe	Quad Pipe	N	3' CONC. SLAB (C.Y.) STANDARD WEIGHT PIPE	EXTRA STRONG PIPE	SODDING (SY.) Single Pipe	Double Pipe	Triple Pipe	Quad Pipe
14"	19"	24"	6'-6"	6'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
19"	24"	30"	7'-0"	7'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
22"	27"	34"	7'-6"	7'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
24"	30"	38"	8'-0"	8'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
27"	34"	42"	8'-6"	8'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
29"	38"	45"	9'-0"	9'-4"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
34"	43"	53"	10'-6"	10'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
38"	48"	60"	11'-6"	11'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
43"	53"	68"	12'-6"	12'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
48"	60"	76"	13'-6"	13'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
53"	64"	83"	14'-6"	14'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
58"	72"	91"	15'-6"	15'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
63"	79"	98"	16'-6"	16'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
68"	87"	106"	17'-6"	17'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
72"	94"	113"	18'-6"	18'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
77"	102"	121"	19'-6"	19'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67
82"	109"	129"	20'-6"	20'-10"	3'-0"	3'-6"	3'-0"	7.5"	4'-5"	7.5"	3.50	5.25	7.00	8.75	11			0.67	1.00	1.33	1.67

:A=.62 :B=.10 :A=.25 :B=.10 Dimensions permitted to allow use of 8' standard pipe lengths.
:A=.50 :B=.10 Dimensions permitted to allow use of 12' standard pipe lengths.

LAST REVISION 11/01/19	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	SIDE DRAIN MITERED END SECTION	INDEX 430-022	SHEET 3 of 7



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

REVISIONS

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

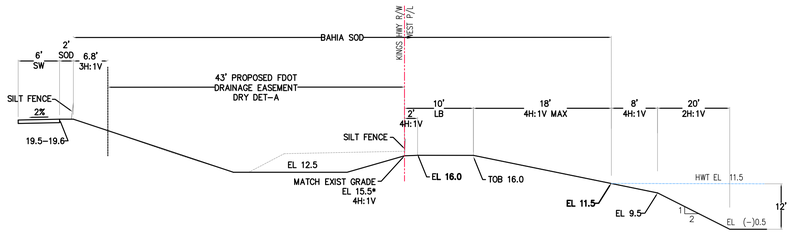
PAVING, GRADING, & DRAINAGE DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	DDI	2509-1533

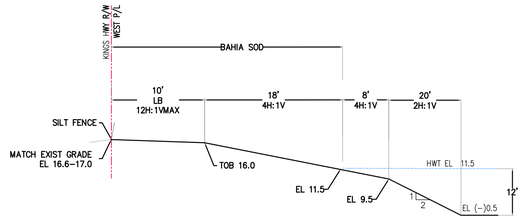
SEAL

COA 6986

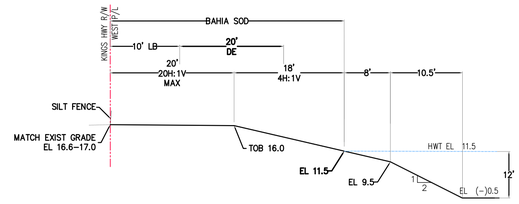
SHEET NO.
C-29



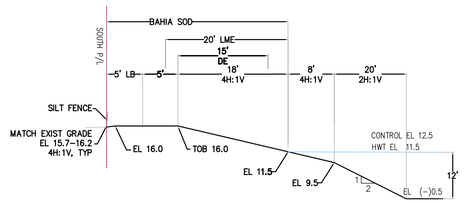
LAKE-1 SECTION
@ WEST P/L
SECTION A



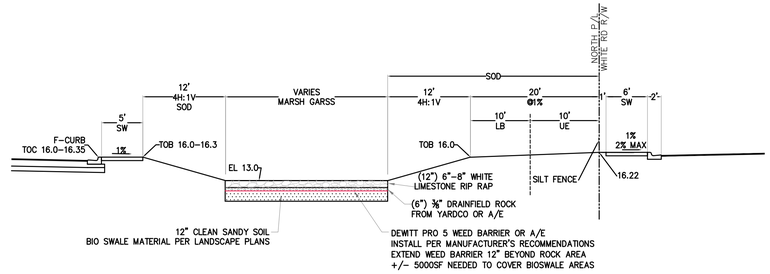
LAKE-2 SECTION
@ WEST P/L
SECTION B



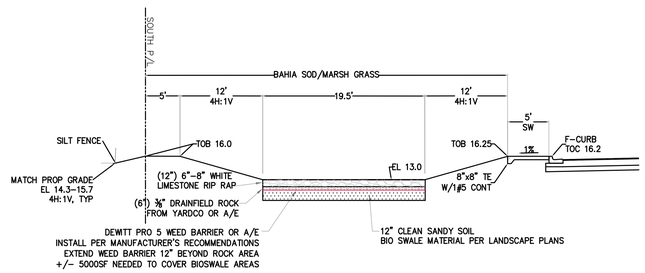
LAKE-3 SECTION
@ WEST P/L
SECTION C



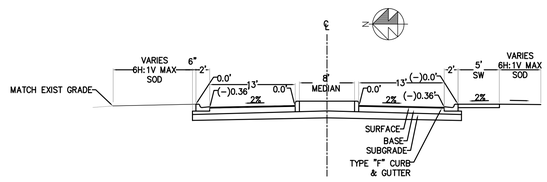
LAKE-3 SECTION
@ SOUTH P/L
SECTION D



DRY DETENTION-1 / BIO-SWALE @ NORTH P/L
SECTION E



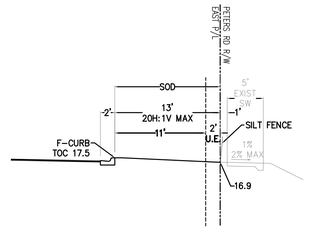
DRY DETENTION-2 / BIO-SWALE @ SOUTH P/L
SECTION F



PAVEMENT SECTION:

SURFACE: 3" ACSC (1ST LIFT 1.5" SP-12.5 2ND LIFT 1.5" SP-9.5)
BASE: 8" LIMEROCK/COQUINA ROCK/CRUSHED CONC* MIN LBR 100
SUBGRADE: 12" STABILIZED SUBGRADE, LBR40
SEE SHT C-27 FOR PAVT TYP DISECTION

EMPLOYEE MAIN DRIVE
TYPICAL SECTION



EAST P/L
SECTION F

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

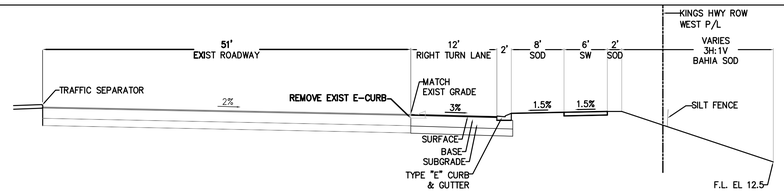
SECTIONS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	DDI	2509-1533

SEAL

FR # 6986

SHEET NO.
C-30



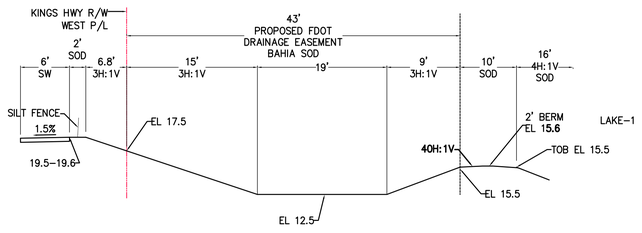
PAVEMENT SECTION:

SURFACE: 1.5" TYPE SP STRUCTURAL COURSE (TRAFFIC D) (PG 76-22)
1.5" FRICTION COURSE FC-12.5 (PG 76-22)

BASE: 17.5" LIMEROCK / COQUINA ROCK / CRUSHED CONCRETE

SUBGRADE: 12" COMPACTED 98% MAX D.D. (AASHTO T-180)

KINGS HWY RIGHT TURN
TYPICAL SECTION



FDOT TEMP CONST EASMT
KINGS HIGHWAY RIGHT TURN DITCH
TYPICAL SECTION

NOTES:
1. ALL SOD IN PUBLIC R/W SHALL BE BAHIA GRASS.
2. EVERY PIECE OF SOD IN THE ROADSIDE DITCH SHALL BE PINNED.
3. SOD HORIZONTAL ROWS SHALL BE STAGGERED SO THERE ARE NO RUNNING VERTICAL SEAMS ALONG THE ROADSIDE DITCH.
4. CONTRACTOR SHALL IRRIGATE ALL SOD FOR 30 DAYS MIN AFTER INSTALLATION/TILL GRASS HAS GROWN TO MIN 12".
5. CRUSHED CONC SHALL BE FROM FDOT CERTIFIED PIT W/ LBR 150.

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

OFF-SITE SECTIONS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	DDI	2509-1533

SEAL

FR # 6986

SHEET NO.
C-31

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 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
02-09	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 200902.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 UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

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

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

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45$ AND EXTENDED SO THAT SWABBED 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 WASTWATER 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 EQUIDSTANT 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
02-09	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 2009002.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 2 OF 2		

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.

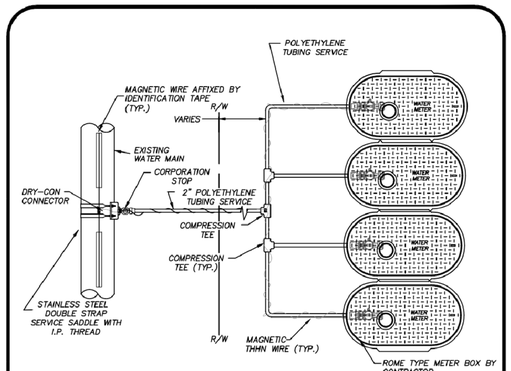
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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
02-09	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JJM	COMPUTER FILE # DETAIL NOTES 2009002.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		

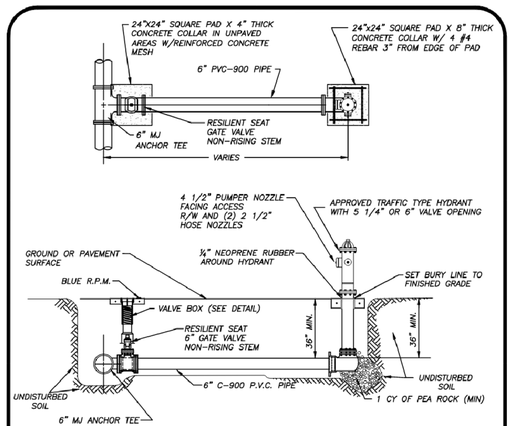


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. POLY SERVICE LINE SHALL VARY IN SIZE PER COMMERCIAL USE.
6. F.P.U.A. SHALL REMOVE METER BOXES AND INSTALL STAND PIPES AT THE TIME OF CONNECTION.

TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)
(N.T.S.)

TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)				W-4A
03-09	DESIGN	SLL	JLC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # W-4.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2020	SHEET 1 OF 1		

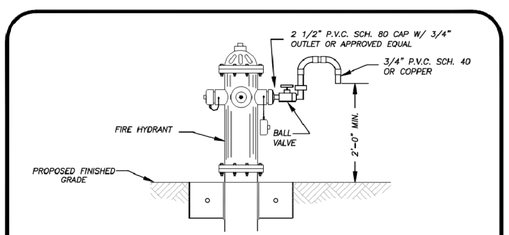


NOTES:

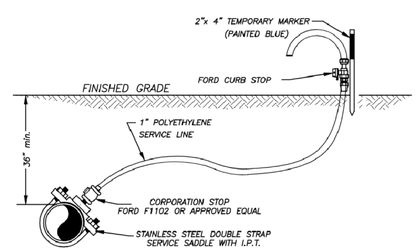
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

TYPICAL FIRE HYDRANT ASSEMBLY				W-5
03-09	DESIGN	SLL	JLC	
DATE:	REVISION:	BY:	APPD:	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		



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

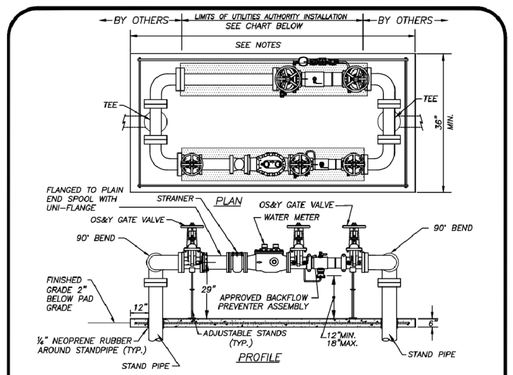


BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

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

BACTERIOLOGICAL SAMPLING PONIT DETAIL				W-6
03-09	02-15	SLL	JLC	
DATE:	REVISION:	BY:	APPD:	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		



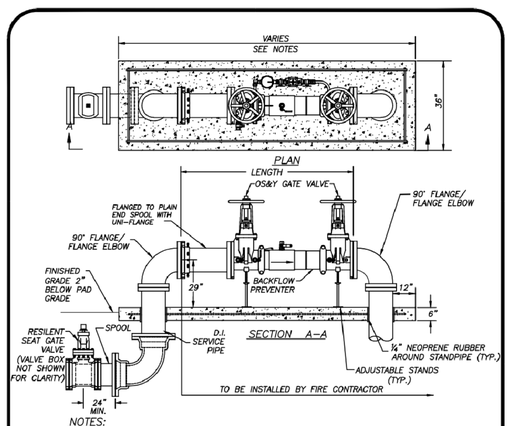
NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. CONTRACTOR TO INSTALL APPROPRIATE SIZED SPOOL PIECES TO FIT BETWEEN 90° BENDS UNTIL METERS ARE APPROVED FOR INSTALLATION. ALL SPOOL PIECES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE IN ACCORDANCE WITH THE CHART BELOW.
3. PRIOR TO POURING CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND ARE INSTALLED AT THE SAME ELEVATION IN THE PRESENCE OF THE FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
3	COMPOUND	83 INCHES
4	COMPOUND	95 INCHES
6	COMPOUND	106 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY
COMMERCIAL WATER METER SERVICES (METER SIZE > 3")

WATER METER/BACKFLOW PREVENTER DOMESTIC SERVICE (METER SIZE ≥ 3")				W-9
03-09	CONCRETE SLAB	SLL	JLC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 2009012.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		



NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
(N.T.S.)

BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE				W-10
03-09	CONCRETE PAD	SLL	JLC	
DATE:	REVISION:	BY:	APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 2009012.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010	SHEET 1 OF 1		

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

WATER DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	N/A	JHI	DDI	2509-1533

SEAL

COA 6986

SHEET NO.
C-32

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 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
02-09 DATE:	REVISION:	BY:	APPD:
DESIGNED:	COMPUTER FILE # DETAIL NOTES 2006021.DWG		WATER/WASTEWATER ENGINEERING
JJM DRAWN BY:	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
JJM APPROVED:	DATE: 2010		SHEET 1 OF 2
JLC			

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 UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE, CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. – 2 HR MINIMUM TEST

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

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

23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 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 WASTWATER 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 EQUIDSTANT 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
02-09 DATE:	REVISION:	BY:	APPD:
DESIGNED:	COMPUTER FILE # DETAIL NOTES 2006021.DWG		WATER/WASTEWATER ENGINEERING
JJM DRAWN BY:	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
JJM APPROVED:	DATE: 2010		SHEET 2 OF 2
JLC			

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.

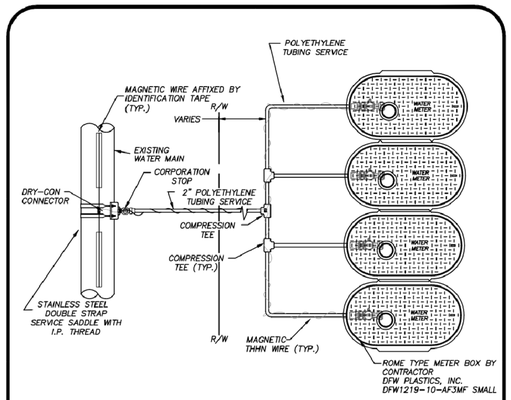
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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
02-09 DATE:	REVISION:	BY:	APPD:
DESIGNED:	COMPUTER FILE # DETAIL NOTES 2006021.DWG		WATER/WASTEWATER ENGINEERING
JJM DRAWN BY:	SCALE: N.T.S.		FT. PIERCE UTILITIES AUTHORITY
JJM APPROVED:	DATE: 2010		SHEET 1 OF 1
JLC			

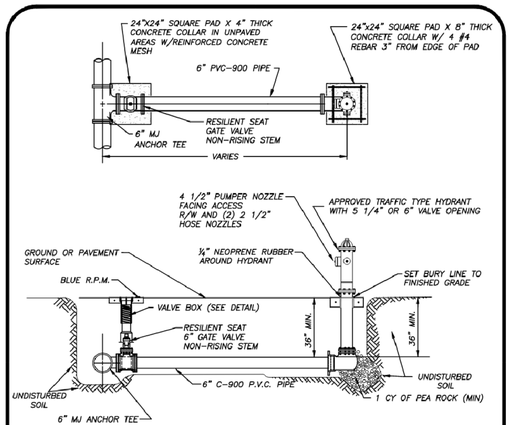


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. POLY SERVICE LINE SHALL VARY IN SIZE PER COMMERCIAL USE.
6. F.P.U.A. SHALL REMOVE METER BOXES AND INSTALL STAND PIPES AT THE TIME OF CONNECTION.

TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)			W-4A
03-09 DATE:	DESIGN REVISION:	SLL BY:	JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # W-4.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2020			SHEET 1 OF 1

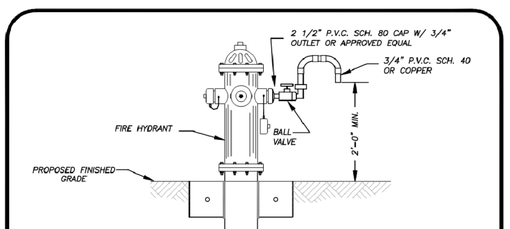


NOTES:

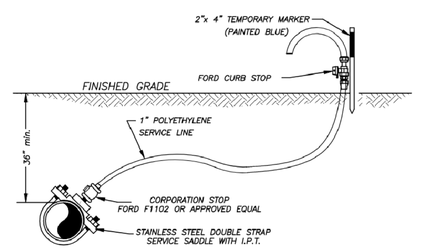
1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL FIRE HYDRANT ASSEMBLY			W-5
03-09 DATE:	DESIGN REVISION:	SLL BY:	JLC APPD:	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



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

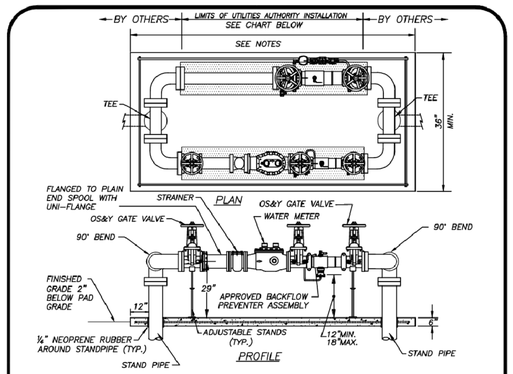


BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

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

FPUA COMMUNITY PROUD	BACTERIOLOGICAL SAMPLING PONIT DETAIL			W-6
03-09 DATE:	02-15 REVISION:	SLL BY:	JLC APPD:	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



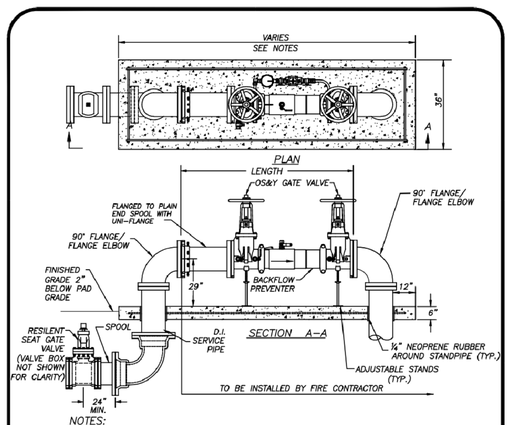
NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. CONTRACTOR TO INSTALL APPROPRIATE SIZED SPOOL PIECES TO FIT BETWEEN 90° BENDS UNTIL METERS ARE APPROVED FOR INSTALLATION. ALL SPOOL PIECES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE IN ACCORDANCE WITH THE CHART BELOW.
3. PRIOR TO POURING CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND ARE INSTALLED AT THE SAME ELEVATION IN THE PRESENCE OF THE FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
3	COMPOUND	83 INCHES
4	COMPOUND	95 INCHES
6	COMPOUND	106 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY
COMMERCIAL WATER METER SERVICES (METER SIZE > 3")

FPUA COMMUNITY PROUD	WATER METER/BACKFLOW PREVENTER DOMESTIC SERVICE (METER SIZE ≥ 3")			W-9
3-09 DATE:	CONCRETE SLAB REVISION:	SLL BY:	JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 2009012.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE:			
APPROVED: JLC	DATE: 2010			SHEET 1 OF 1



NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY-4"-10" FIRE SERVICE
(N.T.S.)

FPUA COMMUNITY PROUD	BACKFLOW PREVENTER ASSEMBLY 4"-10" FIRE SERVICE			W-10
03-09 DATE:	CONCRETE PAD REVISION:	SLL BY:	JLC APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC	COMPUTER FILE # WATER DETAILS 2009012.DWG			FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SLL	SCALE: N.T.S.			
APPROVED: JLC	DATE: 2010			SHEET 1 OF 1

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

WATER DETAILS	DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
	12/24/2025	N/A	JHI	DDI	2509-1533

SEAL

COA 6986

SHEET NO.
C-33

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 CONSISTING 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 2006002.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.

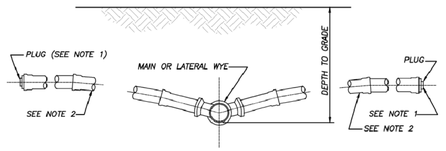
A MINIMUM 6-FOOT, AND PREFERABLE 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN 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 2006002.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JJM; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2010	SHEET 1 OF 1

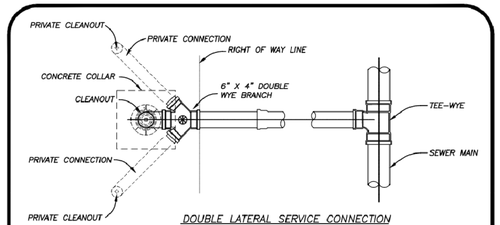


NOTES:

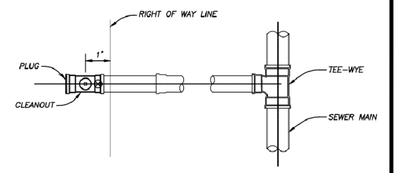
1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER	S-2
02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # SEWER DETAIL 2006002.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: BLL; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2015	SHEET 1 OF 1



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE

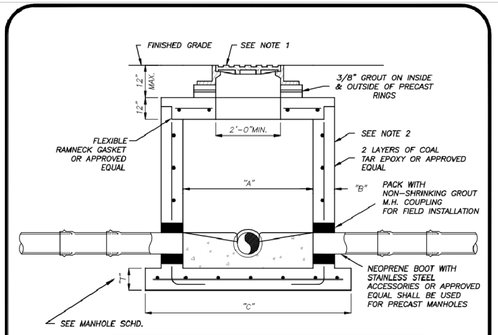


SINGLE SERVICE LATERAL CONNECTION

⊛ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION WASTEWATER	S-3
02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # SEWER DETAIL 2006002.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: BLL; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2010	SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	8"	76"	8"
30"-36"	5'-0"	8"	88"	10"
42"-48"	6'-0"	8"	100"	12"

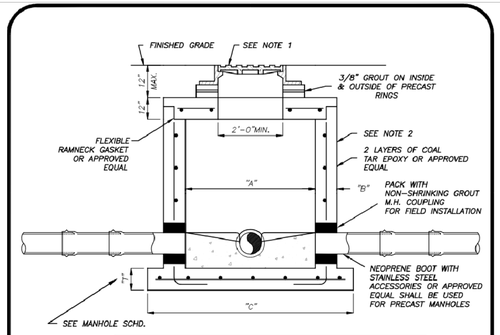
TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0"	S-6
02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # SEWER DETAIL 2006002.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: JLC; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2010	SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	8"	76"	8"
30"-36"	5'-0"	8"	88"	10"
42"-48"	6'-0"	8"	100"	12"

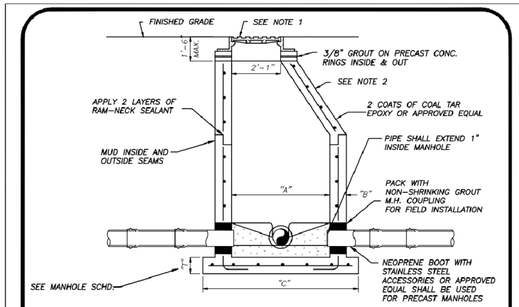
TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

PRECAST MANHOLE DEPTH OF LESS THAN 5'- 0"	S-6
02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # SEWER DETAIL 2006002.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SU; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2010	SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	8"	76"	8"
30"-36"	5'-0"	8"	88"	10"
42"-48"	6'-0"	8"	100"	12"

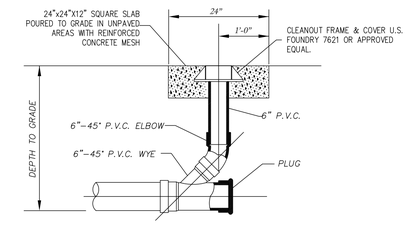
TYPICAL MANHOLE DIMENSIONS

NOTES:

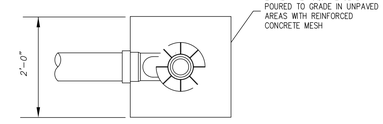
1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

STANDARD MANHOLE
DEPTH 5'-0" AND GREATER
(N.T.S.)

PRECAST MANHOLE DEPTH 5'- 0" & GREATER	S-7
02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JLC; COMPUTER FILE # SEWER DETAIL 2006002.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: SU; SCALE: N.T.S.	
APPROVED: JLC; DATE: 2010	SHEET 1 OF 1



SECTION



PLAN

CLEANOUT DETAIL
(N.T.S.)

TERMINAL CLEANOUT DETAIL WASTEWATER	
02-06 DATE: REVISION: BY: APPD:	WATER/WASTEWATER/GAS ENGINEERING
DESIGNED: SEWER DETAIL 2006002.DWG	FT. PIERCE UTILITIES AUTHORITY 2701 SOUTH 25TH STREET FT. PIERCE, FLORIDA 34948 (561) 466-1600
DRAWN BY: D.L.P.; SCALE: N.T.S.	
APPROVED: ; DATE: DECEMBER, 2007	SHEET 1 OF 1

REVISIONS

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

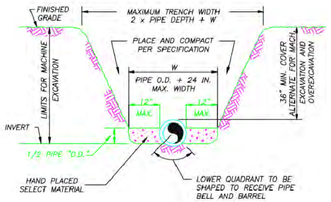
Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

WASTEWATER DETAILS	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
	N/A	JHI	DDI	2509-1533
DATE 12/24/2025				

SEAL

COA 6986

SHEET NO.
C-34



NOTES:

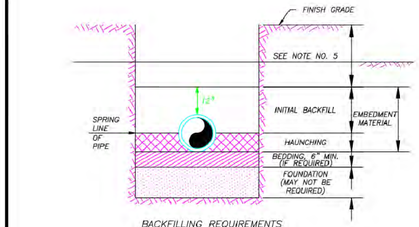
1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

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.

EPUA COMMUNITY PROUD	TYPICAL TRENCH DETAIL	M-1
03-09 CONCRETE SLAB SLL JLC		
DESIGNED: JLC / DRAWN BY: SLL / APPROVED: JLC	COMPUTER FILE # MISC DETAILS 200602.DWG / SCALE: / DATE: 2015	WATER/WASTEWATER ENGINEERING; FT. PIERCE UTILITIES AUTHORITY; 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.

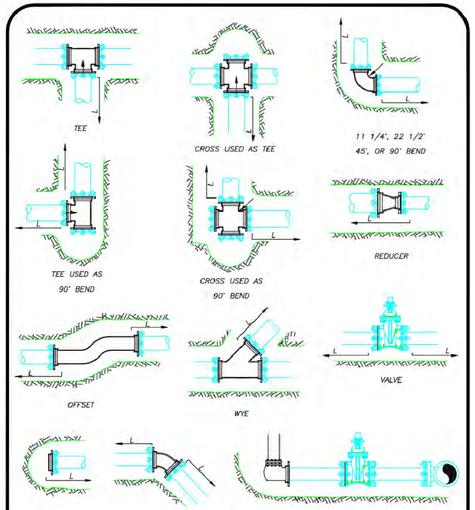
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)

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.

EPUA COMMUNITY PROUD	BACKFILLING REQUIREMENTS	M-2
03-09 CONCRETE SLAB SLL JLC		
DESIGNED: JLC / DRAWN BY: SLL / APPROVED: JLC	COMPUTER FILE # MISC DETAILS 200602.DWG / SCALE: / DATE: 2015	WATER/WASTEWATER ENGINEERING; FT. PIERCE UTILITIES AUTHORITY; SHEET: 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS

N.T.S.

EPUA COMMUNITY PROUD	MECHANICAL JOINT ANCHORING REQUIREMENTS	M-3
03-09 CONCRETE SLAB SLL JLC		
DESIGNED: JLC / DRAWN BY: SLL / APPROVED: JLC	COMPUTER FILE # MISC DETAILS 200602.DWG / SCALE: / DATE: 2015	WATER/WASTEWATER ENGINEERING; FT. PIERCE UTILITIES AUTHORITY; SHEET: 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

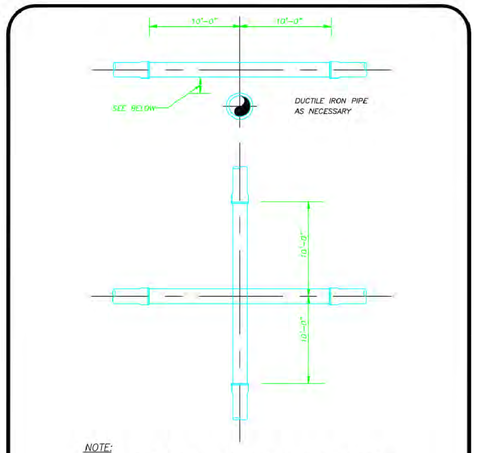
NOTES:

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.

EPUA COMMUNITY PROUD	MECHANICAL JOINT RESTRAINT NOTES	M-4
03-09 CONCRETE SLAB SLL JLC		
DESIGNED: JLC / DRAWN BY: SLL / APPROVED: JLC	COMPUTER FILE # MISC DETAILS 200602.DWG / SCALE: / DATE: 2015	WATER/WASTEWATER ENGINEERING; FT. PIERCE UTILITIES AUTHORITY; SHEET: 1 OF 1



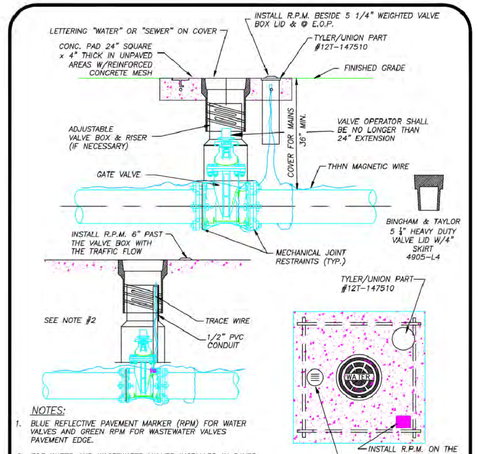
NOTE:

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

UTILITY CROSSING DETAIL

N.T.S.

EPUA COMMUNITY PROUD	UTILITY CROSSING DETAIL	M-5
03-09 CONCRETE SLAB SLL JLC		
DESIGNED: JLC / DRAWN BY: SLL / APPROVED: JLC	COMPUTER FILE # MISC DETAILS 200602.DWG / SCALE: / DATE: 2015	WATER/WASTEWATER ENGINEERING; FT. PIERCE UTILITIES AUTHORITY; SHEET: 1 OF 1



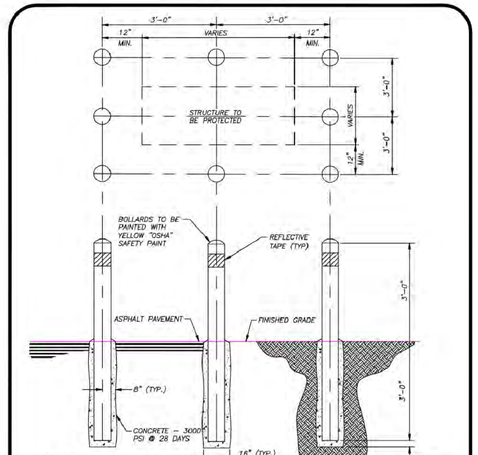
NOTES:

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.

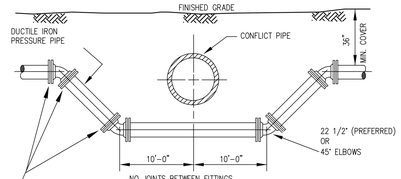
EPUA COMMUNITY PROUD	TYPICAL GATE VALVE & VALVE BOX DETAIL	M-6
03-09 CONCRETE SLAB SLL JLC		
DESIGNED: JLC / DRAWN BY: SLL / APPROVED: JLC	COMPUTER FILE # MISC DETAILS 200602.DWG / SCALE: / DATE: 2015	WATER/WASTEWATER ENGINEERING; FT. PIERCE UTILITIES AUTHORITY; SHEET: 1 OF 1



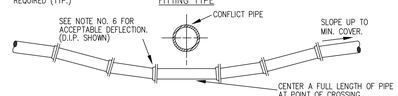
NOTES:

1) BOLLARDS TO BE 6" SCHEDULE 40 STEEL PIPE, 6'-0" LONG AND FILLED WITH CONCRETE.
2) BOLLARDS ON SIDE NOT ACCESSIBLE TO VEHICLES MAY BE OMITTED BY THE APPROVING AGENCY.
3) PLACE 6" WIDE YELLOW CLASS 4 REFLECTIVE TAPE 4" DOWN FROM TOP FOR FULL DIAMETER ON ALL BOLLARDS.
4) CONTRACTOR TO ASSURE THAT BOLLARDS ARE PLACED TO ALLOW FULL ACCESS TO THE PROTECTED FACILITY.

EPUA COMMUNITY PROUD	BOLLARD DETAIL	M-12
03-09 CONCRETE SLAB SLL JLC		
DESIGNED: JLC / DRAWN BY: SLL / APPROVED: JLC	COMPUTER FILE # MISC DETAILS 200602.DWG / SCALE: / DATE: 2015	WATER/WASTEWATER ENGINEERING; FT. PIERCE UTILITIES AUTHORITY; SHEET: 1 OF 1



FITTING TYPE



DEFLECTION TYPE

NOTES:

1. STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS, BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM 12" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED.
2. WHENEVER POSSIBLE MAINTAIN 10' (MIN 6') HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN MIN.
3. FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
4. FITTINGS SHALL BE RESTRAINED.
5. THE DEFLECTION TYPE CROSSING IS PREFERRED.
6. DO NOT EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION FOR DUCTILE IRON PIPE.
7. ALL EXPOSED TIE STEEL SHALL BE COATED WITH COAL-TAR EPOXY
8. POTABLE WATER SERVICE LINES SHALL CROSS OVER WASTEWATER MAINS WITH MIN. 12" VERTICAL SEPARATION. WHERE THIS MIN. SEPARATION CAN NOT BE MAINTAINED, THE WATER SERVICE SHALL BE ENCASED IN A MIN. 10' LONG CASING CENTERED OVER THE CROSSING WITH MIN. 6" VERTICAL SEPARATION.

RECLAIMED WATER MAIN POTABLE WATER/FORCE MAIN PRESSURE PIPE CONFLICT DETAIL

REVISIONS

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

Amazon One Grocery
HFL1
Highway Commerce Park
Parcel-III
Fort Pierce, Florida

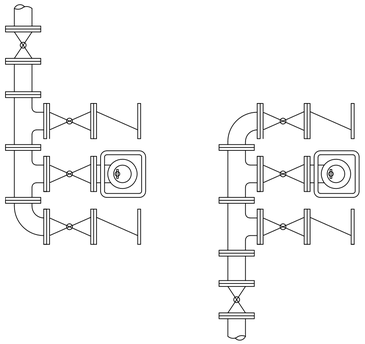
WASTEWATER DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	DDI	2509-1533

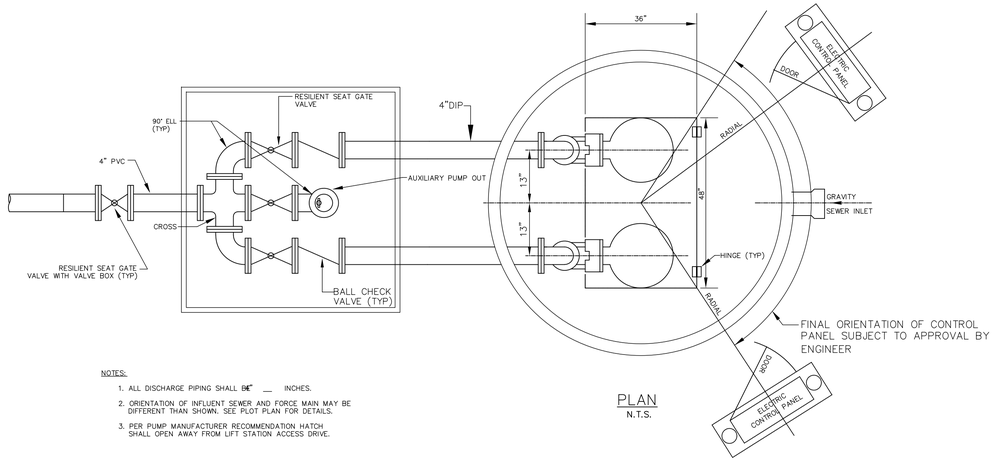
SEAL

COA 6986

SHEET NO.
C-35



ALTERNATE SIDE
OUTLET CONFIGURATIONS

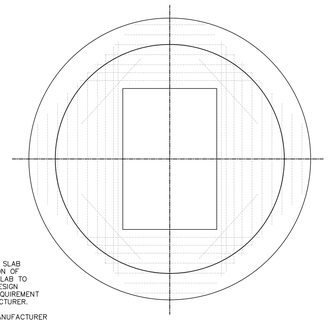


NOTES:

1. ALL DISCHARGE PIPING SHALL BE ___ INCHES.
2. ORIENTATION OF INFLUENT SEWER AND FORCE MAIN MAY BE DIFFERENT THAN SHOWN. SEE PLOT PLAN FOR DETAILS.
3. PER PUMP MANUFACTURER RECOMMENDATION HATCH SHALL OPEN AWAY FROM LIFT STATION ACCESS DRIVE.

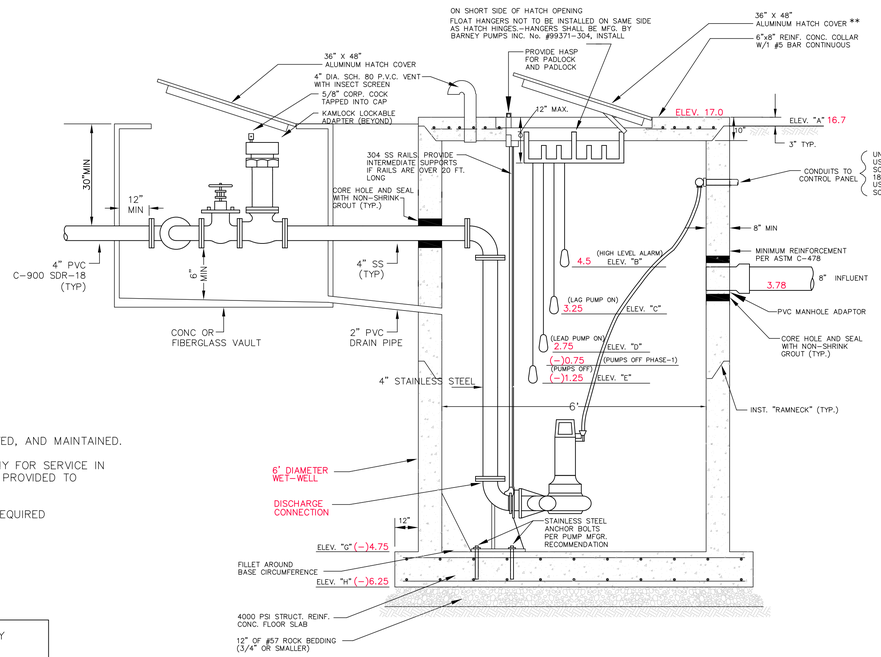
PLAN
N.T.S.

FINAL ORIENTATION OF CONTROL PANEL SUBJECT TO APPROVAL BY ENGINEER

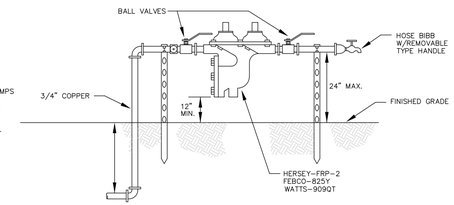


NOTES:
1. ALL BARS IN TOP SLAB TO BE #5 LOCATION OF OPENING IN TOP SLAB TO BE VERIFIED BY DESIGN ENGINEER WITH REQUIREMENT OF PUMP MANUFACTURER.
2. ___ – PER PUMP MANUFACTURER RECOMMENDATION.

TOP SLAB DETAIL
N.T.S.



MONOLITHIC BASE SECTION
N.T.S.



HOSE BIBB/BACKFLOW PREVENTER ASSEMBLY DETAIL
N.T.S.

PUMP SELECTION	
PRESS. IN EXIST. F.M.	87.4 FT
SUCTION LIFT	0 FT
STATION LOSS	5.0 FT
FRICTION LOSS	2.6 FT
STATIC HEAD	15.5 FT
T.D.H. (FEET)	110.5 FT

PRIVATE LIFT STATION REQUIREMENTS:

1. LIFT STATION IS TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
2. A COPY OF CONTRACT WITH SEPTIC TANK COMPANY FOR SERVICE IN CASE OF PUMP FAILURE OR OVERFLOW SHALL BE PROVIDED TO HEALTH DEPARTMENT AT TIME OF INSPECTION.
3. AN INSPECTION BY THE HEALTH DEPARTMENT IS REQUIRED PRIOR TO RELEASE.

PUMP DATA

MANUFACTURER: BARNES SEWAGE PUMP
MODEL: 3XESHVRA/AE SERIES: 150 mm IMP
MOTORS: 30 HP, 460 VOLT, 3 PH, ___ WIRE, 60 HZ.
PUMPS DELIVERING 206 (Design) G.P.M. AT 118 (Design) FT. T.D.H.
PUMPS DELIVERING ___ (Asbuilt) G.P.M. AT ___ (Asbuilt) FT. T.D.H.

CONTRACTOR IS TO VERIFY THE AVAILABILITY OF TYPE OF POWER SPECIFIED ABOVE W/ POWER CO. & NOTIFY ENGINEER IF THE SPECIFIED POWER IS NOT AVAILABLE PRIOR TO ORDERING THE PUMP EQUIPMENTS.

IN CASE OF EMERGENCY
PLEASE CALL:

MANAGER'S NAME
PHONE

MAINTENANCE ENTITY NAME
PHONE

CONTRACTOR IS TO INSTALL ABOVE NOTICE ON CONTROL PANEL.

GENERAL SPECIFICATIONS

IT IS THE INTENT OF THIS STANDARD TO SPECIFY A TWO PUMP SUB-MERSIBLE LIFT STATION COMPLETE IN EVERY RESPECT WHETHER OR NOT COVERED BY SPECIFICATION OR THESE CONSTRUCTION DETAILS.

THE SURFACE OF THE LIFT STATION AND PAVED ACCESS ROADWAY SHALL BE SET AT PROPER ELEVATIONS SO THAT FUTURE ACCESS TO THE STATION WILL NOT BE IMPAIRED BY FLOODING, EXCESSIVE ROAD GRADES, SWALES, WALLS OR LANDSCAPING IN ANY MANNER.

THE CONTRACTOR SHALL COORDINATE WITH AND PAY ALL FEES, DEPOSITS, AND SERVICE COSTS TO FLORIDA POWER AND LIGHT CORP., TO BRING THREE (3) PHASE, FOUR (4) WIRE 230/120 VOLT (480 VOLTS WHEN REQUIRED) UNDERGROUND POWER SERVICE TO THE LIFT STATION SITE.

THE LIFT STATION AND APPURTENANCES SHALL INCLUDE ALL COUPLINGS, ANCHOR BOLTS, PIPING, VALVES, ELECTRICAL EQUIPMENT, ETC., REQUIRED FOR A COMPLETE WORKING INSTALLATION.

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

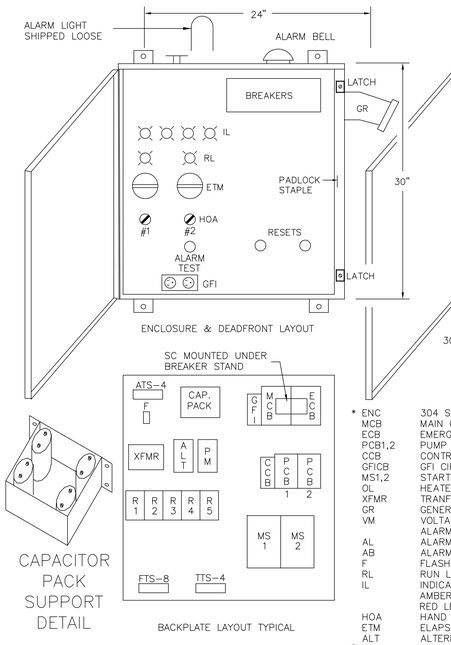
LIFT STATION DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	JHI	2509-1533

SEAL

COA 6986

SHEET NO.
C-36

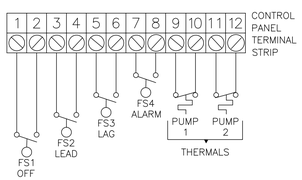


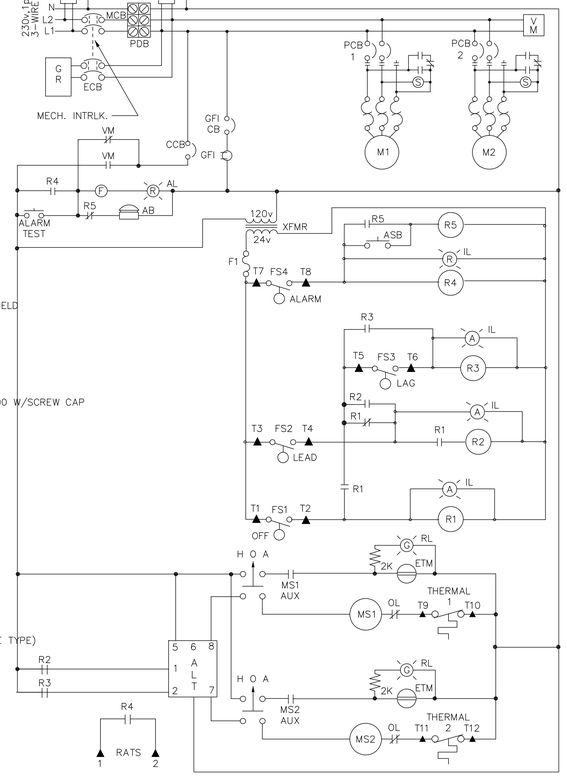
BACKPLATE LAYOUT TYPICAL

BILL OF MATERIALS

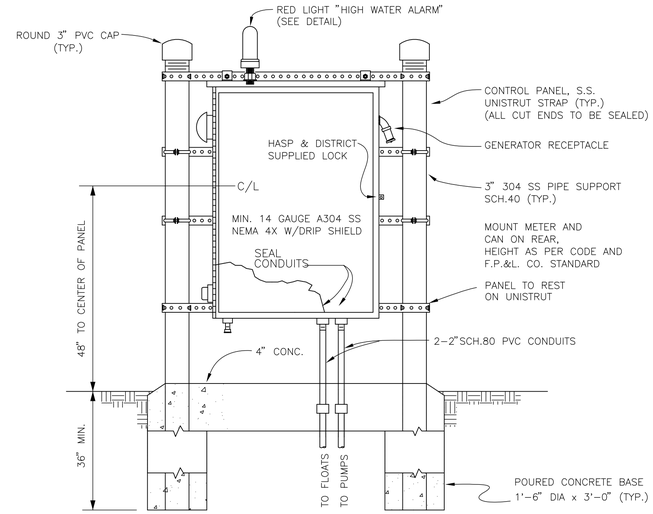
*	ENC	304 STAINLESS STEEL ENCLOSURE	ESI 302410SSHDS W/DRIP SHIELD
	MCB	MAIN CIRCUIT BREAKER	SQ-D, SIZE AS REQUIRED
	ECB	EMERGENCY CIRCUIT BREAKER	SQ-D, SIZE AS REQUIRED
	PCB1,2	PUMP CIRCUIT BREAKER	SQ-D, SIZE AS REQUIRED
	CCB	CONTROL CIRCUIT BREAKER	SQ-D, QOU110
	GFICB	GFI CIRCUIT BREAKER	SQ-D, QOU115
	MS1,2	STARTER	SQ-D, 8911 DPS SERIES
	OL	HEATER	SQ-D, SIZE AS REQUIRED
	XFMR	TRANFORMER	SQ-D, K100
	GR	GENERATOR RECEPTACLE	APPLETON, ACR1034RS/AJA100 W/SCREW CAP
	VM	VOLTAGE MONITOR	DIVERSIFIED, UOA-240-ALA
		ALARM TEST PUSH BUTTON	SQ-D, 9001 SKR3U
	AL	ALARM LIGHT	STONECO, VP-11GR
	AB	ALARM BELL	EDWARDS, 340-4N5
	F	FLASHER	SSAC, FS128
	RL	RUN LIGHT	DIALCO, 95-5710-09-301
	IL	INDICATING LIGHT	DIALCO, 95-5710-09-301
		AMBER LENS	LITTLELITE, 710-AN
		RED LENS	LITTLELITE, 710-RN
	HOA	HAND OFF AUTO SWITCH	SQ-D, 9001 KS-46B
	ETM	ELAPSED TIME METER	ENM, T50B2
	ALT	ALTERNATOR	DIVERSIFIED, ARB-120-AEA
*	R1-5	CONTROL RELAY	AA ELEC, AAED12
	F1	FUSE	BUSS, MDL-3
	F2	FUSE	BUSS, MDL-10
	GFI	CONVIENENCE RECEPTACLES	LEVITON, 6599-I
	LA	LIGHTNING ARRESTOR	EDCO, EOD-240-3I
	SC	SURGE CAPACITOR	SQ-D, SDSA3650
		CAP. PACK: RUN CAP:	
		START CAP:	
		START RELAY:	
	ASR	ALARM SLIENCE RELAY	AA ELEC AAEKUP14AL (BLADE TYPE)

* = OR APPROVED EQUAL



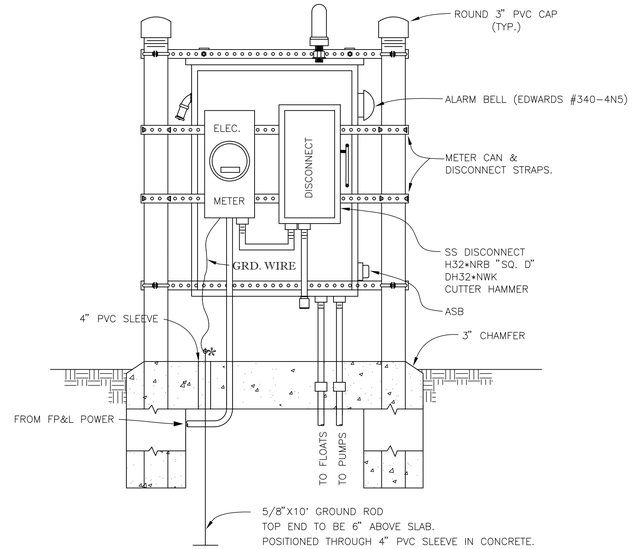


ELECTRICAL CONTROL PANEL SCHEMATIC



* CLAMPED CONN. ON GROUND ROD, TO BE 4" ABOVE SLAB. AT NO TIME IS GROUND WIRE TO PENETRATE CONCRETE SLAB.

FRONT ELEVATION



REAR ELEVATION

DUPLEX CONTROL PANEL DETAILS

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

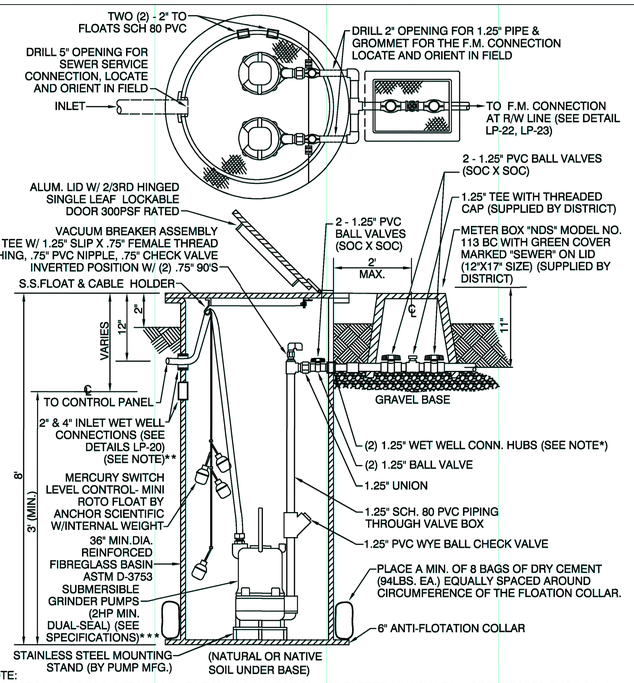
LIFT STATION DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	JHI	2509-1533

SEAL

COA 6986

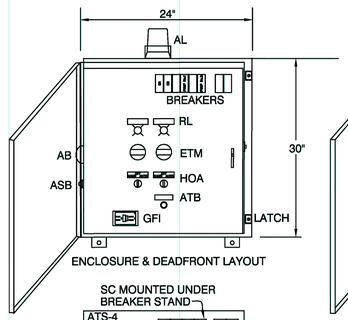
SHEET NO.
C-37

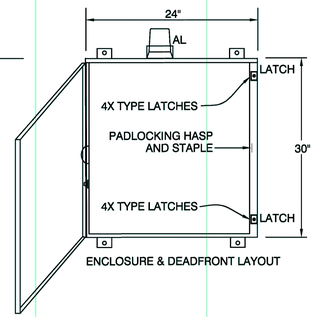


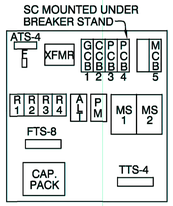
*NOTE:
CONNECTOR HUBS FOR WET-WELL FORCE MAIN CONNECTION ARE FACTORY INSTALLED. USE THREADED PVC SCH. 80 NIPPLES.
**NOTE:
CONNECTION TO WET-WELL FOR ELECTRICAL AND SEWER OPENINGS SHALL BE INSTALLED BY CONTRACTOR WITH 2" & 4" RUBBER GROMMETS SUPPLIED BY THE DISTRICT, LOCATION DETERMINED BY CONTROL PANEL LOCATION.
***PUMP SPECIFICATIONS:
BARNES-GRINDER PUMPS #SGVF2022L, 2HP, 230V, 1PH, 60HZ, 5.13" IMPELLER

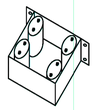
LOXAHATCHEE RIVER DISTRICT

N.T.S.	RESIDENTIAL DUPLEX TYPICAL WET WELL	LP-9
REVISION: OCT, 2024		







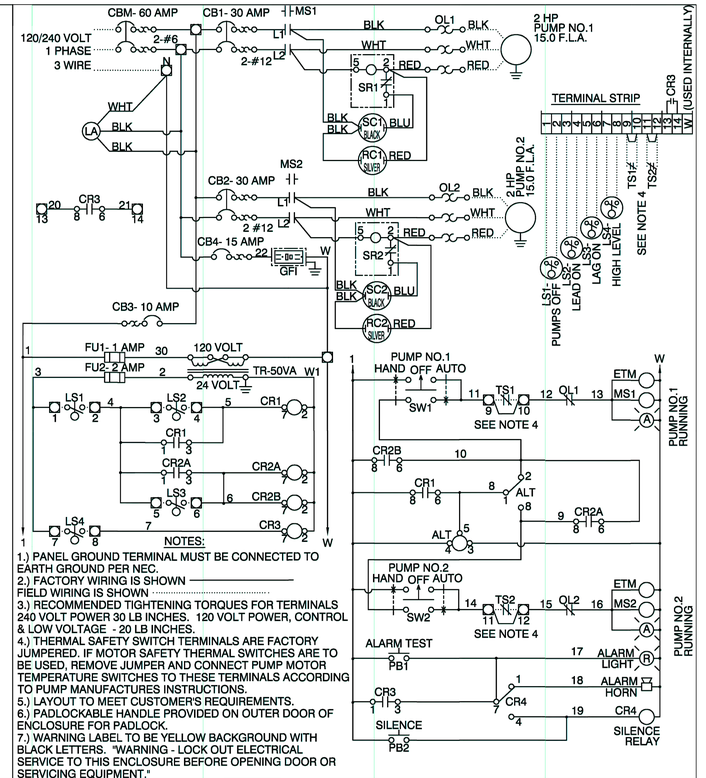

CAPACITOR PACK SUPPORT DETAIL

BILL OF MATERIALS

ENC	FIBERGALSS ENCLOSURE	HOFFMAN, UU605025
PCB/MCB	PUMP & MAIN BREAKERS	SQ-D, QOU260/QOU230
CCB/GCB	GFI &CONTROL BREAKERS	SQ-D, QOU115/QOU110
MS1-2	STARTER	SQ-D, 8502SBO1V02S
OL	OVLD HTR ELEMENT	SQ-D, B25
XFMR	TRANSFORMER	SQ-D, 9070T50D13
ETM	ELAPSED TIME METER	REDINGTON, 7220004
HOA	HAND OFF AUTO SWITCH	SQ-D, ZB4BD3
RL	RUN LIGHT	BACO 22M, S20SA40
AL	ALARM LIGHT	STONCO, VP11GCR
AH	ALARM HORN	FLOYD BELL, MO9201O
ASR	ALARM SILENCE RELAY	IDEC, RR3BULAC120V
ASB	ALARM SILENCE BUTTON	SQ-D, ZB4BA0
ATB	ALARM TEST BUTTON	SQ-D, ZB4BA2
GFI	15 AMP GFI RCPT	PASS SEYMOUR, 1595W
FU1	FUSE 1A	BUSS, MDL-1
FU2	FUSE 2A	BUSS, MDL-2
FU1-2	FUSE BLOCK	BUSS, BKSS2021
OL1-2	OVERLOAD RELAY	SQ-D, 9065SEO5
CR1-3	CONTROL RELAY	IDEC, RR2PULAC24V
ALT	ALTERNATOR	DIVERSIFIED, ARB120ABA
LA	LIGHTNING ARRESTOR	INTERMATIC, AG2401C
CAP.PACK:	MARS RUN CAP OVAL 45MF/440V, 12448 MARS STRT CAP 250V 124-156MF, 11148 GE START RELAY, 16104	TO MATCH GRINDER PUMP'S

LOXAHATCHEE RIVER DISTRICT

N.T.S.	RESIDENTIAL DUPLEX CONTROL PANEL LAYOUT	LP-10
REVISION: APRIL, 2012		



NOTES:
1.) PANEL GROUND TERMINAL MUST BE CONNECTED TO EARTH GROUND PER NEC.
2.) FACTORY WIRING IS SHOWN ——— FIELD WIRING IS SHOWN .....
3.) RECOMMENDED TIGHTENING TORQUES FOR TERMINALS 240 VOLT POWER 30 LB INCHES. 120 VOLT POWER, CONTROL & LOW VOLTAGE - 20 LB INCHES.
4.) THERMAL SAFETY SWITCH TERMINALS ARE FACTORY JUMPERED. IF MOTOR SAFETY THERMAL SWITCHES ARE TO BE USED, REMOVE JUMPER AND CONNECT PUMP MOTOR TEMPERATURE SWITCHES TO THESE TERMINALS ACCORDING TO PUMP MANUFACTURES INSTRUCTIONS.
5.) LAYOUT TO MEET CUSTOMER'S REQUIREMENTS.
6.) PADLOCKABLE HANDLE PROVIDED ON OUTER DOOR OF ENCLOSURE FOR PADLOCK.
7.) WARNING LABEL TO BE YELLOW BACKGROUND WITH BLACK LETTERS. "WARNING - LOCK OUT ELECTRICAL SERVICE TO THIS ENCLOSURE BEFORE OPENING DOOR OR SERVICING EQUIPMENT."

LOXAHATCHEE RIVER DISTRICT

N.T.S.	RESIDENTIAL DUPLEX ELECTRICAL SCHEMATIC	LP-11
REVISION: APRIL, 2012		

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

LIFT STATIONS 2 & 3 DETAILS

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025	NA	JHI	CLJ	2509-1533

SEAL

COA 6986

SHEET NO.
C-38

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

50'X35' CONSTRUCTION ENTRANCE
12" DEEP #4 FDOT AGGREGATE

WHITE ROAD

WHITE ROAD

SIGN-3

DRY DET-1 2.78 AC BTM EL 13.0
(BIO-SWALE)

CONST SILT FENCE
TYP

GH-2

KING'S HIGHWAY (SR-713)

NSLRWCD C-40

LAKE-1
2.59 AC
LAKE EL 11.5

FOUNTAIN

Parcel-III
69.19 ac

BLDG
1,070,080 SF
60 KSF OFFICE
1,010 KSF WAREHOUSE

F.F.EL 21.92 FT, NAVD

OFFICE
F.F.EL 21.92 FT, NAVD

PETERS ROAD

1871.93'

SIGN-2

LAKE-2
2.94 AC
LAKE EL 11.5

FOUNTAIN

GH-1

40'X50' CONSTRUCTION ENTRANCE
12" DEEP #4 FDOT AGGREGATE
2-REQ

DRY DET-2 2.52 AC BTM EL 13.0

CONST SILT FENCE
TYP

CONST SILT FENCE
TYP

60'
AE/DE/UE

SIGN-1

TANK

TANK

FIRE PUMP

LAKE-3
1.83 AC
LAKE EL 11.5

FOUNTAIN

KING'S HIGHWAY (SR-713)

PH-II
BLDG
530,230 SF
30 KSF OFFICE
500 KSF WAREHOUSE

Parcel-II
26.26 ac

750.04'

Parcel-I
12.00 ac

S00°04'58"E

698.59'

PETERS ROAD

N00°00'16"W

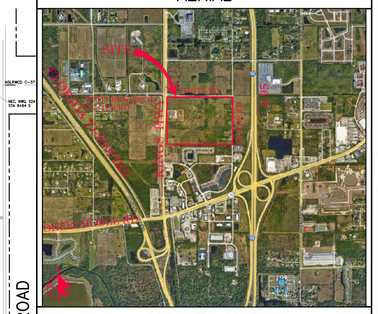
696.32'

15'
DE

10'

751.11'

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 100' 200'

SCALE: 1" = 100'

NOTES:

1. SILT FENCE SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION.
2. FILTER FABRIC SHALL BE INSTALLED UNDER INLET GRATES IN CONSTRUCTION AREAS & SHALL BE MAINTAINED/REPLACED AS REQ'D. FABRIC SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS HAVE BEEN RESTORED, CLEANED FREE OF SEDIMENTATION & SOD IS INSTALLED AS REQ'D.
3. MINIMUM 6" DEEP #1 FDOT AGGREGATE SHALL BE INSTALLED AT THE CONSTRUCTION ENTRANCE PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL STABILIZE / SEED & MULCH ANY DISTURBED AREA WITH NO WITH NO CONTRUCTION ACTIVITY IN 14 DAYS.
5. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES FOR EROSION & SEDIMENTATION CONTROL PER FDEP GUIDELINE.
6. ALL LAKES SHALL BE EXCAVATED WET WITH NO DEWATERING.
7. ALL DEWATERING DISCHARGE SHALL BE KEPT ON SITE.

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

LEGEND

⊕19.7	PROP PAV'T EL
(19.7)	EXIST EL
*	CONTRACTOR TO FIELD VERIFY
INV EL	INVERT EL
CB	CATCH BASIN
YD	YARD DRAIN
BC	BOTTOM OF CURB
BE	BOTTOM EL
TC	TOP OF CURB
TE	TOP EL
EXF	EXFILTRATION TRENCH
WM	WATER MAIN
FM	FORCE MAIN
FIM	FIRE MAIN
SAN	WASTEWATER GRAVITY
	FIRE HYDRANT
GV	GATE VALVE
	GATE VALVE
	SIAMESE CONN.
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	WATER METER W/ REDUCED PRESSURE BACKFLOW PREV.
	SAMPLE POINT
MES	MITERED END SECTION
F.F.EL	FIN FLOOR ELEV
F.L.EL	FLOW LINE ELEV
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOC	TOP OF CONCRETE
TV	TAPPING VAVLE
CO	CLEANOUT
B1	BORING NO. AND LOCATION
/AE	APPROVED EQUIVALENT

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

Pollution Prevention Plan

JOB NO.	2409-1533
DRAWN BY:	DDI
DESIGNED BY:	JHI
SCALE	1" = 100'
DATE	12/24/2025

SEAL

COA 6986

SHEET NO.

C-39

Stormwater Management Report

For

Amazon One Grocery

HFL1

Kings Highway Commerce Park Parcel-III

Ft. Pierce, Florida

12/24/2025

Prepared By:

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

Tel: (561) 575-6030
Fax: (561) 575-6088
www.jhiinc.com
JHI@jhiinc.com

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

Contents

I. Introduction 3

II. Land Use 3

III. Water Table 4

IV. Design Criteria 4

V. Stage vs Storage 5

VI. Allowable Discharge 5

VII. Bleeder Design 6

VIII. Utilities 6

IX. Maintenance Entity 6

X. Irrigation 6

XI. ICPR Flood Routing 6

XII. Nutrient Reduction 7

XII. Nutrient Reduction, cont'd 8

Exhibit A 9

Exhibit B 10

ICPR Flood Routing 11

Appendix 12

I. Introduction

Amazon One Grocery (AOG) is a proposed 69.19 ac industrial development located in the southeast quadrant of Kings Hwy (SR-513) and White Road. AOG is parcel-III of Kings Highway Commerce Park (KHCP) which is a proposed 107.45 ac development.
The site is approximately 1 mile north of Okeechobee Rd (SR-70). See Exhibit-A

South Florida Water Management District (SFWMD) conceptual permit # 56-105369-P was issued on 11/11/2021, and modified on 02/16/2023, for the entire 107.45 ac project.
SFWMD permits # 56-105650-P and # 56-107337-P were for Phase-I and Phase-II on 10/20/22.

KHCP is divided into 3 parcels. All parcels will have on-site drainage system independent of other parcels. Drainage easements are provided on Parcel-III to accommodate outfalls for other parcels directly to FDOT inlets. Each parcel will a maintain all the drainage facilities including the outfall pipes to FDOT inlets.

SFWMD permit # 56-107337-P is to be modified to construct the proposed AOG development.

The proposed drainage system for AOG consists of 3 lakes totaling 7.36 ac providing wet retention/detention and 2 dry detentions totaling 5.30 ac.
Dry detentions discharge to the lakes via control structures, CS-11 from dry detention -1 to lake-1 and CS-22 from dry detention-2 to lake-2.
Outfall to North St Lucie River Water control district (NSLRWCD) canal C-40 is provided thru 2 control structures, CS-1 at Lake-1 and CS-2 at Lake-3, to 2 existing inlets w/ 30" RCP culverts, which are provided by FDOT for exclusive use of KHCP parcel. These inlets do not carry any discharge from Kings Hwy.
C-40 discharges to Ten Mile Creek and ultimately into the St. Lucie River North Fork which is a Class-III water and considered impaired. FDEP Water Body ID is 3194A. See Exhibit-B

Section 24, Township 35S, Range 39E, City of Fort Pierce, St. Lucie County, Florida

II. Land Use

Basin	Land Type	Area ac	% of Total Basin	Starting EL NAVD 88	Ending EL NAVD 88
Site	Building	24.66	35.64	21.92	21.92
	Pavement	24.17	34.93	15.50	21.92
	Lake	7.36	10.64	11.50	16.00
	Dry Det	5.30	7.66	13.00	16.00
	Pervious	7.70	11.13	16.00	21.92
	Total	69.19	100		

III. Water Table

As per KHCP # 56-107337-P, the seasonal high-water table is at is 11.5 FT, NAVD.

IV. Design Criteria

Soil Storage
S = 6.8" (Depressional) SFWMD AH-II
% imp w/ lake = 81.27%
S = 6.8(1-0.8127)(0.75) = 0.96
CN = 91.3

Water Quality
Per SFWMD Applicant Handbook-II (AH-II) 4.1.1.b the project w/ more than 40% impervious shall provide a minimum of 20% nutrient reduction.
Per SFWMD Applicant handbook-I (AH-I) 8.3.4 a.1&2 projects that discharge to impaired waters shall provide treatment so post-development nutrient loading shall not exceed predevelopment with 80% reduction minimum.

The control elevations for both control structures CS-1 & 2 are set @ 12.5 ft, navd to provide 7.46 a-f of wet retention. See Stage vs Storage.
CS-1 & 2 weir elevation is set @ el 14.0 ft, navd.
Dry detentions bottom is @ el 13.0 ft, navd.
The weir elevations are set @14.0 ft, navd for both dry detentions.

Impaired outfall waters require an additional 50% water quality.
Required water quality in wet detention is the greater of below x 1.5:

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

V req wet det = (2.5"x69.19)(69.19-24.66-7.36-5.30-7.70)/(69.19-24.66-7.36)(12) = 9.37 a-f
1"(69.19-7.36-5.30) /12 = 4.71 A-F < 9.37
V req wet det for impaired waters = 9.37 x 1.5 = **14.05 a-f**

Dry detention volume would be 75% of wet detention.
Retention volume would be 50% of wet detention.

V prop wet detention = 12.09 a-f **Stage vs Storage**
V prop dry detention = 3.33 a-f
V prop wet retention = 7.56 a-f

Water Quality Prop/Req'd = 12.09/14.05 + 3.33/(0.75 x 14.05) +7.56/(0.5 x 14.05) = **225%**

Design Elevations
Min Pavt EL
10yr-24hr storm peak stage 15.07 ft, navd City of Ft Pierce
Min Pavt EL 15.5 ft

Perimeter Berm EL
25yr-72hr storm peak stage 15.37 ft, navd City of Ft Pierce
Min perim berm EL 16.00 ft

Min Fin Floor EL
100yr-72hr storm peak stage 16.59 ft, navd
F.F. EL 21.92 ft

V. Stage vs Storage

Stage ft, navd	Lake Area ac	Total Storage a-f	Lake Wet Retention a-f	Lake Wet Detention a-f	Dry Detention a-f
11.5	7.36	0	0	0	0
12.5	7.76	7.56	**7.56**	0	0
13.0	7.96	11.34		3.88	0
13.5	8.16	16.88		7.86	1.56
14.0	8.36	22.73		**12.09**	**3.33**
15.5	8.96	42.03			
16.0	9.16	50.73			
17.0	9.16	72.45			
17.75	9.16	97.49			

VI. Allowable Discharge

NSLRWCD
Allowable discharge is 2" per day for a 10yr-72hr storm.
V allowable (10yr-72hr) = 69.19 ac x 2"/12 = 11.5 A-F /day
V max prop (10yr-72hr) = 10.1 A-F from 60.0-hr to 84.0 hr (see 10yr-72hr storm routing).
SFWMD
25yr-72 hr storm Post development discharge shall be less than pre-development.
Post dev Q = 7.22 cfs < 44.07 cfs See ICPR Flood Routing

VII. Bleeder Design

(SFWMD) Bleeder is to discharge 1/2" in 24 hr.
Q SFWMD = 69.19 ac x 1/2" x 43,560/(12 x 3600 x 24) = 1.45 cfs
$Q = 4.8 \times A \times (H)^{0.5}$
H avg = 0.75'
$1.45 = 4.8 \times A \times 0.75^{0.5}$
A = 0.349 sf = 50.23 sq in
CS-1 bleeder = 6.5”
CS-2 bleeder = 4.5”
Total area = 49.06 sq in < 50.23

VIII. Utilities

Fort Pierce Utility Authority provides water & wastewater services to the proposed development.

IX. Maintenance Entity

The permittee shall be the maintenance entity.

X. Irrigation

The lake surface water shall be utilized for irrigation purposes.
Water use permit No. 56-03718-W is in effect for this project for irrigation

XI. ICPR Flood Routing

The retention volumes are not included in flood routing calculations.
The detention areas were utilized as channels to convey the runoff from nodes.
See ICPR Drainage Basin Map & Node Diagram.

Grading assumption for ICPR Input:
1. Surface el’s 15.5-21.92
2. Finished floor el 21.92

XII. Nutrient Reduction

"Evaluation of Current **S**tormwater **D**esign **C**riteria within **S**tate of **F**lorida "final report (**FSDC**) dated June 2007 by Harper is utilized in this section. The referenced portions of FSDC are attached under Appendix. The 2012 South Florida Environmental Report Appendix 10-1 (**SFER**) for land use categories in the St. Lucie River Watershed will be used for the nutrient concentrations. SFWMD AH-I & II reference is shown as **SFWMD.**

The project is in Zone-2 per FSDC Fig 4-3

The proposed development is considered industrial.
The site was previously developed as citrus groves from before 1968 to mid-1990's & now is used as a pasture. Therefore, unimproved pasture, as defined in Florida Fish & Wildlife "Florida Land Use Classification…, December 2012, is assumed for the pre-development land use.
Existing soil is assumed to be depressional.

Wet retention & Permanent Pool shall be utilized.
Design basin = 69.19-7.36 lake-5.30 dry det = 56.53 ac
Prop Retention = 7.56 x12/56.53 = 1.6**"**
See Section XI for nutrient removal

Pre Dev-Nutrient Loading Basin 69.19 ac
Post Dev Nutrient Loading Basin = 69.19 - 7.36 lake - 5.30 dry det = **56.53 ac**

Pre-Development
Type D soil
Pasture in good condition,
NDCIA CN = 80 TR 55 Table 2-2c

Post Development
Open Space in good condition
Pervious area CN = 80 TR 55 Table 2-2a
NDCIA Imp = 0
NDCIA Total = 7.70 ac Pervious Sec II

NDCIA CN = 80
DCIA = 48.83 ac Imp w/o lake Sec II
DCIA % = (48.83/(56.53) = **86.4%**

Pre Dev Mean Annual C = 0.111 FSDC Appendix C Zone-2
Post Dev Mean Annual C = 0.713

XII. Nutrient Reduction, cont'd

Post-dev vs Pre dev loading

TN 1.27 mg/l vs 1.19 mg/l SFER

Req % removal = ((1.27 x0.713x56.53) -(1.19 x0.111 x69.19))/ (1.27x0.713x56.53) = 82.2%

TP 0.37 mg/l vs 0.25 mg/l SFER

Req % removal = ((0.37x0.713x56.53) -(0.25 x0.111 x69.19))/ (0.37x0.713x56.53) = 87.1%

Annual rainfall = 53.5" FSDC Appendix A-3

Mean annual runoff = 0.713 x 53.5 = 37.79"

V_{runoff} = 37.79"(56.53ac)/(12x365) = 0.488 A-F /day

$V_{perm\ pool}$ = 73.26 a-f

$T_{wet\ det\ residence}$ = 73.26/0.488 = 150 days

Removal Efficiency (RE)

1.6" of retention shall be provided

It is proposed to provide 1.6" of retention & wet detention w/ 150 days residency

1.6" retention has 85.5% RE FSDC Appendix-D

Wet detention w/ 150 days residency has 77.4% RE TP FSDC Fig 5-9

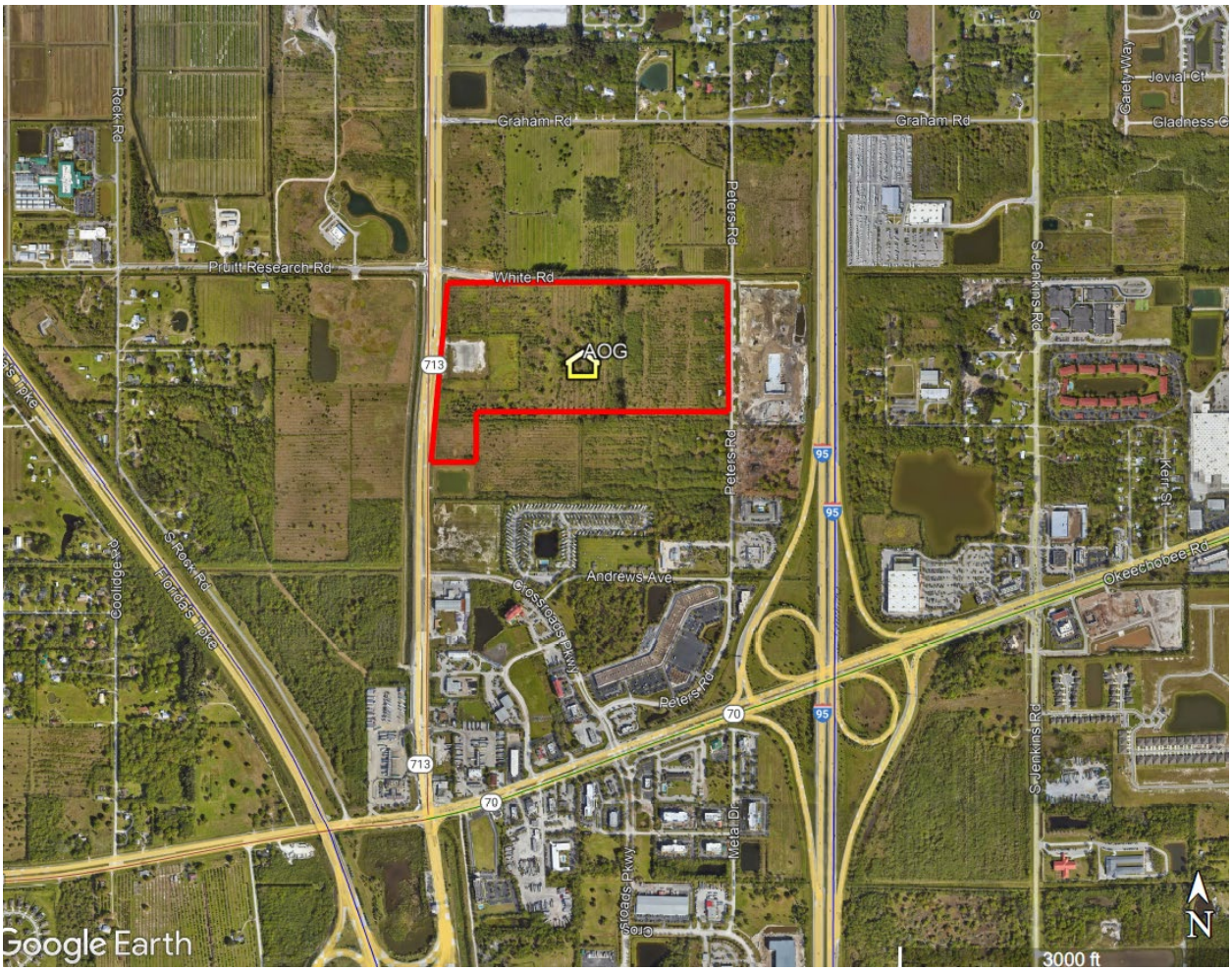
42.5% RE TN FSDC Fig 5-10

Overall Removal Efficiency (ORE)

ORE TN = 0.855 + (1-0.855) (0.425) = **91.7% > 82.2%** FSDC 6.1.2 Eq-1

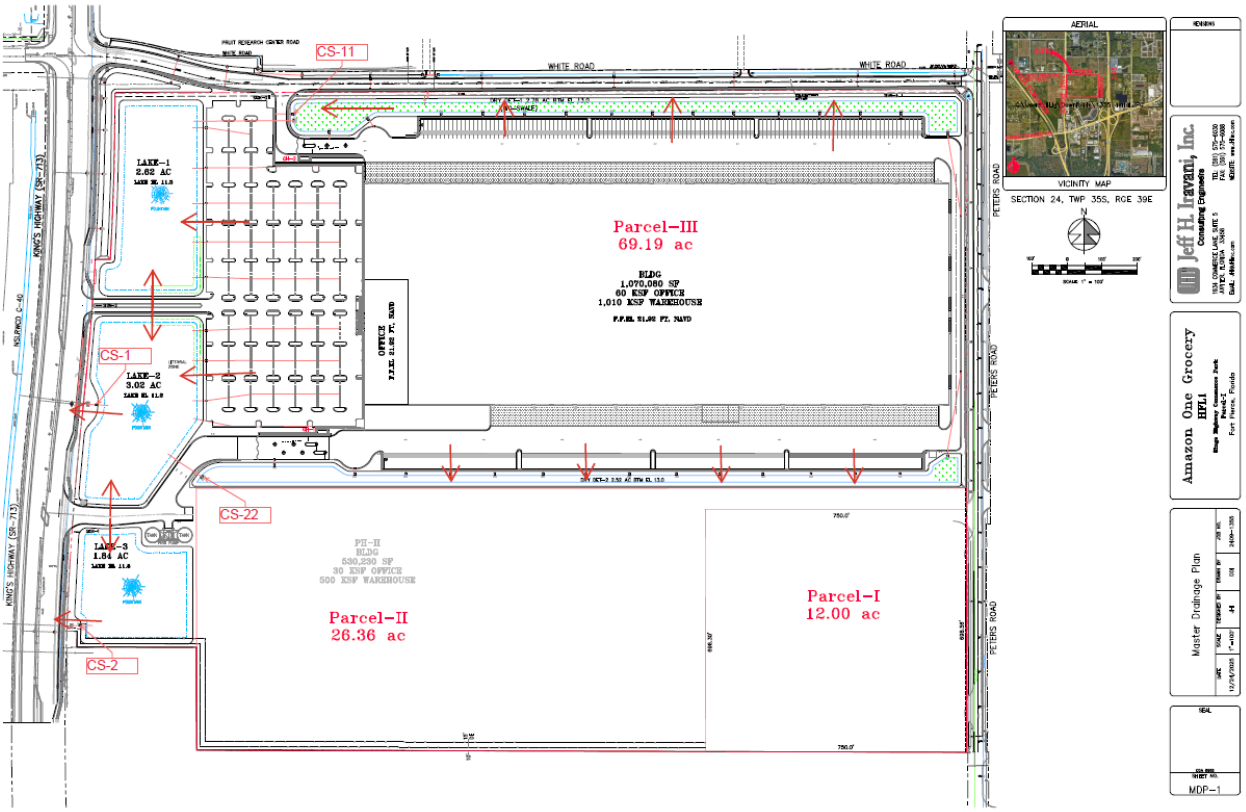
ORE TP = 0.855 + (1-0.855) (0.774) = **96.7% > 87.1%**

Exhibit A



Graham Rd
Graham Rd
Rock Rd
Pruitt Research Rd
White Rd
Peters Rd
Peters Rd
AOG
713
S Jenkins Rd
S Jenkins Rd
Jovial Ct
Gladness C
Kerr St
Okeechobee Rd
Andrews Ave
Crossroads Pkwy
Peters Rd
Meta Dr
S Rock Rd
Florida's Tpke
Coolidge Rd
95
70
713
Google Earth
3000 ft
N

Exhibit B


CS-11
WHITE ROAD
WHITE ROAD
LAKE-1
2.82 AC
Parcel-III
69.19 ac
BLDG
1,070,080 SF
60 KSF OFFICE
1,010 KSF WAREHOUSE
OFFICE
CS-1
LAKE-2
3.02 AC
CS-22
LAKE-3
1.84 AC
PH-II
BLDG
530,230 SF
30 KSF OFFICE
500 KSF WAREHOUSE
Parcel-II
26.36 ac
Parcel-I
12.00 ac
PETERS ROAD
PETERS ROAD
PETERS ROAD
KING'S HIGHWAY (SR-713)
KING'S HIGHWAY (SR-713)
AERIAL
VICINITY MAP
SECTION 24, TWP 35S, RGE 39E
Jeff H. Iravani, Inc.
Amazon One Grocery
HFLI
Master Drainage Plan
MDP-1

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: AOG, KHCP Parcel-III Designed By: JHI Date: 12/22/25

Location: Ft Pierce Checked By: Date:

Check one: [ ] Present [ ] Developed

Check one: [✔] T_c [ ] T_t [ ] through subarea Pre-Dev 34 ac

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID	1			
1. Surface description (Table 3-1)		cultivated			
2. Manning's roughness coeff., n (Table 3-1)		0.06			
3. Flow length, L (total L ≤ 100 ft) ft		100			
4. Two-year 24-hour rainfall, P_2 in		3.6			
5. Land slope, s ft/ft		0.000			
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t hr		0.62	+	=	0.62
Shallow Concetrated Flow	Segment ID	2			
7. Surface description (paved or unpaved)		unpaved			
8. Flow length, L ft		1,580			
9. Watercourse slope, s ft/ft		0.000			
10. Average velocity, V (Figure 3-1) ft/s		0.8			
11. $T_t = \frac{L}{3600\,V}$ Compute T_t hr		0.55	+	=	0.55
Channel Flow	Segment ID				
12. Cross sectional flow area, a ft^2					
13. Wetted perimeter, P_w ft					
14. Hydraulic radius, $r = \frac{a}{P_w}$ Compute r ft					
15. Channel Slope, s ft/ft					
16. Manning's Roughness Coeff., n					
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V ft/s					
18. Flow length, L ft					
19. $T_t = \frac{L}{3600\,V}$ Compute T_t hr			+	=	

20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19 hr: 1.16

B.M.#3
"X" CUT
EL=18.465

JLROAD SPIKE

15' SEWER EASEMENT
ORB 2276, PAGE 2280

OFFICIAL RECORDS BOOK 500, PAGE 2004

B.M.#2
NAIL & DISC
"7571"
EL=16.55

FOUND
CONCRETE
MONUMENT
34.94' SOUTH
25.53' EAST

SET IRON
ROD & CAP
"LB 7571"

B.M.#1
NAIL & DISC
"7571"
EL= 16.77

B.M.#1
IRON ROD &
CAP"7571"
EL= 16.26

SET IRON
ROD & CAP
"LB 7571"
16' OFFSET
SOUTH

PARCEL "A"

"H"

"B"

PRE-DEVELOPMENT
BASIN
34 AC

"I"

"D"

B.M.#6
"X" CUT
EL= 20.45

PERMANENT
EASEMENT
SEE DETAIL 1;

LESSED OUT PARCEL "B"

"C"

B.M.#3
NAIL & DISC
"7571"
EL=16.80

SET IRON
ROD & CAP
"LB 7571"

"A"

"E"

"G"

PERMANENT
EASEMENT
SEE DETAIL 2;

SET IRON
ROD & CAP
"LB 7571"

SET IRON
ROD & CAP
"LB 7571"

"F"

SET IRON
ROD & CAP
"LB 7571"

T.B.M.#2
IRON ROD
ELEVATION = 16.1

B.M.#4
NAIL & DISC
"4569"
EL=17.20

"A"

T.B.M.#1
IRON ROD
ELEVATION = 16.0

FOUND IRON
ROD & CAP
"ILLEGIBLE"

SET IRON
ROD & CAP
"LB 7571"

FOUND IRON
ROD & CAP
"LB 7571"
1.25' WEST
2.15' SOUTH

FOUND IRON
ROD & CAP
"4655"

1)FOUND
IRON ROD
(DISTURBED)
4.85' EAST
2)FOUND IRON
ROD & CAP =
"6870"
5.30' EAST
1.55' NORTH

B.M.#5
NAIL & DISC

Pre Development Basin



ICPR Flood Routing

PRUIT RESEARCH CENTER ROAD

WHITE ROAD

WHITE ROAD

WHITE ROAD

KING'S HIGHWAY (SR-713)

NSLRWCD C-40

KING'S HIGHWAY (SR-713)

PETERS ROAD

PETERS ROAD

PETERS ROAD

CS-11

A-DET-15
0.45 AC

LAKE-1
2.59 AC
LAKE EL 11.5
FOUNTAIN

AB-LAKE-1
8.96 AC

A-DET-14
5.15 AC

A-DET-13
4.5 AC

A-DET-12
4.5 AC

A-DET-11
6.0 AC

Parcel-III
69.19 ac

BLDG
1,070,030 SF
60 KSF OFFICE
1,010 KSF WAREHOUSE
F.F.EL 21.92 FT, NAVD

OFFICE
F.F.EL 21.92 FT, NAVD

LITTORAL ZONE

LAKE-2
2.94 AC
LAKE EL 11.5
FOUNTAIN

CS-1

BC-LAKE-2
8.08 AC

B-DET-24
5.15 AC

B-DET-23
4.5 AC

B-DET-22
4.5 AC

B-DET-21
6.0 AC

GH-1

B-DET-25
0.85 AC

CS-22

DRY DET-2 2.52 AC BTM EL 13.0

E-ENTRY
0.78 AC

TANK
FIRE PUMP
TANK

LAKE-3
1.83 AC
LAKE EL 11.5
FOUNTAIN

CS-1

D-LAKE-3
3.06 AC

PH-II
BLDG
530,230 SF
30 KSF OFFICE
500 KSF WAREHOUSE

Parcel-II
26.36 ac

750.0'

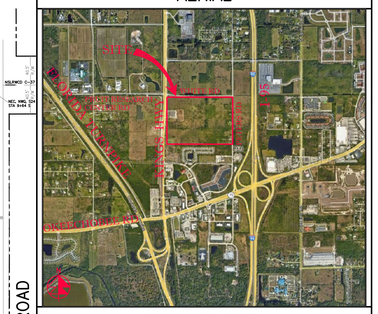
Parcel-I
12.00 ac

696.30'

698.56'

750.0'

AERIAL



VICINITY MAP

SECTION 24, TWP 35S, RGE 39E

N

100' 0 100' 200'

SCALE: 1" = 100'

REVISIONS

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

Amazon One Grocery
HFL1
Kings Highway Commerce Park
Parcel-I
Fort Pierce, Florida

ICPR Drainage Basin Map

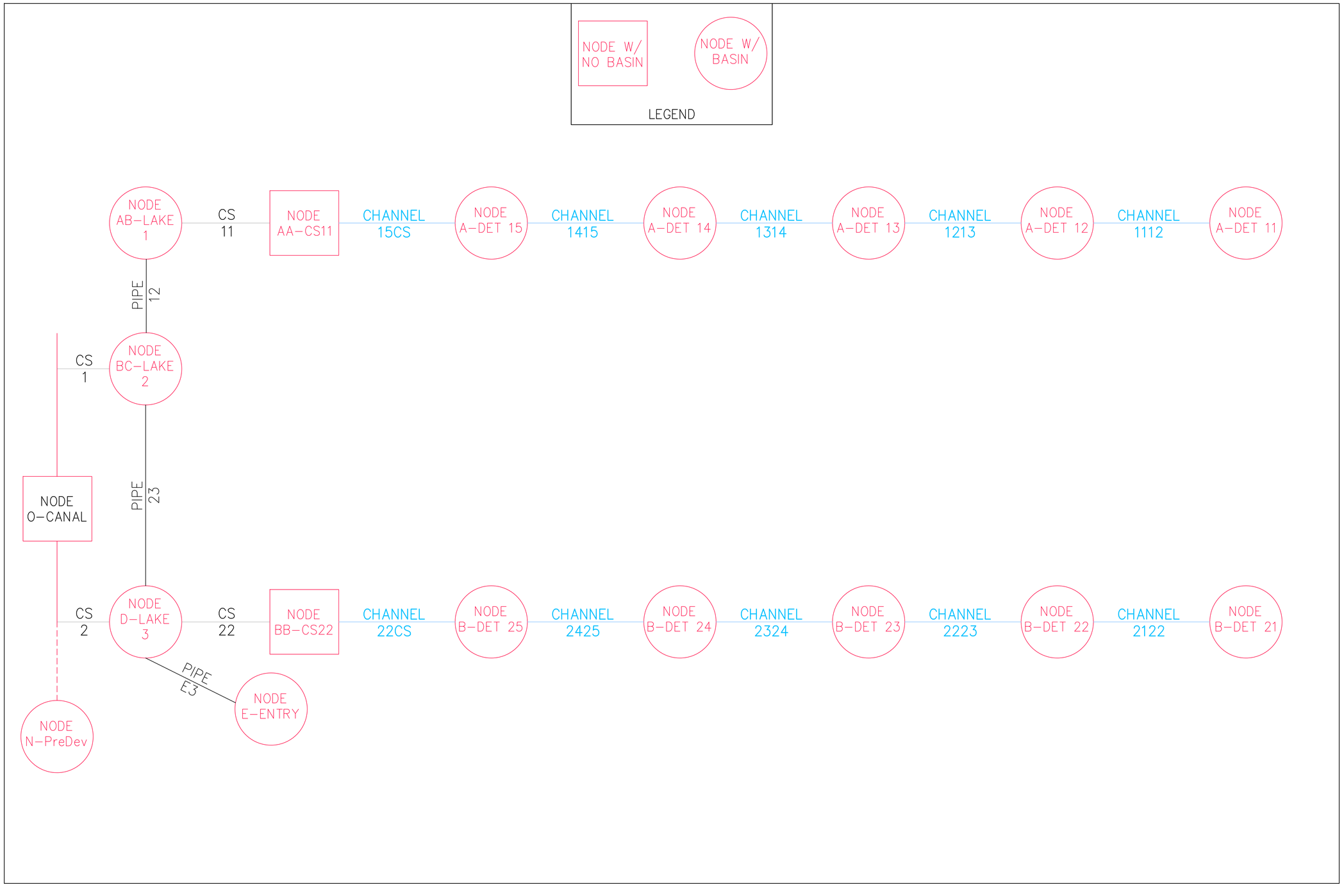
DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
12/24/2025		JHI	DDI	2409-1355

SEAL

COA 6986

SHEET NO.

IDBM



ICPR NODAL DIAGRAM

```
================================================================================
==== Basins ====================================================================
================================================================================

         Name: A-DET-11                Node: A-DET 11              Status: Onsite
        Group: BASE                    Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh256                  Peaking Factor: 256.0
          Rainfall File:                  Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000              Time of Conc(min): 10.00
              Area(ac): 6.000                 Time Shift(hrs): 0.00
          Curve Number: 91.30             Max Allowable Q(cfs): 999999.000
               DCIA(%): 0.00



--------------------------------------------------------------------------------------------------
         Name: A-DET-12                Node: A-DET 12              Status: Onsite
        Group: BASE                    Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh256                  Peaking Factor: 256.0
          Rainfall File:                  Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000              Time of Conc(min): 10.00
              Area(ac): 4.500                 Time Shift(hrs): 0.00
          Curve Number: 91.30             Max Allowable Q(cfs): 999999.000
               DCIA(%): 0.00



--------------------------------------------------------------------------------------------------
         Name: A-DET-13                Node: A-DET 13              Status: Onsite
        Group: BASE                    Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh256                  Peaking Factor: 256.0
          Rainfall File:                  Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000              Time of Conc(min): 10.00
              Area(ac): 4.500                 Time Shift(hrs): 0.00
          Curve Number: 91.30             Max Allowable Q(cfs): 999999.000
               DCIA(%): 0.00



--------------------------------------------------------------------------------------------------
         Name: A-DET-14                Node: A-DET 14              Status: Onsite
        Group: BASE                    Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh256                  Peaking Factor: 256.0
          Rainfall File:                  Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000              Time of Conc(min): 10.00
              Area(ac): 5.150                 Time Shift(hrs): 0.00
          Curve Number: 91.30             Max Allowable Q(cfs): 999999.000
               DCIA(%): 0.00



--------------------------------------------------------------------------------------------------
         Name: A-DET-15                Node: A-DET 15              Status: Onsite
        Group: BASE                    Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh256                  Peaking Factor: 256.0
          Rainfall File:                  Storm Duration(hrs): 0.00
    Rainfall Amount(in): 0.000              Time of Conc(min): 10.00
              Area(ac): 0.450                 Time Shift(hrs): 0.00
          Curve Number: 91.30             Max Allowable Q(cfs): 999999.000
               DCIA(%): 0.00



--------------------------------------------------------------------------------------------------
         Name: AB-LAKE-1               Node: AB-LAKE 1             Status: Onsite
        Group: BASE                    Type: SCS Unit Hydrograph CN

        Unit Hydrograph: Uh256                  Peaking Factor: 256.0
          Rainfall File:                  Storm Duration(hrs): 0.00
```

Rainfall Amount(in): 0.000 Time of Conc(min): 15.00
Area(ac): 8.960 Time Shift(hrs): 0.00
Curve Number: 91.30 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: B-DET 21 Node: B-DET 21 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 6.000 Time Shift(hrs): 0.00
Curve Number: 91.30 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: B-DET 22 Node: B-DET 22 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 4.500 Time Shift(hrs): 0.00
Curve Number: 91.30 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: B-DET 23 Node: B-DET 23 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 4.500 Time Shift(hrs): 0.00
Curve Number: 91.30 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: B-DET 24 Node: B-DET 24 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 5.150 Time Shift(hrs): 0.00
Curve Number: 91.30 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: B-DET 25 Node: B-DET 25 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 0.850 Time Shift(hrs): 0.00
Curve Number: 91.30 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: BC-LAKE 2 Node: BC-LAKE 2 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 15.00
Area(ac): 8.080 Time Shift(hrs): 0.00
Curve Number: 91.30 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: D-LAKE 3 Node: D-LAKE 3 Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 20.00
Area(ac): 3.060 Time Shift(hrs): 0.00
Curve Number: 91.30 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

Name: E-ENTRY Node: E-ENTRY Status: Onsite
Group: BASE Type: SCS Unit Hydrograph CN

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 10.00
Area(ac): 0.780 Time Shift(hrs): 0.00
Curve Number: 91.30 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

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

Unit Hydrograph: Uh256 Peaking Factor: 256.0
Rainfall File: Storm Duration(hrs): 0.00
Rainfall Amount(in): 0.000 Time of Conc(min): 70.00
Area(ac): 34.000 Time Shift(hrs): 0.00
Curve Number: 80.00 Max Allowable Q(cfs): 999999.000
DCIA(%): 0.00

==========
==== Nodes ==========
==========

Name: A-DET 11 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.340	0.0000
13.000	0.0000
15.500	0.0000
17.750	2.5000

Name: A-DET 12 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)

12.340	0.0000
13.000	0.0000
15.500	0.0000
17.750	1.7000

Name: A-DET 13 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.340	0.0000
13.000	0.0000
15.500	0.0000
17.750	1.7000

Name: A-DET 14 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.340	0.0000
13.000	0.0000
15.500	0.0000
17.750	1.9000

Name: A-DET 15 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.340	0.0000
13.000	0.0000
15.500	0.0000
17.750	0.4500

Name: AA-CS11 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.340	0.0000
13.000	0.0003
15.500	0.0003
17.750	0.0003

Name: AB-LAKE 1 Base Flow(cfs): 0.000 Init Stage(ft): 12.500
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.490	0.0000
12.500	2.6900
16.000	3.2000
17.150	7.9200
21.920	8.9600

Name: B-DET 21 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.340	0.0000
13.000	0.0000
15.500	0.0000
17.750	2.5000

Name: B-DET 22 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.340	0.0000
13.000	0.0000
15.500	0.0000
17.750	1.7000

Name: B-DET 23 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.340	0.0000
13.000	0.0000
15.500	0.0000
17.750	1.7000

Name: B-DET 24 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.340	0.0000
13.000	0.0000
15.500	0.0000
17.750	1.9000

Name: B-DET 25 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.340	0.0000
13.000	0.0000
15.500	0.0000
17.750	0.8500

Name: BB-CS22 Base Flow(cfs): 0.000 Init Stage(ft): 13.000
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.340	0.0000
13.000	0.0003
15.500	0.0003
17.750	0.0003

Name: BC-LAKE 2 Base Flow(cfs): 0.000 Init Stage(ft): 12.500
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.490	0.0000
12.500	3.1700
16.000	3.6800
17.150	6.5400
21.920	8.0800

Name: D-LAKE 3 Base Flow(cfs): 0.000 Init Stage(ft): 12.500
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.490	0.0000
12.500	2.0200
16.000	2.5300
16.500	3.0600

Name: E-ENTRY Base Flow(cfs): 0.000 Init Stage(ft): 12.500
Group: BASE Warn Stage(ft): 17.500
Type: Stage/Area

Stage(ft)	Area(ac)
12.490	0.0000
12.500	0.0030
16.000	0.0030
17.500	0.7800

Name: N-PreDev Base Flow(cfs): 0.000 Init Stage(ft): 12.700
Group: BASE Warn Stage(ft): 17.750
Type: Stage/Area

Stage(ft)	Area(ac)
12.700	0.0000
17.000	34.0000

Name: O-CANAL Base Flow(cfs): 0.000 Init Stage(ft): 4.500
Group: BASE Warn Stage(ft): 14.500
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	4.500

```
          60.00          13.800
         120.00           4.500

================================================================================
==== Pipes =====================================================================
================================================================================

         Name: 12                  From Node: AB-LAKE 1          Length(ft): 150.00
        Group: BASE                  To Node: BC-LAKE 2               Count: 1
                                                          Friction Equation: Automatic
               UPSTREAM       DOWNSTREAM                Solution Algorithm: Automatic
     Geometry: Circular       Circular                             Flow: Both
     Span(in): 42.00          42.00                    Entrance Loss Coef: 0.00
     Rise(in): 42.00          42.00                        Exit Loss Coef: 1.00
   Invert(ft): 7.500          7.500                        Bend Loss Coef: 0.00
  Manning's N: 0.013000       0.013000                  Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000          0.000                      Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000          0.000                    Stabilizer Option: None


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

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


--------------------------------------------------------------------------------------------------------
         Name: 23                  From Node: BC-LAKE 2          Length(ft): 150.00
        Group: BASE                  To Node: D-LAKE 3                Count: 1
                                                          Friction Equation: Automatic
               UPSTREAM       DOWNSTREAM                Solution Algorithm: Automatic
     Geometry: Circular       Circular                             Flow: Both
     Span(in): 42.00          42.00                    Entrance Loss Coef: 0.00
     Rise(in): 42.00          42.00                        Exit Loss Coef: 1.00
   Invert(ft): 7.500          7.500                        Bend Loss Coef: 0.00
  Manning's N: 0.013000       0.013000                  Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000          0.000                      Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000          0.000                    Stabilizer Option: None


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

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


--------------------------------------------------------------------------------------------------------
         Name: E3                  From Node: E-ENTRY            Length(ft): 75.00
        Group: BASE                  To Node: D-LAKE 3                Count: 1
                                                          Friction Equation: Automatic
               UPSTREAM       DOWNSTREAM                Solution Algorithm: Automatic
     Geometry: Circular       Circular                             Flow: Both
     Span(in): 42.00          42.00                    Entrance Loss Coef: 0.00
     Rise(in): 42.00          42.00                        Exit Loss Coef: 1.00
   Invert(ft): 7.500          7.500                        Bend Loss Coef: 0.00
  Manning's N: 0.013000       0.013000                  Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000          0.000                      Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000          0.000                    Stabilizer Option: None


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

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

==========
==== Channels ==========
==========

```
         Name: 1112               From Node: A-DET 11          Length(ft): 516.00
        Group: BASE                 To Node: A-DET 12               Count: 1

               UPSTREAM       DOWNSTREAM                Friction Equation: Automatic
     Geometry: Trapezoidal    Trapezoidal               Solution Algorithm: Automatic
   Invert(ft): 13.000         12.000                                 Flow: Both
TClpInitZ(ft): 9999.000       9999.000                    Contraction Coef: 0.100
  Manning's N: 0.060000       0.060000                      Expansion Coef: 0.300
 Top Clip(ft): 0.000          0.000                     Entrance Loss Coef: 0.000
 Bot Clip(ft): 0.000          0.000                         Exit Loss Coef: 0.000
    Main XSec:                                          Outlet Ctrl Spec: Use dc or tw
 AuxElev1(ft):                                           Inlet Ctrl Spec: Use dc
    Aux XSec1:                                         Stabilizer Option: None
 AuxElev2(ft):
    Aux XSec2:
Top Width(ft):
    Depth(ft):
Bot Width(ft): 31.000         31.000
 LtSdSlp(h/v): 4.00           4.00
 RtSdSlp(h/v): 4.00           4.00
```

```
         Name: 1213               From Node: A-DET 12          Length(ft): 384.00
        Group: BASE                 To Node: A-DET 13               Count: 1

               UPSTREAM       DOWNSTREAM                Friction Equation: Automatic
     Geometry: Trapezoidal    Trapezoidal               Solution Algorithm: Automatic
   Invert(ft): 13.000         12.000                                 Flow: Both
TClpInitZ(ft): 9999.000       9999.000                    Contraction Coef: 0.100
  Manning's N: 0.060000       0.060000                      Expansion Coef: 0.300
 Top Clip(ft): 0.000          0.000                     Entrance Loss Coef: 0.000
 Bot Clip(ft): 0.000          0.000                         Exit Loss Coef: 0.000
    Main XSec:                                          Outlet Ctrl Spec: Use dc or tw
 AuxElev1(ft):                                           Inlet Ctrl Spec: Use dc
    Aux XSec1:                                         Stabilizer Option: None
 AuxElev2(ft):
    Aux XSec2:
Top Width(ft):
    Depth(ft):
Bot Width(ft): 31.000         31.000
 LtSdSlp(h/v): 4.00           4.00
 RtSdSlp(h/v): 4.00           4.00
```

```
         Name: 1314               From Node: A-DET 13          Length(ft): 384.00
        Group: BASE                 To Node: A-DET 14               Count: 1

               UPSTREAM       DOWNSTREAM                Friction Equation: Automatic
     Geometry: Trapezoidal    Trapezoidal               Solution Algorithm: Automatic
   Invert(ft): 13.000         12.000                                 Flow: Both
TClpInitZ(ft): 9999.000       9999.000                    Contraction Coef: 0.100
  Manning's N: 0.060000       0.060000                      Expansion Coef: 0.300
 Top Clip(ft): 0.000          0.000                     Entrance Loss Coef: 0.000
 Bot Clip(ft): 0.000          0.000                         Exit Loss Coef: 0.000
    Main XSec:                                          Outlet Ctrl Spec: Use dc or tw
 AuxElev1(ft):                                           Inlet Ctrl Spec: Use dc
    Aux XSec1:                                         Stabilizer Option: None
 AuxElev2(ft):
    Aux XSec2:
Top Width(ft):
    Depth(ft):
Bot Width(ft): 31.000         31.000
 LtSdSlp(h/v): 4.00           4.00
 RtSdSlp(h/v): 4.00           4.00
```

```
---------------------------------------------------------------------------------------------
         Name: 1415               From Node: A-DET 14          Length(ft): 444.00
        Group: BASE                 To Node: A-DET 15               Count: 1

               UPSTREAM       DOWNSTREAM                Friction Equation: Automatic
     Geometry: Trapezoidal    Trapezoidal               Solution Algorithm: Automatic
   Invert(ft): 13.000         12.000                               Flow: Both
TClpInitZ(ft): 9999.000       9999.000                  Contraction Coef: 0.100
  Manning's N: 0.060000       0.060000                    Expansion Coef: 0.300
 Top Clip(ft): 0.000          0.000                    Entrance Loss Coef: 0.000
 Bot Clip(ft): 0.000          0.000                        Exit Loss Coef: 0.000
    Main XSec:                                         Outlet Ctrl Spec: Use dc or tw
 AuxElev1(ft):                                          Inlet Ctrl Spec: Use dc
    Aux XSec1:                                        Stabilizer Option: None
 AuxElev2(ft):
    Aux XSec2:
Top Width(ft):
    Depth(ft):
Bot Width(ft): 31.000         31.000
 LtSdSlp(h/v): 4.00           4.00
 RtSdSlp(h/v): 4.00           4.00



---------------------------------------------------------------------------------------------
         Name: 15CS               From Node: A-DET 15          Length(ft): 210.00
        Group: BASE                 To Node: AA-CS11                Count: 1

               UPSTREAM       DOWNSTREAM                Friction Equation: Automatic
     Geometry: Trapezoidal    Trapezoidal               Solution Algorithm: Automatic
   Invert(ft): 13.000         12.000                               Flow: Both
TClpInitZ(ft): 9999.000       9999.000                  Contraction Coef: 0.100
  Manning's N: 0.060000       0.060000                    Expansion Coef: 0.300
 Top Clip(ft): 0.000          0.000                    Entrance Loss Coef: 0.000
 Bot Clip(ft): 0.000          0.000                        Exit Loss Coef: 0.000
    Main XSec:                                         Outlet Ctrl Spec: Use dc or tw
 AuxElev1(ft):                                          Inlet Ctrl Spec: Use dc
    Aux XSec1:                                        Stabilizer Option: None
 AuxElev2(ft):
    Aux XSec2:
Top Width(ft):
    Depth(ft):
Bot Width(ft): 81.000         81.000
 LtSdSlp(h/v): 4.00           4.00
 RtSdSlp(h/v): 4.00           4.00



---------------------------------------------------------------------------------------------
         Name: 2122               From Node: B-DET 21          Length(ft): 516.00
        Group: BASE                 To Node: B-DET 22               Count: 1

               UPSTREAM       DOWNSTREAM                Friction Equation: Automatic
     Geometry: Trapezoidal    Trapezoidal               Solution Algorithm: Automatic
   Invert(ft): 13.000         12.000                               Flow: Both
TClpInitZ(ft): 9999.000       9999.000                  Contraction Coef: 0.100
  Manning's N: 0.060000       0.060000                    Expansion Coef: 0.300
 Top Clip(ft): 0.000          0.000                    Entrance Loss Coef: 0.000
 Bot Clip(ft): 0.000          0.000                        Exit Loss Coef: 0.000
    Main XSec:                                         Outlet Ctrl Spec: Use dc or tw
 AuxElev1(ft):                                          Inlet Ctrl Spec: Use dc
    Aux XSec1:                                        Stabilizer Option: None
 AuxElev2(ft):
    Aux XSec2:
Top Width(ft):
    Depth(ft):
Bot Width(ft): 20.000         20.000
 LtSdSlp(h/v): 4.00           4.00
 RtSdSlp(h/v): 4.00           4.00



---------------------------------------------------------------------------------------------
         Name: 2223               From Node: B-DET 22          Length(ft): 384.00
        Group: BASE                 To Node: B-DET 23               Count: 1
```

	UPSTREAM	DOWNSTREAM		
Geometry:	Trapezoidal	Trapezoidal	Friction Equation:	Automatic
Invert(ft):	13.000	12.000	Solution Algorithm:	Automatic
TClpInitZ(ft):	9999.000	9999.000	Flow:	Both
Manning's N:	0.060000	0.060000	Contraction Coef:	0.100
Top Clip(ft):	0.000	0.000	Expansion Coef:	0.300
Bot Clip(ft):	0.000	0.000	Entrance Loss Coef:	0.000
Main XSec:			Exit Loss Coef:	0.000
AuxElev1(ft):			Outlet Ctrl Spec:	Use dc or tw
Aux XSec1:			Inlet Ctrl Spec:	Use dc
AuxElev2(ft):			Stabilizer Option:	None
Aux XSec2:				
Top Width(ft):				
Depth(ft):				
Bot Width(ft):	20.000	20.000		
LtSdSlp(h/v):	4.00	4.00		
RtSdSlp(h/v):	4.00	4.00		

Name: 2324 From Node: B-DET 23 Length(ft): 384.00
Group: BASE To Node: B-DET 24 Count: 1

	UPSTREAM	DOWNSTREAM		
Geometry:	Trapezoidal	Trapezoidal	Friction Equation:	Automatic
Invert(ft):	13.000	12.000	Solution Algorithm:	Automatic
TClpInitZ(ft):	9999.000	9999.000	Flow:	Both
Manning's N:	0.060000	0.060000	Contraction Coef:	0.100
Top Clip(ft):	0.000	0.000	Expansion Coef:	0.300
Bot Clip(ft):	0.000	0.000	Entrance Loss Coef:	0.000
Main XSec:			Exit Loss Coef:	0.000
AuxElev1(ft):			Outlet Ctrl Spec:	Use dc or tw
Aux XSec1:			Inlet Ctrl Spec:	Use dc
AuxElev2(ft):			Stabilizer Option:	None
Aux XSec2:				
Top Width(ft):				
Depth(ft):				
Bot Width(ft):	20.000	20.000		
LtSdSlp(h/v):	4.00	4.00		
RtSdSlp(h/v):	4.00	4.00		

Name: 2425 From Node: B-DET 24 Length(ft): 444.00
Group: BASE To Node: B-DET 25 Count: 1

	UPSTREAM	DOWNSTREAM		
Geometry:	Trapezoidal	Trapezoidal	Friction Equation:	Automatic
Invert(ft):	13.000	12.000	Solution Algorithm:	Automatic
TClpInitZ(ft):	9999.000	9999.000	Flow:	Both
Manning's N:	0.060000	0.060000	Contraction Coef:	0.100
Top Clip(ft):	0.000	0.000	Expansion Coef:	0.300
Bot Clip(ft):	0.000	0.000	Entrance Loss Coef:	0.000
Main XSec:			Exit Loss Coef:	0.000
AuxElev1(ft):			Outlet Ctrl Spec:	Use dc or tw
Aux XSec1:			Inlet Ctrl Spec:	Use dc
AuxElev2(ft):			Stabilizer Option:	None
Aux XSec2:				
Top Width(ft):				
Depth(ft):				
Bot Width(ft):	20.000	20.000		
LtSdSlp(h/v):	4.00	4.00		
RtSdSlp(h/v):	4.00	4.00		

Name: 25CS From Node: B-DET 25 Length(ft): 384.00
Group: BASE To Node: BB-CS22 Count: 1

	UPSTREAM	DOWNSTREAM		
Geometry:	Trapezoidal	Trapezoidal	Friction Equation:	Automatic
			Solution Algorithm:	Automatic

Invert(ft):	13.000	12.000	Flow:	Both
TClpInitZ(ft):	9999.000	9999.000	Contraction Coef:	0.100
Manning's N:	0.060000	0.060000	Expansion Coef:	0.300
Top Clip(ft):	0.000	0.000	Entrance Loss Coef:	0.000
Bot Clip(ft):	0.000	0.000	Exit Loss Coef:	0.000
Main XSec:			Outlet Ctrl Spec:	Use dc or tw
AuxElev1(ft):			Inlet Ctrl Spec:	Use dc
Aux XSec1:			Stabilizer Option:	None
AuxElev2(ft):				
Aux XSec2:				
Top Width(ft):				
Depth(ft):				
Bot Width(ft):	45.000	45.000		
LtSdSlp(h/v):	4.00	4.00		
RtSdSlp(h/v):	4.00	4.00		

==========
==== Drop Structures ====
==========

Name:	CS-1	From Node: BC-LAKE 2	Length(ft): 24.00
Group:	BASE	To Node: O-CANAL	Count: 1

	UPSTREAM	DOWNSTREAM		
Geometry:	Circular	Circular	Friction Equation:	Average Conveyance
Span(in):	30.00	30.00	Solution Algorithm:	Most Restrictive
Rise(in):	30.00	30.00	Flow:	Both
Invert(ft):	7.500	7.500	Entrance Loss Coef:	0.000
Manning's N:	0.013000	0.013000	Exit Loss Coef:	0.000
Top Clip(in):	0.000	0.000	Outlet Ctrl Spec:	Use dc or tw
Bot Clip(in):	0.000	0.000	Inlet Ctrl Spec:	Use dn
			Solution Incs:	0

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

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

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

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.130
Geometry:	Rectangular	Orifice Disc Coef:	0.600
Span(in):	7.00	Invert(ft):	14.000
Rise(in):	36.00	Control Elev(ft):	14.000

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

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.130
Geometry:	Circular	Orifice Disc Coef:	0.600
Span(in):	6.50	Invert(ft):	12.500
Rise(in):	6.50	Control Elev(ft):	12.500

Name:	CS-11	From Node: AA-CS11	Length(ft): 150.00
Group:	BASE	To Node: AB-LAKE 1	Count: 1

	UPSTREAM	DOWNSTREAM		
Geometry:	Circular	Circular	Friction Equation:	Average Conveyance
Span(in):	54.00	54.00	Solution Algorithm:	Most Restrictive
Rise(in):	54.00	54.00	Flow:	Both
Invert(ft):	5.000	5.000	Entrance Loss Coef:	0.000
Manning's N:	0.013000	0.013000	Exit Loss Coef:	1.000
Top Clip(in):	0.000	0.000	Outlet Ctrl Spec:	Use dc or tw
Bot Clip(in):	0.000	0.000	Inlet Ctrl Spec:	Use dc
			Solution Incs:	10

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

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

*** Weir 1 of 2 for Drop Structure CS-11 ***

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Horizontal	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.200
Geometry:	Rectangular	Orifice Disc Coef:	0.600
Span(in):	70.00	Invert(ft):	14.000
Rise(in):	35.00	Control Elev(ft):	14.000

*** Weir 2 of 2 for Drop Structure CS-11 ***

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.200
Geometry:	Circular	Orifice Disc Coef:	0.600
Span(in):	4.87	Invert(ft):	12.000
Rise(in):	4.87	Control Elev(ft):	12.000

Name:	CS-2	From Node:	D-LAKE 3	Length(ft):	24.00
Group:	BASE	To Node:	O-CANAL	Count:	1

	UPSTREAM	DOWNSTREAM		
Geometry:	Circular	Circular	Friction Equation:	Average Conveyance
Span(in):	30.00	30.00	Solution Algorithm:	Most Restrictive
Rise(in):	30.00	30.00	Flow:	Both
Invert(ft):	7.500	7.500	Entrance Loss Coef:	0.000
Manning's N:	0.013000	0.013000	Exit Loss Coef:	0.000
Top Clip(in):	0.000	0.000	Outlet Ctrl Spec:	Use dc or tw
Bot Clip(in):	0.000	0.000	Inlet Ctrl Spec:	Use dn
			Solution Incs:	0

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

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

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

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.130
Geometry:	Rectangular	Orifice Disc Coef:	0.600
Span(in):	4.00	Invert(ft):	14.000
Rise(in):	36.00	Control Elev(ft):	14.000

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

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.130
Geometry:	Circular	Orifice Disc Coef:	0.600
Span(in):	4.50	Invert(ft):	12.500
Rise(in):	4.50	Control Elev(ft):	12.500

Name:	CS-22	From Node:	BB-CS22	Length(ft):	150.00
Group:	BASE	To Node:	BC-LAKE 2	Count:	1

	UPSTREAM	DOWNSTREAM		
Geometry:	Circular	Circular	Friction Equation:	Average Conveyance
Span(in):	54.00	54.00	Solution Algorithm:	Most Restrictive
Rise(in):	54.00	54.00	Flow:	Both
Invert(ft):	5.000	5.000	Entrance Loss Coef:	0.000
Manning's N:	0.013000	0.013000	Exit Loss Coef:	1.000
Top Clip(in):	0.000	0.000	Outlet Ctrl Spec:	Use dc or tw
Bot Clip(in):	0.000	0.000	Inlet Ctrl Spec:	Use dc
			Solution Incs:	10

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

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

*** Weir 1 of 2 for Drop Structure CS-22 ***

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Horizontal	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.200
Geometry:	Rectangular	Orifice Disc Coef:	0.600
Span(in):	70.00	Invert(ft):	14.000
Rise(in):	35.00	Control Elev(ft):	14.000

*** Weir 2 of 2 for Drop Structure CS-22 ***

TABLE

Count:	1	Bottom Clip(in):	0.000
Type:	Vertical: Mavis	Top Clip(in):	0.000
Flow:	Both	Weir Disc Coef:	3.200
Geometry:	Circular	Orifice Disc Coef:	0.600
Span(in):	4.87	Invert(ft):	12.000
Rise(in):	4.87	Control Elev(ft):	12.000

==========
==== Hydrology Simulations ====
==========

Name: 100YR-72HR
Filename: C:\ICPRUSER1\100YR-72HR.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: SFWMD72
Rainfall Amount(in): 12.23

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

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

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

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

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

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

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

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

      Override Defaults: Yes
    Storm Duration(hrs): 72.00
          Rainfall File: SFWMD72
    Rainfall Amount(in): 9.10

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

===============================================================================================
==== Routing Simulations ======================================================================
===============================================================================================

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

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

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

IBP



Time(hrs)       Print Inc(min)
--------------- ---------------
36.000          720.000
48.000          360.000
60.000          60.000
62.000          60.000
63.000          60.000
72.000          60.000

Group           Run
--------------- -----
BASE            Yes


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

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

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



Time(hrs)       Print Inc(min)
--------------- ---------------
```

4.000	240.000
10.000	60.000
12.000	15.000
24.000	120.000

Group	Run
BASE	Yes

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

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

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

IBP

Time(hrs)	Print Inc(min)
36.000	60.000
48.000	60.000
60.000	60.000
62.000	60.000
63.000	60.000
96.000	60.000
360.000	360.000

Group	Run
BASE	Yes

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

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

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

IBP

Time(hrs)	Print Inc(min)
36.000	60.000
48.000	60.000
60.000	60.000
62.000	60.000
63.000	60.000
72.000	60.000
360.000	360.000

Group	Run
BASE	Yes

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
A-DET 11	BASE	100YR-72HR	72.00	16.586	17.750	0.0010	68459	60.00	32.108	60.01	16.357
A-DET 12	BASE	100YR-72HR	72.00	16.586	17.750	0.0009	64521	60.00	40.398	60.16	23.752
A-DET 13	BASE	100YR-72HR	72.00	16.586	17.750	0.0009	60182	60.00	45.751	60.15	32.881
A-DET 14	BASE	100YR-72HR	72.00	16.586	17.750	0.0009	66236	60.00	57.581	60.08	44.409
A-DET 15	BASE	100YR-72HR	72.00	16.584	17.750	-0.0016	35754	60.07	46.516	60.14	35.301
AA-CS11	BASE	100YR-72HR	72.00	16.588	17.750	0.0045	12261	60.14	35.301	60.22	30.797
AB-LAKE 1	BASE	100YR-72HR	72.00	16.584	17.750	0.0006	243771	60.00	67.826	60.34	14.462
B-DET 21	BASE	100YR-72HR	72.00	16.585	17.750	0.0012	65597	60.00	32.108	60.07	13.475
B-DET 22	BASE	100YR-72HR	72.00	16.585	17.750	0.0011	59552	60.00	37.377	60.27	21.520
B-DET 23	BASE	100YR-72HR	72.00	16.585	17.750	0.0011	55942	60.00	42.360	60.25	30.324
B-DET 24	BASE	100YR-72HR	72.00	16.585	17.750	0.0009	61662	60.00	53.681	60.14	41.396
B-DET 25	BASE	100YR-72HR	72.00	16.585	17.750	0.0007	44525	60.10	45.000	60.17	35.466
BB-CS22	BASE	100YR-72HR	72.00	16.585	17.750	-0.0017	15411	60.17	35.466	60.25	30.405
BC-LAKE 2	BASE	100YR-72HR	72.00	16.584	17.750	0.0006	223564	60.07	75.168	60.41	20.307
D-LAKE 3	BASE	100YR-72HR	72.00	16.584	17.750	0.0007	137177	60.23	35.967	0.00	0.000
E-ENTRY	BASE	100YR-72HR	72.00	16.584	17.500	-0.0063	13307	60.00	4.174	60.08	6.101
N-PreDev	BASE	100YR-72HR	72.00	15.304	17.750	0.0004	896860	60.75	61.942	0.00	0.000
O-CANAL	BASE	100YR-72HR	60.00	13.800	14.500	0.0013	0	0.00	0.000	0.00	0.000
A-DET 11	BASE	10YR-24HR	12.43	14.828	17.750	0.0006	12396	12.00	19.570	12.06	13.014
A-DET 12	BASE	10YR-24HR	12.44	14.821	17.750	0.0006	22550	12.01	27.383	12.28	18.835
A-DET 13	BASE	10YR-24HR	12.44	14.807	17.750	0.0006	19099	12.10	30.637	12.32	26.303
A-DET 14	BASE	10YR-24HR	12.46	14.778	17.750	0.0006	20416	12.17	38.654	12.34	34.948
A-DET 15	BASE	10YR-24HR	12.48	14.716	17.750	0.0005	21556	12.33	35.891	12.44	34.327
AA-CS11	BASE	10YR-24HR	12.48	14.710	17.750	-0.0018	10686	12.44	34.327	12.48	34.159
AB-LAKE 1	BASE	10YR-24HR	24.00	14.576	17.750	0.0003	130367	12.39	50.688	12.82	11.655
B-DET 21	BASE	10YR-24HR	12.35	15.065	17.750	0.0006	10044	12.00	19.570	12.07	14.142
B-DET 22	BASE	10YR-24HR	12.35	15.053	17.750	0.0006	18430	12.01	28.399	12.23	21.850
B-DET 23	BASE	10YR-24HR	12.36	15.025	17.750	0.0006	15539	12.11	33.920	12.26	30.681
B-DET 24	BASE	10YR-24HR	12.37	14.967	17.750	0.0006	16467	12.15	43.763	12.27	40.797
B-DET 25	BASE	10YR-24HR	12.41	14.834	17.750	0.0005	21028	12.26	42.778	12.37	40.904
BB-CS22	BASE	10YR-24HR	12.42	14.799	17.750	-0.0017	12681	12.37	40.904	12.42	40.652
BC-LAKE 2	BASE	10YR-24HR	24.00	14.575	17.750	0.0003	151283	12.40	65.272	12.65	21.205
D-LAKE 3	BASE	10YR-24HR	24.00	14.575	17.750	0.0002	101181	12.14	24.842	24.00	1.185
E-ENTRY	BASE	10YR-24HR	24.00	14.572	17.500	-0.0062	137	12.00	2.544	12.14	5.515
N-PreDev	BASE	10YR-24HR	24.00	14.320	17.750	0.0001	557930	13.00	30.555	0.00	0.000
O-CANAL	BASE	10YR-24HR	24.00	8.220	14.500	0.0013	0	24.00	3.471	0.00	0.000
A-DET 11	BASE	10YR-72HR	68.10	15.125	17.750	0.0004	13013	60.00	20.972	60.01	16.184
A-DET 12	BASE	10YR-72HR	68.10	15.125	17.750	0.0004	23645	60.00	31.849	60.07	24.157
A-DET 13	BASE	10YR-72HR	68.11	15.125	17.750	0.0004	20081	60.02	38.867	60.08	33.351
A-DET 14	BASE	10YR-72HR	68.11	15.125	17.750	0.0004	21581	60.03	49.759	60.08	43.918
A-DET 15	BASE	10YR-72HR	68.11	15.125	17.750	0.0003	22601	60.08	45.279	60.15	40.134
AA-CS11	BASE	10YR-72HR	68.11	15.125	17.750	-0.0018	11033	60.15	40.134	60.20	38.437
AB-LAKE 1	BASE	10YR-72HR	68.18	15.119	17.750	0.0004	133814	60.11	60.949	60.42	13.150
B-DET 21	BASE	10YR-72HR	60.20	15.199	17.750	0.0005	10321	60.00	20.972	60.01	16.572
B-DET 22	BASE	10YR-72HR	60.20	15.186	17.750	0.0005	18911	60.00	32.210	60.09	25.549
B-DET 23	BASE	10YR-72HR	60.22	15.159	17.750	0.0005	15948	60.02	39.896	60.10	35.610
B-DET 24	BASE	10YR-72HR	68.09	15.123	17.750	0.0004	17020	60.04	51.520	60.10	47.048
B-DET 25	BASE	10YR-72HR	68.10	15.123	17.750	0.0004	21939	60.09	49.551	60.16	44.485
BB-CS22	BASE	10YR-72HR	68.10	15.122	17.750	-0.0017	13165	60.16	44.485	60.21	42.517
BC-LAKE 2	BASE	10YR-72HR	68.20	15.117	17.750	0.0004	154720	60.16	74.154	60.44	23.630
D-LAKE 3	BASE	10YR-72HR	68.22	15.116	17.750	0.0003	104614	60.14	32.294	68.41	2.057

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
E-ENTRY	BASE	10YR-72HR	68.22	15.112	17.500	-0.0065	137	60.00	2.726	60.14	5.596
N-PreDev	BASE	10YR-72HR	72.00	14.701	17.750	0.0001	689120	60.75	38.325	0.00	0.000
O-CANAL	BASE	10YR-72HR	60.00	13.800	14.500	0.0013	0	68.41	5.908	0.00	0.000
A-DET 11	BASE	25yr-72hr	68.03	15.375	17.750	0.0005	13529	60.00	23.680	60.01	18.130
A-DET 12	BASE	25yr-72hr	68.03	15.375	17.750	0.0005	24545	60.00	35.828	60.06	26.647
A-DET 13	BASE	25yr-72hr	68.03	15.375	17.750	0.0005	20849	60.01	43.449	60.07	36.571
A-DET 14	BASE	25yr-72hr	68.03	15.375	17.750	0.0005	22409	60.02	55.388	60.07	47.995
A-DET 15	BASE	25yr-72hr	68.03	15.375	17.750	0.0005	23254	60.06	49.566	60.14	42.687
AA-CS11	BASE	25yr-72hr	68.03	15.375	17.750	-0.0018	11243	60.14	42.687	60.18	40.172
AB-LAKE 1	BASE	25yr-72hr	68.08	15.368	17.750	0.0005	135396	60.09	66.175	60.38	13.738
B-DET 21	BASE	25yr-72hr	68.03	15.372	17.750	0.0006	10684	60.00	23.680	60.01	18.673
B-DET 22	BASE	25yr-72hr	68.03	15.372	17.750	0.0006	19583	60.00	36.343	60.08	28.512
B-DET 23	BASE	25yr-72hr	68.03	15.372	17.750	0.0006	16614	60.02	44.906	60.09	39.587
B-DET 24	BASE	25yr-72hr	68.03	15.371	17.750	0.0006	17843	60.04	57.819	60.09	52.166
B-DET 25	BASE	25yr-72hr	68.03	15.371	17.750	0.0006	22762	60.08	55.043	60.15	48.305
BB-CS22	BASE	25yr-72hr	68.03	15.371	17.750	-0.0017	13547	60.15	48.305	60.20	45.458
BC-LAKE 2	BASE	25yr-72hr	68.09	15.365	17.750	0.0005	156294	60.15	80.643	60.41	25.540
D-LAKE 3	BASE	25yr-72hr	68.11	15.363	17.750	0.0004	106185	60.17	35.164	68.42	2.527
E-ENTRY	BASE	25yr-72hr	68.10	15.360	17.500	-0.0064	137	60.00	3.078	60.01	5.896
N-PreDev	BASE	25yr-72hr	72.00	14.860	17.750	0.0001	744050	60.75	44.071	0.00	0.000
O-CANAL	BASE	25yr-72hr	60.00	13.800	14.500	0.0013	0	68.19	7.219	0.00	0.000

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 11	BASE	0.00	13.000	17.750	2928	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 12	BASE	0.00	13.000	17.750	9855	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 13	BASE	0.00	13.000	17.750	7899	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 14	BASE	0.00	13.000	17.750	8226	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 15	BASE	0.00	13.000	17.750	9348	0.000	0.000	0.0	0.0
10YR-72HR	AA-CS11	BASE	0.00	13.000	17.750	7228	0.000	0.440	0.0	0.0
10YR-72HR	AB-LAKE 1	BASE	0.00	12.500	17.750	117190	0.440	0.000	0.0	0.0
10YR-72HR	B-DET 21	BASE	0.00	13.000	17.750	2113	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 22	BASE	0.00	13.000	17.750	7084	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 23	BASE	0.00	13.000	17.750	5681	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 24	BASE	0.00	13.000	17.750	5914	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 25	BASE	0.00	13.000	17.750	7699	0.000	0.000	0.0	0.0
10YR-72HR	BB-CS22	BASE	0.00	13.000	17.750	7853	0.000	0.440	0.0	0.0
10YR-72HR	BC-LAKE 2	BASE	0.00	12.500	17.750	138111	0.440	0.000	0.0	0.0
10YR-72HR	D-LAKE 3	BASE	0.00	12.500	17.750	88011	0.000	0.000	0.0	0.0
10YR-72HR	E-ENTRY	BASE	0.00	12.500	17.500	137	0.000	0.000	0.0	0.0
10YR-72HR	N-PreDev	BASE	0.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	0.00	4.500	14.500	0	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	1.00	13.000	17.750	2928	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 12	BASE	1.00	13.000	17.750	9855	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 13	BASE	1.00	13.000	17.750	7899	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 14	BASE	1.00	13.000	17.750	8226	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 15	BASE	1.00	13.000	17.750	9307	0.000	0.000	0.0	0.0
10YR-72HR	AA-CS11	BASE	1.00	12.804	17.750	7105	0.000	0.338	0.0	0.0
10YR-72HR	AB-LAKE 1	BASE	1.00	12.508	17.750	117242	0.338	0.182	0.0	0.0
10YR-72HR	B-DET 21	BASE	1.00	13.000	17.750	2113	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 22	BASE	1.00	13.000	17.750	7084	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 23	BASE	1.00	13.000	17.750	5681	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 24	BASE	1.00	13.000	17.750	5914	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 25	BASE	1.00	13.000	17.750	7628	0.000	0.000	0.0	0.0
10YR-72HR	BB-CS22	BASE	1.00	12.817	17.750	7643	0.000	0.346	0.0	0.0
10YR-72HR	BC-LAKE 2	BASE	1.00	12.508	17.750	138163	0.528	0.178	0.0	0.0
10YR-72HR	D-LAKE 3	BASE	1.00	12.508	17.750	88063	-3.591	0.000	-0.1	0.0
10YR-72HR	E-ENTRY	BASE	1.00	12.505	17.500	137	0.000	-3.769	0.0	-0.2
10YR-72HR	N-PreDev	BASE	1.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	1.00	4.655	14.500	0	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	2.00	13.000	17.750	2928	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 12	BASE	2.00	13.000	17.750	9855	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 13	BASE	2.00	13.000	17.750	7899	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 14	BASE	2.00	13.000	17.750	8226	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 15	BASE	2.00	13.000	17.750	9276	0.000	0.000	0.0	0.0
10YR-72HR	AA-CS11	BASE	2.00	12.658	17.750	7013	0.000	0.236	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	2.00	12.514	17.750	117281	0.236	0.179	0.1	0.0
10YR-72HR	B-DET 21	BASE	2.00	13.000	17.750	2113	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 22	BASE	2.00	13.000	17.750	7084	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 23	BASE	2.00	13.000	17.750	5681	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 24	BASE	2.00	13.000	17.750	5914	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 25	BASE	2.00	13.000	17.750	7574	0.000	0.000	0.0	0.0
10YR-72HR	BB-CS22	BASE	2.00	12.676	17.750	7479	0.000	0.250	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	2.00	12.514	17.750	138202	0.429	0.000	0.1	0.0
10YR-72HR	D-LAKE 3	BASE	2.00	12.514	17.750	88102	-3.769	0.000	-0.5	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E-ENTRY	BASE	2.00	12.511	17.500	137	0.000	-3.769	0.0	-0.5
10YR-72HR	N-PreDev	BASE	2.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	2.00	4.810	14.500	0	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	3.00	13.000	17.750	2928	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 12	BASE	3.00	13.000	17.750	9855	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 13	BASE	3.00	13.000	17.750	7899	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 14	BASE	3.00	13.000	17.750	8226	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 15	BASE	3.00	13.000	17.750	9256	0.000	0.000	0.0	0.0
10YR-72HR	AA-CS11	BASE	3.00	12.563	17.750	6953	0.000	0.132	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	3.00	12.518	17.750	117306	0.132	0.000	0.1	0.0
10YR-72HR	B-DET 21	BASE	3.00	13.000	17.750	2113	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 22	BASE	3.00	13.000	17.750	7084	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 23	BASE	3.00	13.000	17.750	5681	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 24	BASE	3.00	13.000	17.750	5914	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 25	BASE	3.00	13.000	17.750	7536	0.000	0.000	0.0	0.0
10YR-72HR	BB-CS22	BASE	3.00	12.578	17.750	7367	0.000	0.152	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	3.00	12.518	17.750	138228	0.152	0.000	0.1	0.0
10YR-72HR	D-LAKE 3	BASE	3.00	12.518	17.750	88127	-3.769	0.000	-0.8	0.0
10YR-72HR	E-ENTRY	BASE	3.00	12.515	17.500	137	0.000	-3.769	0.0	-0.8
10YR-72HR	N-PreDev	BASE	3.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	3.00	4.965	14.500	0	0.001	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	4.00	13.000	17.750	2928	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 12	BASE	4.00	13.000	17.750	9855	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 13	BASE	4.00	13.000	17.750	7899	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 14	BASE	4.00	13.000	17.750	8226	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 15	BASE	4.00	13.000	17.750	9247	0.000	0.000	0.0	0.0
10YR-72HR	AA-CS11	BASE	4.00	12.522	17.750	6927	0.000	0.027	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	4.00	12.520	17.750	117318	0.027	0.000	0.1	0.0
10YR-72HR	B-DET 21	BASE	4.00	13.000	17.750	2113	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 22	BASE	4.00	13.000	17.750	7084	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 23	BASE	4.00	13.000	17.750	5681	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 24	BASE	4.00	13.000	17.750	5914	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 25	BASE	4.00	13.000	17.750	7517	0.000	0.000	0.0	0.0
10YR-72HR	BB-CS22	BASE	4.00	12.528	17.750	7309	0.000	0.054	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	4.00	12.520	17.750	138240	0.054	0.000	0.1	0.0
10YR-72HR	D-LAKE 3	BASE	4.00	12.520	17.750	88139	-3.769	0.001	-1.1	0.0
10YR-72HR	E-ENTRY	BASE	4.00	12.517	17.500	137	0.000	-3.769	0.0	-1.1
10YR-72HR	N-PreDev	BASE	4.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	4.00	5.120	14.500	0	0.001	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	5.00	13.000	17.750	8627	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 12	BASE	5.00	13.000	17.750	15995	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 13	BASE	5.00	13.000	17.750	13553	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 14	BASE	5.00	13.000	17.750	14543	0.000	0.000	0.0	0.0
10YR-72HR	A-DET 15	BASE	5.00	13.000	17.750	16941	0.000	0.000	0.0	0.0
10YR-72HR	AA-CS11	BASE	5.00	12.520	17.750	8946	0.000	0.000	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	5.00	12.520	17.750	117319	0.000	0.000	0.1	0.0
10YR-72HR	B-DET 21	BASE	5.00	13.000	17.750	5789	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 22	BASE	5.00	13.000	17.750	11045	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 23	BASE	5.00	13.000	17.750	9329	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 24	BASE	5.00	13.000	17.750	9989	0.000	0.000	0.0	0.0
10YR-72HR	B-DET 25	BASE	5.00	13.000	17.750	14725	0.000	0.000	0.0	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	BB-CS22	BASE	5.00	12.520	17.750	9353	0.000	0.000	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	5.00	12.520	17.750	138241	0.000	0.000	0.1	0.0
10YR-72HR	D-LAKE 3	BASE	5.00	12.520	17.750	88141	-3.769	0.001	-1.4	0.0
10YR-72HR	E-ENTRY	BASE	5.00	12.517	17.500	137	0.000	-3.769	0.0	-1.4
10YR-72HR	N-PreDev	BASE	5.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	5.00	5.275	14.500	0	0.001	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	6.00	13.002	17.750	8630	0.008	0.000	0.0	0.0
10YR-72HR	A-DET 12	BASE	6.00	13.001	17.750	15998	0.006	-0.001	0.0	-0.0
10YR-72HR	A-DET 13	BASE	6.00	13.001	17.750	13555	0.005	-0.001	0.0	-0.0
10YR-72HR	A-DET 14	BASE	6.00	13.001	17.750	14545	0.006	0.000	0.0	0.0
10YR-72HR	A-DET 15	BASE	6.00	13.000	17.750	16942	0.001	0.000	0.0	0.0
10YR-72HR	AA-CS11	BASE	6.00	12.521	17.750	8946	0.000	-0.001	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	6.00	12.521	17.750	117320	0.009	0.000	0.1	0.0
10YR-72HR	B-DET 21	BASE	6.00	13.002	17.750	5793	0.008	0.000	0.0	0.0
10YR-72HR	B-DET 22	BASE	6.00	13.001	17.750	11050	0.006	-0.001	0.0	-0.0
10YR-72HR	B-DET 23	BASE	6.00	13.001	17.750	9332	0.005	-0.001	0.0	-0.0
10YR-72HR	B-DET 24	BASE	6.00	13.001	17.750	9992	0.006	0.000	0.0	0.0
10YR-72HR	B-DET 25	BASE	6.00	13.000	17.750	14726	0.001	0.000	0.0	0.0
10YR-72HR	BB-CS22	BASE	6.00	12.521	17.750	9353	0.000	0.000	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	6.00	12.521	17.750	138242	0.008	0.000	0.1	0.0
10YR-72HR	D-LAKE 3	BASE	6.00	12.521	17.750	88141	-3.765	0.001	-1.7	0.0
10YR-72HR	E-ENTRY	BASE	6.00	12.517	17.500	137	0.001	-3.768	0.0	-1.7
10YR-72HR	N-PreDev	BASE	6.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	6.00	5.430	14.500	0	0.001	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	7.00	13.008	17.750	8641	0.023	0.001	0.0	0.0
10YR-72HR	A-DET 12	BASE	7.00	13.004	17.750	16010	0.018	-0.003	0.0	-0.0
10YR-72HR	A-DET 13	BASE	7.00	13.004	17.750	13564	0.014	-0.003	0.0	-0.0
10YR-72HR	A-DET 14	BASE	7.00	13.004	17.750	14554	0.017	0.000	0.0	0.0
10YR-72HR	A-DET 15	BASE	7.00	13.000	17.750	16944	0.002	0.000	0.0	0.0
10YR-72HR	AA-CS11	BASE	7.00	12.521	17.750	8946	0.000	-0.002	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	7.00	12.521	17.750	117323	0.030	0.000	0.1	0.0
10YR-72HR	B-DET 21	BASE	7.00	13.012	17.750	5810	0.023	0.001	0.0	0.0
10YR-72HR	B-DET 22	BASE	7.00	13.005	17.750	11068	0.018	0.000	0.0	-0.0
10YR-72HR	B-DET 23	BASE	7.00	13.005	17.750	9346	0.017	-0.003	0.0	-0.0
10YR-72HR	B-DET 24	BASE	7.00	13.005	17.750	10005	0.017	0.000	0.0	0.0
10YR-72HR	B-DET 25	BASE	7.00	13.001	17.750	14729	0.004	0.000	0.0	0.0
10YR-72HR	BB-CS22	BASE	7.00	12.521	17.750	9353	0.000	-0.002	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	7.00	12.521	17.750	138245	0.027	0.000	0.1	0.0
10YR-72HR	D-LAKE 3	BASE	7.00	12.521	17.750	88144	-3.756	0.001	-2.0	0.0
10YR-72HR	E-ENTRY	BASE	7.00	12.518	17.500	137	0.003	-3.766	0.0	-2.0
10YR-72HR	N-PreDev	BASE	7.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	7.00	5.585	14.500	0	0.001	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	8.00	13.019	17.750	8661	0.036	0.006	0.0	0.0
10YR-72HR	A-DET 12	BASE	8.00	13.010	17.750	16034	0.033	0.000	0.0	-0.0
10YR-72HR	A-DET 13	BASE	8.00	13.010	17.750	13582	0.027	0.000	0.0	-0.0
10YR-72HR	A-DET 14	BASE	8.00	13.010	17.750	14571	0.031	0.002	0.0	0.0
10YR-72HR	A-DET 15	BASE	8.00	13.001	17.750	16948	0.005	0.001	0.0	0.0
10YR-72HR	AA-CS11	BASE	8.00	12.522	17.750	8947	0.001	-0.002	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	8.00	12.522	17.750	117329	0.050	0.179	0.1	0.0
10YR-72HR	B-DET 21	BASE	8.00	13.027	17.750	5838	0.036	0.009	0.0	0.0
10YR-72HR	B-DET 22	BASE	8.00	13.014	17.750	11102	0.036	0.000	0.0	-0.0

Simulation	Node	Group	Time	Stage	Warning Stage	Surface Area	Total Inflow	Total Outflow	Total Vol In	Total Vol Out
			hrs	ft	ft	ft2	cfs	cfs	af	af
10YR-72HR	B-DET 23	BASE	8.00	13.014	17.750	9372	0.028	0.000	0.0	-0.0
10YR-72HR	B-DET 24	BASE	8.00	13.014	17.750	10030	0.031	0.003	0.0	0.0
10YR-72HR	B-DET 25	BASE	8.00	13.002	17.750	14736	0.008	0.002	0.0	0.0
10YR-72HR	BB-CS22	BASE	8.00	12.522	17.750	9355	0.002	-0.002	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	8.00	12.522	17.750	138251	0.224	0.001	0.1	0.0
10YR-72HR	D-LAKE 3	BASE	8.00	12.522	17.750	88150	-3.748	0.001	-2.3	0.0
10YR-72HR	E-ENTRY	BASE	8.00	12.518	17.500	137	0.005	-3.764	0.0	-2.3
10YR-72HR	N-PreDev	BASE	8.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	8.00	5.740	14.500	0	0.001	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	9.00	13.032	17.750	8686	0.048	0.017	0.0	0.0
10YR-72HR	A-DET 12	BASE	9.00	13.019	17.750	16069	0.053	0.002	0.0	-0.0
10YR-72HR	A-DET 13	BASE	9.00	13.018	17.750	13609	0.039	0.002	0.0	-0.0
10YR-72HR	A-DET 14	BASE	9.00	13.018	17.750	14594	0.043	0.008	0.0	0.0
10YR-72HR	A-DET 15	BASE	9.00	13.002	17.750	16954	0.011	0.004	0.0	0.0
10YR-72HR	AA-CS11	BASE	9.00	12.523	17.750	8948	0.004	0.000	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	9.00	12.523	17.750	117338	0.070	0.000	0.1	0.0
10YR-72HR	B-DET 21	BASE	9.00	13.044	17.750	5872	0.048	0.021	0.0	0.0
10YR-72HR	B-DET 22	BASE	9.00	13.028	17.750	11155	0.057	0.004	0.0	0.0
10YR-72HR	B-DET 23	BASE	9.00	13.026	17.750	9410	0.041	0.003	0.0	-0.0
10YR-72HR	B-DET 24	BASE	9.00	13.025	17.750	10063	0.044	0.010	0.0	0.0
10YR-72HR	B-DET 25	BASE	9.00	13.004	17.750	14747	0.017	0.006	0.0	0.0
10YR-72HR	BB-CS22	BASE	9.00	12.523	17.750	9357	0.006	0.001	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	9.00	12.523	17.750	138260	0.064	0.001	0.1	0.0
10YR-72HR	D-LAKE 3	BASE	9.00	12.523	17.750	88159	-3.739	0.001	-2.6	0.0
10YR-72HR	E-ENTRY	BASE	9.00	12.520	17.500	137	0.006	-3.762	0.0	-2.6
10YR-72HR	N-PreDev	BASE	9.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	9.00	5.895	14.500	0	0.002	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	10.00	13.044	17.750	8712	0.059	0.029	0.0	0.0
10YR-72HR	A-DET 12	BASE	10.00	13.032	17.750	16115	0.074	0.010	0.0	0.0
10YR-72HR	A-DET 13	BASE	10.00	13.029	17.750	13643	0.054	0.007	0.0	0.0
10YR-72HR	A-DET 14	BASE	10.00	13.027	17.750	14622	0.058	0.019	0.0	0.0
10YR-72HR	A-DET 15	BASE	10.00	13.004	17.750	16962	0.023	0.013	0.0	0.0
10YR-72HR	AA-CS11	BASE	10.00	12.525	17.750	8950	0.013	0.007	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	10.00	12.525	17.750	117350	0.093	0.000	0.1	0.0
10YR-72HR	B-DET 21	BASE	10.00	13.060	17.750	5907	0.059	0.033	0.0	0.0
10YR-72HR	B-DET 22	BASE	10.00	13.047	17.750	11220	0.077	0.015	0.0	0.0
10YR-72HR	B-DET 23	BASE	10.00	13.043	17.750	9460	0.060	0.013	0.0	0.0
10YR-72HR	B-DET 24	BASE	10.00	13.038	17.750	10103	0.063	0.025	0.0	0.0
10YR-72HR	B-DET 25	BASE	10.00	13.008	17.750	14762	0.033	0.016	0.0	0.0
10YR-72HR	BB-CS22	BASE	10.00	12.526	17.750	9361	0.016	0.009	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	10.00	12.525	17.750	138272	0.087	0.001	0.1	0.0
10YR-72HR	D-LAKE 3	BASE	10.00	12.525	17.750	88172	-3.732	0.001	-2.9	0.0
10YR-72HR	E-ENTRY	BASE	10.00	12.522	17.500	137	0.008	-3.761	0.0	-3.0
10YR-72HR	N-PreDev	BASE	10.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	10.00	6.050	14.500	0	0.002	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	11.00	13.056	17.750	8739	0.069	0.039	0.0	0.0
10YR-72HR	A-DET 12	BASE	11.00	13.047	17.750	16167	0.091	0.023	0.0	0.0
10YR-72HR	A-DET 13	BASE	11.00	13.042	17.750	13683	0.075	0.021	0.0	0.0
10YR-72HR	A-DET 14	BASE	11.00	13.037	17.750	14654	0.080	0.037	0.0	0.0
10YR-72HR	A-DET 15	BASE	11.00	13.006	17.750	16972	0.042	0.029	0.0	0.0
10YR-72HR	AA-CS11	BASE	11.00	12.529	17.750	8952	0.029	0.018	0.0	0.1

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	AB-LAKE 1	BASE	11.00	12.528	17.750	117366	0.120	0.180	0.1	0.1
10YR-72HR	B-DET 21	BASE	11.00	13.077	17.750	5942	0.069	0.041	0.0	0.0
10YR-72HR	B-DET 22	BASE	11.00	13.067	17.750	11290	0.093	0.031	0.0	0.0
10YR-72HR	B-DET 23	BASE	11.00	13.061	17.750	9516	0.083	0.032	0.0	0.0
10YR-72HR	B-DET 24	BASE	11.00	13.052	17.750	10148	0.091	0.049	0.0	0.0
10YR-72HR	B-DET 25	BASE	11.00	13.012	17.750	14782	0.059	0.037	0.0	0.0
10YR-72HR	BB-CS22	BASE	11.00	12.529	17.750	9367	0.037	0.024	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	11.00	12.528	17.750	138288	0.295	0.001	0.2	0.0
10YR-72HR	D-LAKE 3	BASE	11.00	12.528	17.750	88188	-3.726	0.001	-3.2	0.0
10YR-72HR	E-ENTRY	BASE	11.00	12.524	17.500	137	0.009	-3.760	0.0	-3.3
10YR-72HR	N-PreDev	BASE	11.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	11.00	6.205	14.500	0	0.003	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	12.00	13.069	17.750	8766	0.078	0.047	0.0	0.0
10YR-72HR	A-DET 12	BASE	12.00	13.062	17.750	16220	0.106	0.039	0.0	0.0
10YR-72HR	A-DET 13	BASE	12.00	13.057	17.750	13726	0.098	0.043	0.0	0.0
10YR-72HR	A-DET 14	BASE	12.00	13.048	17.750	14688	0.110	0.064	0.0	0.0
10YR-72HR	A-DET 15	BASE	12.00	13.009	17.750	16984	0.070	0.055	0.0	0.0
10YR-72HR	AA-CS11	BASE	12.00	12.535	17.750	8957	0.055	0.036	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	12.00	12.531	17.750	117387	0.151	0.000	0.1	0.1
10YR-72HR	B-DET 21	BASE	12.00	13.094	17.750	5978	0.078	0.050	0.0	0.0
10YR-72HR	B-DET 22	BASE	12.00	13.087	17.750	11358	0.108	0.049	0.0	0.0
10YR-72HR	B-DET 23	BASE	12.00	13.080	17.750	9573	0.108	0.059	0.0	0.0
10YR-72HR	B-DET 24	BASE	12.00	13.068	17.750	10196	0.127	0.083	0.0	0.0
10YR-72HR	B-DET 25	BASE	12.00	13.018	17.750	14806	0.095	0.070	0.0	0.0
10YR-72HR	BB-CS22	BASE	12.00	12.536	17.750	9378	0.070	0.045	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	12.00	12.531	17.750	138309	0.149	0.002	0.2	0.0
10YR-72HR	D-LAKE 3	BASE	12.00	12.531	17.750	88208	-3.720	0.002	-3.6	0.0
10YR-72HR	E-ENTRY	BASE	12.00	12.528	17.500	137	0.010	-3.759	0.0	-3.6
10YR-72HR	N-PreDev	BASE	12.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	12.00	6.360	14.500	0	0.003	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	13.00	13.082	17.750	8793	0.086	0.055	0.0	0.0
10YR-72HR	A-DET 12	BASE	13.00	13.076	17.750	16270	0.120	0.058	0.0	0.0
10YR-72HR	A-DET 13	BASE	13.00	13.071	17.750	13767	0.122	0.071	0.0	0.0
10YR-72HR	A-DET 14	BASE	13.00	13.059	17.750	14723	0.145	0.100	0.0	0.0
10YR-72HR	A-DET 15	BASE	13.00	13.013	17.750	16997	0.107	0.091	0.0	0.0
10YR-72HR	AA-CS11	BASE	13.00	12.544	17.750	8964	0.091	0.060	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	13.00	12.535	17.750	117413	0.187	0.000	0.1	0.1
10YR-72HR	B-DET 21	BASE	13.00	13.110	17.750	6013	0.086	0.059	0.0	0.0
10YR-72HR	B-DET 22	BASE	13.00	13.104	17.750	11421	0.124	0.070	0.0	0.0
10YR-72HR	B-DET 23	BASE	13.00	13.097	17.750	9625	0.135	0.091	0.0	0.0
10YR-72HR	B-DET 24	BASE	13.00	13.082	17.750	10242	0.165	0.125	0.0	0.0
10YR-72HR	B-DET 25	BASE	13.00	13.024	17.750	14832	0.138	0.113	0.0	0.0
10YR-72HR	BB-CS22	BASE	13.00	12.549	17.750	9394	0.113	0.072	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	13.00	12.535	17.750	138334	0.187	0.002	0.2	0.0
10YR-72HR	D-LAKE 3	BASE	13.00	12.535	17.750	88234	-3.715	0.002	-3.9	0.0
10YR-72HR	E-ENTRY	BASE	13.00	12.532	17.500	137	0.011	-3.758	0.0	-3.9
10YR-72HR	N-PreDev	BASE	13.00	12.700	17.750	113	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	13.00	6.515	14.500	0	0.005	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	14.00	13.094	17.750	8819	0.094	0.065	0.0	0.0
10YR-72HR	A-DET 12	BASE	14.00	13.089	17.750	16317	0.135	0.078	0.0	0.0
10YR-72HR	A-DET 13	BASE	14.00	13.083	17.750	13806	0.149	0.102	0.0	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 14	BASE	14.00	13.070	17.750	14755	0.183	0.142	0.0	0.0
10YR-72HR	A-DET 15	BASE	14.00	13.016	17.750	17012	0.149	0.133	0.0	0.0
10YR-72HR	AA-CS11	BASE	14.00	12.560	17.750	8974	0.133	0.087	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	14.00	12.540	17.750	117443	0.226	0.000	0.1	0.1
10YR-72HR	B-DET 21	BASE	14.00	13.125	17.750	6045	0.094	0.070	0.0	0.0
10YR-72HR	B-DET 22	BASE	14.00	13.120	17.750	11478	0.140	0.093	0.0	0.0
10YR-72HR	B-DET 23	BASE	14.00	13.113	17.750	9672	0.163	0.125	0.0	0.0
10YR-72HR	B-DET 24	BASE	14.00	13.095	17.750	10283	0.205	0.170	0.1	0.0
10YR-72HR	B-DET 25	BASE	14.00	13.030	17.750	14860	0.184	0.160	0.0	0.0
10YR-72HR	BB-CS22	BASE	14.00	12.567	17.750	9418	0.160	0.103	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	14.00	12.540	17.750	138365	0.228	0.003	0.2	0.0
10YR-72HR	D-LAKE 3	BASE	14.00	12.540	17.750	88265	-3.710	0.003	-4.2	0.0
10YR-72HR	E-ENTRY	BASE	14.00	12.537	17.500	137	0.012	-3.757	0.0	-4.2
10YR-72HR	N-PreDev	BASE	14.00	12.701	17.750	206	0.000	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	14.00	6.670	14.500	0	0.006	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	15.00	13.106	17.750	8843	0.101	0.074	0.0	0.0
10YR-72HR	A-DET 12	BASE	15.00	13.101	17.750	16359	0.150	0.100	0.1	0.0
10YR-72HR	A-DET 13	BASE	15.00	13.095	17.750	13840	0.176	0.135	0.1	0.0
10YR-72HR	A-DET 14	BASE	15.00	13.079	17.750	14785	0.222	0.185	0.1	0.0
10YR-72HR	A-DET 15	BASE	15.00	13.019	17.750	17027	0.193	0.178	0.0	0.0
10YR-72HR	AA-CS11	BASE	15.00	12.581	17.750	8988	0.178	0.117	0.0	0.1
10YR-72HR	AB-LAKE 1	BASE	15.00	12.546	17.750	117480	0.266	0.179	0.2	0.1
10YR-72HR	B-DET 21	BASE	15.00	13.139	17.750	6073	0.101	0.080	0.0	0.0
10YR-72HR	B-DET 22	BASE	15.00	13.134	17.750	11527	0.155	0.115	0.1	0.0
10YR-72HR	B-DET 23	BASE	15.00	13.126	17.750	9712	0.191	0.158	0.1	0.0
10YR-72HR	B-DET 24	BASE	15.00	13.107	17.750	10318	0.244	0.215	0.1	0.0
10YR-72HR	B-DET 25	BASE	15.00	13.036	17.750	14888	0.229	0.207	0.1	0.0
10YR-72HR	BB-CS22	BASE	15.00	12.592	17.750	9449	0.207	0.134	0.0	0.1
10YR-72HR	BC-LAKE 2	BASE	15.00	12.546	17.750	138402	0.447	0.004	0.2	0.0
10YR-72HR	D-LAKE 3	BASE	15.00	12.546	17.750	88301	-3.705	0.004	-4.5	0.0
10YR-72HR	E-ENTRY	BASE	15.00	12.542	17.500	137	0.013	-3.756	0.0	-4.5
10YR-72HR	N-PreDev	BASE	15.00	12.709	17.750	2944	0.007	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	15.00	6.825	14.500	0	0.008	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	16.00	13.116	17.750	8863	0.107	0.084	0.1	0.0
10YR-72HR	A-DET 12	BASE	16.00	13.111	17.750	16396	0.165	0.121	0.1	0.0
10YR-72HR	A-DET 13	BASE	16.00	13.104	17.750	13870	0.202	0.167	0.1	0.0
10YR-72HR	A-DET 14	BASE	16.00	13.087	17.750	14810	0.259	0.228	0.1	0.1
10YR-72HR	A-DET 15	BASE	16.00	13.022	17.750	17042	0.236	0.222	0.1	0.1
10YR-72HR	AA-CS11	BASE	16.00	12.608	17.750	9006	0.222	0.147	0.1	0.1
10YR-72HR	AB-LAKE 1	BASE	16.00	12.552	17.750	117522	0.306	0.178	0.2	0.1
10YR-72HR	B-DET 21	BASE	16.00	13.150	17.750	6097	0.107	0.089	0.1	0.0
10YR-72HR	B-DET 22	BASE	16.00	13.146	17.750	11569	0.170	0.136	0.1	0.0
10YR-72HR	B-DET 23	BASE	16.00	13.137	17.750	9745	0.216	0.189	0.1	0.0
10YR-72HR	B-DET 24	BASE	16.00	13.116	17.750	10349	0.281	0.256	0.1	0.1
10YR-72HR	B-DET 25	BASE	16.00	13.041	17.750	14917	0.271	0.251	0.1	0.1
10YR-72HR	BB-CS22	BASE	16.00	12.623	17.750	9486	0.251	0.165	0.1	0.1
10YR-72HR	BC-LAKE 2	BASE	16.00	12.552	17.750	138443	0.486	0.006	0.3	0.0
10YR-72HR	D-LAKE 3	BASE	16.00	12.552	17.750	88343	-3.701	0.005	-4.8	0.0
10YR-72HR	E-ENTRY	BASE	16.00	12.549	17.500	137	0.014	-3.755	0.0	-4.8
10YR-72HR	N-PreDev	BASE	16.00	12.721	17.750	7100	0.027	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	16.00	6.980	14.500	0	0.011	0.000	0.0	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 11	BASE	17.00	13.124	17.750	8881	0.113	0.093	0.1	0.0
10YR-72HR	A-DET 12	BASE	17.00	13.120	17.750	16427	0.178	0.142	0.1	0.0
10YR-72HR	A-DET 13	BASE	17.00	13.113	17.750	13895	0.226	0.197	0.1	0.1
10YR-72HR	A-DET 14	BASE	17.00	13.095	17.750	14832	0.294	0.267	0.1	0.1
10YR-72HR	A-DET 15	BASE	17.00	13.025	17.750	17058	0.276	0.262	0.1	0.1
10YR-72HR	AA-CS11	BASE	17.00	12.640	17.750	9027	0.262	0.177	0.1	0.1
10YR-72HR	AB-LAKE 1	BASE	17.00	12.560	17.750	117569	0.344	0.179	0.2	0.1
10YR-72HR	B-DET 21	BASE	17.00	13.160	17.750	6117	0.113	0.098	0.1	0.0
10YR-72HR	B-DET 22	BASE	17.00	13.155	17.750	11603	0.183	0.155	0.1	0.0
10YR-72HR	B-DET 23	BASE	17.00	13.146	17.750	9773	0.239	0.217	0.1	0.1
10YR-72HR	B-DET 24	BASE	17.00	13.124	17.750	10374	0.314	0.292	0.1	0.1
10YR-72HR	B-DET 25	BASE	17.00	13.045	17.750	14945	0.308	0.290	0.1	0.1
10YR-72HR	BB-CS22	BASE	17.00	12.657	17.750	9527	0.290	0.194	0.1	0.1
10YR-72HR	BC-LAKE 2	BASE	17.00	12.560	17.750	138490	0.524	0.008	0.3	0.0
10YR-72HR	D-LAKE 3	BASE	17.00	12.560	17.750	88390	-3.698	0.007	-5.1	0.0
10YR-72HR	E-ENTRY	BASE	17.00	12.556	17.500	137	0.015	-3.754	0.0	-5.1
10YR-72HR	N-PreDev	BASE	17.00	12.735	17.750	12203	0.053	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	17.00	7.135	14.500	0	0.015	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	18.00	13.131	17.750	8896	0.118	0.102	0.1	0.0
10YR-72HR	A-DET 12	BASE	18.00	13.128	17.750	16453	0.191	0.160	0.1	0.1
10YR-72HR	A-DET 13	BASE	18.00	13.120	17.750	13916	0.249	0.224	0.1	0.1
10YR-72HR	A-DET 14	BASE	18.00	13.100	17.750	14851	0.326	0.303	0.1	0.1
10YR-72HR	A-DET 15	BASE	18.00	13.028	17.750	17073	0.312	0.299	0.1	0.1
10YR-72HR	AA-CS11	BASE	18.00	12.676	17.750	9050	0.299	0.205	0.1	0.1
10YR-72HR	AB-LAKE 1	BASE	18.00	12.568	17.750	117620	0.380	0.000	0.2	0.1
10YR-72HR	B-DET 21	BASE	18.00	13.168	17.750	6133	0.118	0.106	0.1	0.0
10YR-72HR	B-DET 22	BASE	18.00	13.163	17.750	11632	0.195	0.171	0.1	0.1
10YR-72HR	B-DET 23	BASE	18.00	13.154	17.750	9797	0.260	0.241	0.1	0.1
10YR-72HR	B-DET 24	BASE	18.00	13.131	17.750	10396	0.342	0.324	0.1	0.1
10YR-72HR	B-DET 25	BASE	18.00	13.050	17.750	14973	0.341	0.323	0.1	0.1
10YR-72HR	BB-CS22	BASE	18.00	12.694	17.750	9572	0.323	0.221	0.1	0.2
10YR-72HR	BC-LAKE 2	BASE	18.00	12.568	17.750	138542	0.380	0.011	0.4	0.0
10YR-72HR	D-LAKE 3	BASE	18.00	12.568	17.750	88442	-3.694	0.009	-5.4	0.0
10YR-72HR	E-ENTRY	BASE	18.00	12.564	17.500	137	0.015	-3.754	0.0	-5.4
10YR-72HR	N-PreDev	BASE	18.00	12.752	17.750	17753	0.081	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	18.00	7.290	14.500	0	0.020	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	19.00	13.138	17.750	8909	0.123	0.109	0.1	0.1
10YR-72HR	A-DET 12	BASE	19.00	13.134	17.750	16475	0.202	0.176	0.1	0.1
10YR-72HR	A-DET 13	BASE	19.00	13.126	17.750	13934	0.269	0.248	0.1	0.1
10YR-72HR	A-DET 14	BASE	19.00	13.106	17.750	14867	0.354	0.334	0.2	0.1
10YR-72HR	A-DET 15	BASE	19.00	13.031	17.750	17089	0.343	0.331	0.1	0.1
10YR-72HR	AA-CS11	BASE	19.00	12.715	17.750	9075	0.331	0.231	0.1	0.2
10YR-72HR	AB-LAKE 1	BASE	19.00	12.577	17.750	117677	0.414	0.000	0.3	0.1
10YR-72HR	B-DET 21	BASE	19.00	13.175	17.750	6147	0.123	0.113	0.1	0.1
10YR-72HR	B-DET 22	BASE	19.00	13.170	17.750	11656	0.205	0.185	0.1	0.1
10YR-72HR	B-DET 23	BASE	19.00	13.160	17.750	9817	0.278	0.262	0.1	0.1
10YR-72HR	B-DET 24	BASE	19.00	13.137	17.750	10415	0.368	0.352	0.2	0.1
10YR-72HR	B-DET 25	BASE	19.00	13.054	17.750	15002	0.370	0.352	0.2	0.1
10YR-72HR	BB-CS22	BASE	19.00	12.733	17.750	9619	0.352	0.246	0.1	0.2
10YR-72HR	BC-LAKE 2	BASE	19.00	12.577	17.750	138598	0.412	0.014	0.4	0.0
10YR-72HR	D-LAKE 3	BASE	19.00	12.577	17.750	88498	-3.691	0.012	-5.7	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E-ENTRY	BASE	19.00	12.573	17.500	137	0.016	-3.753	0.0	-5.8
10YR-72HR	N-PreDev	BASE	19.00	12.768	17.750	23540	0.111	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	19.00	7.445	14.500	0	0.026	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	20.00	13.143	17.750	8920	0.128	0.116	0.1	0.1
10YR-72HR	A-DET 12	BASE	20.00	13.139	17.750	16494	0.212	0.190	0.1	0.1
10YR-72HR	A-DET 13	BASE	20.00	13.131	17.750	13949	0.286	0.268	0.2	0.1
10YR-72HR	A-DET 14	BASE	20.00	13.110	17.750	14881	0.378	0.362	0.2	0.2
10YR-72HR	A-DET 15	BASE	20.00	13.033	17.750	17105	0.371	0.358	0.2	0.1
10YR-72HR	AA-CS11	BASE	20.00	12.755	17.750	9101	0.358	0.255	0.1	0.2
10YR-72HR	AB-LAKE 1	BASE	20.00	12.586	17.750	117737	0.446	0.183	0.3	0.1
10YR-72HR	B-DET 21	BASE	20.00	13.180	17.750	6159	0.128	0.119	0.1	0.1
10YR-72HR	B-DET 22	BASE	20.00	13.176	17.750	11676	0.215	0.198	0.1	0.1
10YR-72HR	B-DET 23	BASE	20.00	13.166	17.750	9833	0.294	0.280	0.2	0.1
10YR-72HR	B-DET 24	BASE	20.00	13.142	17.750	10432	0.390	0.376	0.2	0.2
10YR-72HR	B-DET 25	BASE	20.00	13.058	17.750	15030	0.394	0.376	0.2	0.2
10YR-72HR	BB-CS22	BASE	20.00	12.773	17.750	9666	0.376	0.269	0.2	0.2
10YR-72HR	BC-LAKE 2	BASE	20.00	12.586	17.750	138659	0.623	0.198	0.4	0.0
10YR-72HR	D-LAKE 3	BASE	20.00	12.586	17.750	88558	-3.508	0.015	-6.0	0.0
10YR-72HR	E-ENTRY	BASE	20.00	12.583	17.500	137	0.017	-3.752	0.0	-6.1
10YR-72HR	N-PreDev	BASE	20.00	12.786	17.750	29454	0.141	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	20.00	7.600	14.500	0	0.033	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	21.00	13.147	17.750	8929	0.132	0.122	0.1	0.1
10YR-72HR	A-DET 12	BASE	21.00	13.143	17.750	16510	0.221	0.203	0.2	0.1
10YR-72HR	A-DET 13	BASE	21.00	13.135	17.750	13962	0.302	0.286	0.2	0.1
10YR-72HR	A-DET 14	BASE	21.00	13.114	17.750	14893	0.400	0.385	0.2	0.2
10YR-72HR	A-DET 15	BASE	21.00	13.036	17.750	17121	0.395	0.381	0.2	0.2
10YR-72HR	AA-CS11	BASE	21.00	12.796	17.750	9127	0.381	0.278	0.2	0.2
10YR-72HR	AB-LAKE 1	BASE	21.00	12.596	17.750	117800	0.475	0.179	0.4	0.1
10YR-72HR	B-DET 21	BASE	21.00	13.185	17.750	6169	0.132	0.124	0.1	0.1
10YR-72HR	B-DET 22	BASE	21.00	13.181	17.750	11694	0.224	0.209	0.2	0.1
10YR-72HR	B-DET 23	BASE	21.00	13.171	17.750	9848	0.308	0.296	0.2	0.1
10YR-72HR	B-DET 24	BASE	21.00	13.147	17.750	10447	0.409	0.397	0.2	0.2
10YR-72HR	B-DET 25	BASE	21.00	13.063	17.750	15058	0.415	0.397	0.2	0.2
10YR-72HR	BB-CS22	BASE	21.00	12.813	17.750	9714	0.397	0.290	0.2	0.2
10YR-72HR	BC-LAKE 2	BASE	21.00	12.596	17.750	138722	0.646	0.200	0.5	0.0
10YR-72HR	D-LAKE 3	BASE	21.00	12.596	17.750	88621	-3.507	0.019	-6.3	0.0
10YR-72HR	E-ENTRY	BASE	21.00	12.593	17.500	137	0.017	-3.752	0.0	-6.4
10YR-72HR	N-PreDev	BASE	21.00	12.803	17.750	35422	0.171	0.000	0.0	0.0
10YR-72HR	O-CANAL	BASE	21.00	7.755	14.500	0	0.041	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	22.00	13.151	17.750	8937	0.136	0.127	0.1	0.1
10YR-72HR	A-DET 12	BASE	22.00	13.147	17.750	16524	0.230	0.213	0.2	0.1
10YR-72HR	A-DET 13	BASE	22.00	13.139	17.750	13974	0.316	0.302	0.2	0.2
10YR-72HR	A-DET 14	BASE	22.00	13.117	17.750	14905	0.419	0.406	0.3	0.2
10YR-72HR	A-DET 15	BASE	22.00	13.039	17.750	17137	0.416	0.401	0.2	0.2
10YR-72HR	AA-CS11	BASE	22.00	12.836	17.750	9153	0.401	0.298	0.2	0.2
10YR-72HR	AB-LAKE 1	BASE	22.00	12.607	17.750	117867	0.501	0.184	0.4	0.1
10YR-72HR	B-DET 21	BASE	22.00	13.190	17.750	6178	0.136	0.129	0.1	0.1
10YR-72HR	B-DET 22	BASE	22.00	13.185	17.750	11710	0.232	0.218	0.2	0.1
10YR-72HR	B-DET 23	BASE	22.00	13.175	17.750	9861	0.320	0.309	0.2	0.2
10YR-72HR	B-DET 24	BASE	22.00	13.151	17.750	10461	0.426	0.415	0.3	0.2
10YR-72HR	B-DET 25	BASE	22.00	13.067	17.750	15086	0.434	0.414	0.3	0.2

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	BB-CS22	BASE	22.00	12.853	17.750	9761	0.414	0.308	0.2	0.2
10YR-72HR	BC-LAKE 2	BASE	22.00	12.607	17.750	138789	0.675	0.027	0.5	0.1
10YR-72HR	D-LAKE 3	BASE	22.00	12.607	17.750	88688	-3.682	0.023	-6.6	0.0
10YR-72HR	E-ENTRY	BASE	22.00	12.603	17.500	137	0.018	-3.751	0.0	-6.7
10YR-72HR	N-PreDev	BASE	22.00	12.820	17.750	41393	0.199	0.000	0.1	0.0
10YR-72HR	O-CANAL	BASE	22.00	7.910	14.500	0	0.050	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	23.00	13.154	17.750	8944	0.140	0.132	0.1	0.1
10YR-72HR	A-DET 12	BASE	23.00	13.151	17.750	16536	0.237	0.223	0.2	0.1
10YR-72HR	A-DET 13	BASE	23.00	13.142	17.750	13984	0.328	0.315	0.2	0.2
10YR-72HR	A-DET 14	BASE	23.00	13.120	17.750	14915	0.436	0.423	0.3	0.3
10YR-72HR	A-DET 15	BASE	23.00	13.043	17.750	17153	0.434	0.417	0.3	0.2
10YR-72HR	AA-CS11	BASE	23.00	12.876	17.750	9179	0.417	0.316	0.2	0.2
10YR-72HR	AB-LAKE 1	BASE	23.00	12.618	17.750	117936	0.525	0.178	0.4	0.2
10YR-72HR	B-DET 21	BASE	23.00	13.193	17.750	6186	0.140	0.134	0.1	0.1
10YR-72HR	B-DET 22	BASE	23.00	13.189	17.750	11724	0.239	0.226	0.2	0.1
10YR-72HR	B-DET 23	BASE	23.00	13.179	17.750	9873	0.331	0.321	0.2	0.2
10YR-72HR	B-DET 24	BASE	23.00	13.155	17.750	10474	0.441	0.430	0.3	0.3
10YR-72HR	B-DET 25	BASE	23.00	13.072	17.750	15115	0.450	0.428	0.3	0.3
10YR-72HR	BB-CS22	BASE	23.00	12.891	17.750	9807	0.428	0.325	0.3	0.3
10YR-72HR	BC-LAKE 2	BASE	23.00	12.618	17.750	138858	0.691	0.214	0.6	0.1
10YR-72HR	D-LAKE 3	BASE	23.00	12.618	17.750	88757	-3.499	0.028	-6.9	0.0
10YR-72HR	E-ENTRY	BASE	23.00	12.614	17.500	137	0.018	-3.751	0.0	-7.0
10YR-72HR	N-PreDev	BASE	23.00	12.837	17.750	47337	0.226	0.000	0.1	0.0
10YR-72HR	O-CANAL	BASE	23.00	8.065	14.500	0	0.061	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	24.00	13.157	17.750	8950	0.144	0.136	0.1	0.1
10YR-72HR	A-DET 12	BASE	24.00	13.154	17.750	16547	0.244	0.231	0.2	0.2
10YR-72HR	A-DET 13	BASE	24.00	13.145	17.750	13993	0.339	0.327	0.3	0.2
10YR-72HR	A-DET 14	BASE	24.00	13.123	17.750	14926	0.451	0.438	0.3	0.3
10YR-72HR	A-DET 15	BASE	24.00	13.047	17.750	17170	0.449	0.429	0.3	0.3
10YR-72HR	AA-CS11	BASE	24.00	12.915	17.750	9204	0.429	0.332	0.3	0.3
10YR-72HR	AB-LAKE 1	BASE	24.00	12.629	17.750	118008	0.546	0.184	0.5	0.2
10YR-72HR	B-DET 21	BASE	24.00	13.197	17.750	6194	0.144	0.138	0.1	0.1
10YR-72HR	B-DET 22	BASE	24.00	13.193	17.750	11737	0.245	0.234	0.2	0.2
10YR-72HR	B-DET 23	BASE	24.00	13.183	17.750	9885	0.341	0.331	0.3	0.2
10YR-72HR	B-DET 24	BASE	24.00	13.159	17.750	10487	0.455	0.444	0.3	0.3
10YR-72HR	B-DET 25	BASE	24.00	13.078	17.750	15144	0.464	0.440	0.3	0.3
10YR-72HR	BB-CS22	BASE	24.00	12.928	17.750	9852	0.440	0.340	0.3	0.3
10YR-72HR	BC-LAKE 2	BASE	24.00	12.629	17.750	138930	0.717	0.224	0.7	0.1
10YR-72HR	D-LAKE 3	BASE	24.00	12.629	17.750	88829	-3.493	0.033	-7.2	0.0
10YR-72HR	E-ENTRY	BASE	24.00	12.625	17.500	137	0.019	-3.750	0.0	-7.3
10YR-72HR	N-PreDev	BASE	24.00	12.855	17.750	53239	0.252	0.000	0.1	0.0
10YR-72HR	O-CANAL	BASE	24.00	8.220	14.500	0	0.073	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	25.00	13.168	17.750	8972	0.215	0.173	0.2	0.1
10YR-72HR	A-DET 12	BASE	25.00	13.163	17.750	16582	0.335	0.263	0.2	0.2
10YR-72HR	A-DET 13	BASE	25.00	13.154	17.750	14021	0.424	0.367	0.3	0.2
10YR-72HR	A-DET 14	BASE	25.00	13.132	17.750	14953	0.551	0.496	0.4	0.3
10YR-72HR	A-DET 15	BASE	25.00	13.053	17.750	17195	0.512	0.464	0.3	0.3
10YR-72HR	AA-CS11	BASE	25.00	12.955	17.750	9231	0.464	0.348	0.3	0.3
10YR-72HR	AB-LAKE 1	BASE	25.00	12.642	17.750	118088	0.662	0.204	0.5	0.2
10YR-72HR	B-DET 21	BASE	25.00	13.211	17.750	6222	0.215	0.177	0.2	0.1
10YR-72HR	B-DET 22	BASE	25.00	13.206	17.750	11785	0.338	0.269	0.2	0.2

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-DET 23	BASE	25.00	13.195	17.750	9923	0.430	0.375	0.3	0.3
10YR-72HR	B-DET 24	BASE	25.00	13.170	17.750	10525	0.560	0.506	0.4	0.3
10YR-72HR	B-DET 25	BASE	25.00	13.087	17.750	15188	0.537	0.477	0.4	0.3
10YR-72HR	BB-CS22	BASE	25.00	12.967	17.750	9900	0.477	0.355	0.3	0.3
10YR-72HR	BC-LAKE 2	BASE	25.00	12.642	17.750	139010	0.842	0.268	0.7	0.1
10YR-72HR	D-LAKE 3	BASE	25.00	12.642	17.750	88910	-3.417	0.040	-7.5	0.0
10YR-72HR	E-ENTRY	BASE	25.00	12.638	17.500	137	0.028	-3.741	0.0	-7.6
10YR-72HR	N-PreDev	BASE	25.00	12.873	17.750	59586	0.325	0.000	0.1	0.0
10YR-72HR	O-CANAL	BASE	25.00	8.375	14.500	0	0.088	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	26.00	13.181	17.750	8999	0.221	0.193	0.2	0.1
10YR-72HR	A-DET 12	BASE	26.00	13.177	17.750	16630	0.359	0.307	0.3	0.2
10YR-72HR	A-DET 13	BASE	26.00	13.167	17.750	14061	0.473	0.429	0.3	0.3
10YR-72HR	A-DET 14	BASE	26.00	13.144	17.750	14994	0.618	0.572	0.4	0.4
10YR-72HR	A-DET 15	BASE	26.00	13.066	17.750	17237	0.588	0.513	0.4	0.4
10YR-72HR	AA-CS11	BASE	26.00	13.007	17.750	9266	0.513	0.368	0.4	0.3
10YR-72HR	AB-LAKE 1	BASE	26.00	12.656	17.750	118179	0.697	0.219	0.6	0.2
10YR-72HR	B-DET 21	BASE	26.00	13.229	17.750	6258	0.221	0.196	0.2	0.1
10YR-72HR	B-DET 22	BASE	26.00	13.223	17.750	11847	0.362	0.315	0.3	0.2
10YR-72HR	B-DET 23	BASE	26.00	13.212	17.750	9975	0.480	0.440	0.3	0.3
10YR-72HR	B-DET 24	BASE	26.00	13.186	17.750	10579	0.630	0.587	0.4	0.4
10YR-72HR	B-DET 25	BASE	26.00	13.104	17.750	15257	0.618	0.537	0.4	0.4
10YR-72HR	BB-CS22	BASE	26.00	13.020	17.750	9967	0.537	0.375	0.4	0.4
10YR-72HR	BC-LAKE 2	BASE	26.00	12.656	17.750	139101	0.890	0.295	0.8	0.1
10YR-72HR	D-LAKE 3	BASE	26.00	12.656	17.750	89000	-3.392	0.048	-7.7	0.0
10YR-72HR	E-ENTRY	BASE	26.00	12.652	17.500	137	0.029	-3.740	0.0	-7.9
10YR-72HR	N-PreDev	BASE	26.00	12.894	17.750	66755	0.405	0.000	0.1	0.0
10YR-72HR	O-CANAL	BASE	26.00	8.530	14.500	0	0.106	0.000	0.0	0.0
10YR-72HR	A-DET 11	BASE	27.00	13.191	17.750	9019	0.227	0.205	0.2	0.2
10YR-72HR	A-DET 12	BASE	27.00	13.187	17.750	16666	0.375	0.333	0.3	0.2
10YR-72HR	A-DET 13	BASE	27.00	13.177	17.750	14092	0.503	0.465	0.4	0.3
10YR-72HR	A-DET 14	BASE	27.00	13.155	17.750	15034	0.659	0.611	0.5	0.4
10YR-72HR	A-DET 15	BASE	27.00	13.086	17.750	17291	0.628	0.514	0.4	0.4
10YR-72HR	AA-CS11	BASE	27.00	13.061	17.750	9304	0.514	0.388	0.4	0.4
10YR-72HR	AB-LAKE 1	BASE	27.00	12.671	17.750	118273	0.726	0.233	0.6	0.2
10YR-72HR	B-DET 21	BASE	27.00	13.241	17.750	6284	0.227	0.208	0.2	0.2
10YR-72HR	B-DET 22	BASE	27.00	13.236	17.750	11893	0.378	0.340	0.3	0.2
10YR-72HR	B-DET 23	BASE	27.00	13.225	17.750	10015	0.510	0.477	0.4	0.3
10YR-72HR	B-DET 24	BASE	27.00	13.200	17.750	10629	0.671	0.630	0.5	0.4
10YR-72HR	B-DET 25	BASE	27.00	13.126	17.750	15340	0.662	0.555	0.5	0.4
10YR-72HR	BB-CS22	BASE	27.00	13.078	17.750	10044	0.555	0.397	0.4	0.4
10YR-72HR	BC-LAKE 2	BASE	27.00	12.671	17.750	139195	0.934	0.324	0.9	0.2
10YR-72HR	D-LAKE 3	BASE	27.00	12.671	17.750	89094	-3.371	0.056	-8.0	0.0
10YR-72HR	E-ENTRY	BASE	27.00	12.667	17.500	137	0.029	-3.740	0.0	-8.2
10YR-72HR	N-PreDev	BASE	27.00	12.916	17.750	74427	0.468	0.000	0.2	0.0
10YR-72HR	O-CANAL	BASE	27.00	8.685	14.500	0	0.126	0.000	0.1	0.0
10YR-72HR	A-DET 11	BASE	28.00	13.200	17.750	9037	0.232	0.210	0.2	0.2
10YR-72HR	A-DET 12	BASE	28.00	13.196	17.750	16698	0.384	0.343	0.3	0.3
10YR-72HR	A-DET 13	BASE	28.00	13.187	17.750	14123	0.517	0.477	0.4	0.3
10YR-72HR	A-DET 14	BASE	28.00	13.167	17.750	15081	0.676	0.619	0.5	0.5
10YR-72HR	A-DET 15	BASE	28.00	13.112	17.750	17359	0.637	0.498	0.5	0.4
10YR-72HR	AA-CS11	BASE	28.00	13.103	17.750	9337	0.498	0.402	0.4	0.4

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	AB-LAKE 1	BASE	28.00	12.686	17.750	118369	0.747	0.245	0.7	0.2
10YR-72HR	B-DET 21	BASE	28.00	13.252	17.750	6306	0.232	0.213	0.2	0.2
10YR-72HR	B-DET 22	BASE	28.00	13.247	17.750	11933	0.387	0.351	0.3	0.3
10YR-72HR	B-DET 23	BASE	28.00	13.237	17.750	10053	0.525	0.491	0.4	0.4
10YR-72HR	B-DET 24	BASE	28.00	13.215	17.750	10682	0.690	0.643	0.5	0.5
10YR-72HR	B-DET 25	BASE	28.00	13.154	17.750	15436	0.676	0.546	0.5	0.5
10YR-72HR	BB-CS22	BASE	28.00	13.130	17.750	10114	0.546	0.415	0.5	0.4
10YR-72HR	BC-LAKE 2	BASE	28.00	12.686	17.750	139291	0.971	0.351	0.9	0.2
10YR-72HR	D-LAKE 3	BASE	28.00	12.686	17.750	89190	-3.352	0.066	-8.3	0.0
10YR-72HR	E-ENTRY	BASE	28.00	12.682	17.500	137	0.030	-3.739	0.0	-8.5
10YR-72HR	N-PreDev	BASE	28.00	12.939	17.750	82267	0.523	0.000	0.2	0.0
10YR-72HR	O-CANAL	BASE	28.00	8.840	14.500	0	0.149	0.000	0.1	0.0
10YR-72HR	A-DET 11	BASE	29.00	13.209	17.750	9056	0.237	0.212	0.2	0.2
10YR-72HR	A-DET 12	BASE	29.00	13.205	17.750	16733	0.390	0.342	0.4	0.3
10YR-72HR	A-DET 13	BASE	29.00	13.198	17.750	14157	0.519	0.473	0.5	0.4
10YR-72HR	A-DET 14	BASE	29.00	13.182	17.750	15134	0.676	0.612	0.6	0.5
10YR-72HR	A-DET 15	BASE	29.00	13.141	17.750	17429	0.629	0.492	0.5	0.5
10YR-72HR	AA-CS11	BASE	29.00	13.137	17.750	9364	0.492	0.410	0.5	0.4
10YR-72HR	AB-LAKE 1	BASE	29.00	12.701	17.750	118467	0.763	0.256	0.8	0.3
10YR-72HR	B-DET 21	BASE	29.00	13.263	17.750	6329	0.237	0.216	0.2	0.2
10YR-72HR	B-DET 22	BASE	29.00	13.259	17.750	11975	0.393	0.351	0.4	0.3
10YR-72HR	B-DET 23	BASE	29.00	13.250	17.750	10094	0.529	0.489	0.5	0.4
10YR-72HR	B-DET 24	BASE	29.00	13.232	17.750	10743	0.692	0.639	0.6	0.5
10YR-72HR	B-DET 25	BASE	29.00	13.185	17.750	15538	0.672	0.536	0.6	0.5
10YR-72HR	BB-CS22	BASE	29.00	13.173	17.750	10175	0.536	0.427	0.5	0.5
10YR-72HR	BC-LAKE 2	BASE	29.00	12.701	17.750	139388	1.001	0.377	1.0	0.2
10YR-72HR	D-LAKE 3	BASE	29.00	12.701	17.750	89288	-3.337	0.076	-8.6	0.0
10YR-72HR	E-ENTRY	BASE	29.00	12.698	17.500	137	0.031	-3.738	0.0	-8.8
10YR-72HR	N-PreDev	BASE	29.00	12.962	17.750	90145	0.573	0.000	0.3	0.0
10YR-72HR	O-CANAL	BASE	29.00	8.995	14.500	0	0.173	0.000	0.1	0.0
10YR-72HR	A-DET 11	BASE	30.00	13.219	17.750	9078	0.241	0.212	0.2	0.2
10YR-72HR	A-DET 12	BASE	30.00	13.216	17.750	16773	0.393	0.336	0.4	0.3
10YR-72HR	A-DET 13	BASE	30.00	13.210	17.750	14197	0.517	0.463	0.5	0.4
10YR-72HR	A-DET 14	BASE	30.00	13.198	17.750	15191	0.670	0.599	0.6	0.6
10YR-72HR	A-DET 15	BASE	30.00	13.169	17.750	17496	0.617	0.489	0.6	0.5
10YR-72HR	AA-CS11	BASE	30.00	13.166	17.750	9388	0.489	0.417	0.5	0.5
10YR-72HR	AB-LAKE 1	BASE	30.00	12.717	17.750	118565	0.776	0.267	0.8	0.3
10YR-72HR	B-DET 21	BASE	30.00	13.276	17.750	6356	0.241	0.216	0.2	0.2
10YR-72HR	B-DET 22	BASE	30.00	13.272	17.750	12025	0.397	0.347	0.4	0.3
10YR-72HR	B-DET 23	BASE	30.00	13.265	17.750	10141	0.528	0.482	0.5	0.4
10YR-72HR	B-DET 24	BASE	30.00	13.251	17.750	10810	0.689	0.629	0.7	0.6
10YR-72HR	B-DET 25	BASE	30.00	13.216	17.750	15637	0.663	0.532	0.6	0.6
10YR-72HR	BB-CS22	BASE	30.00	13.209	17.750	10228	0.532	0.436	0.6	0.5
10YR-72HR	BC-LAKE 2	BASE	30.00	12.717	17.750	139486	1.028	0.402	1.1	0.2
10YR-72HR	D-LAKE 3	BASE	30.00	12.717	17.750	89386	-3.324	0.087	-8.8	0.0
10YR-72HR	E-ENTRY	BASE	30.00	12.713	17.500	137	0.031	-3.738	0.0	-9.2
10YR-72HR	N-PreDev	BASE	30.00	12.985	17.750	97990	0.618	0.000	0.3	0.0
10YR-72HR	O-CANAL	BASE	30.00	9.150	14.500	0	0.198	0.000	0.1	0.0
10YR-72HR	A-DET 11	BASE	31.00	13.232	17.750	9105	0.245	0.211	0.3	0.2
10YR-72HR	A-DET 12	BASE	31.00	13.230	17.750	16821	0.395	0.329	0.4	0.3
10YR-72HR	A-DET 13	BASE	31.00	13.225	17.750	14242	0.513	0.453	0.5	0.5

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 14	BASE	31.00	13.215	17.750	15251	0.663	0.588	0.7	0.6
10YR-72HR	A-DET 15	BASE	31.00	13.194	17.750	17559	0.606	0.487	0.6	0.6
10YR-72HR	AA-CS11	BASE	31.00	13.193	17.750	9410	0.487	0.422	0.6	0.5
10YR-72HR	AB-LAKE 1	BASE	31.00	12.732	17.750	118663	0.787	0.279	0.9	0.3
10YR-72HR	B-DET 21	BASE	31.00	13.291	17.750	6389	0.245	0.216	0.3	0.2
10YR-72HR	B-DET 22	BASE	31.00	13.288	17.750	12082	0.400	0.342	0.4	0.4
10YR-72HR	B-DET 23	BASE	31.00	13.283	17.750	10195	0.526	0.474	0.6	0.5
10YR-72HR	B-DET 24	BASE	31.00	13.271	17.750	10880	0.685	0.621	0.7	0.7
10YR-72HR	B-DET 25	BASE	31.00	13.245	17.750	15731	0.655	0.530	0.7	0.6
10YR-72HR	BB-CS22	BASE	31.00	13.241	17.750	10276	0.530	0.443	0.6	0.5
10YR-72HR	BC-LAKE 2	BASE	31.00	12.732	17.750	139584	1.052	0.427	1.2	0.3
10YR-72HR	D-LAKE 3	BASE	31.00	12.732	17.750	89484	-3.312	0.099	-9.1	0.0
10YR-72HR	E-ENTRY	BASE	31.00	12.729	17.500	137	0.032	-3.737	0.0	-9.5
10YR-72HR	N-PreDev	BASE	31.00	13.007	17.750	105755	0.658	0.000	0.4	0.0
10YR-72HR	O-CANAL	BASE	31.00	9.305	14.500	0	0.225	0.000	0.1	0.0
10YR-72HR	A-DET 11	BASE	32.00	13.246	17.750	9135	0.249	0.210	0.3	0.2
10YR-72HR	A-DET 12	BASE	32.00	13.244	17.750	16875	0.397	0.324	0.5	0.4
10YR-72HR	A-DET 13	BASE	32.00	13.241	17.750	14291	0.510	0.445	0.6	0.5
10YR-72HR	A-DET 14	BASE	32.00	13.233	17.750	15312	0.658	0.580	0.7	0.7
10YR-72HR	A-DET 15	BASE	32.00	13.218	17.750	17618	0.599	0.487	0.7	0.6
10YR-72HR	AA-CS11	BASE	32.00	13.217	17.750	9430	0.487	0.426	0.6	0.5
10YR-72HR	AB-LAKE 1	BASE	32.00	12.747	17.750	118760	0.797	0.290	1.0	0.3
10YR-72HR	B-DET 21	BASE	32.00	13.309	17.750	6425	0.249	0.216	0.3	0.2
10YR-72HR	B-DET 22	BASE	32.00	13.306	17.750	12147	0.403	0.339	0.5	0.4
10YR-72HR	B-DET 23	BASE	32.00	13.302	17.750	10255	0.525	0.469	0.6	0.5
10YR-72HR	B-DET 24	BASE	32.00	13.293	17.750	10954	0.682	0.615	0.8	0.7
10YR-72HR	B-DET 25	BASE	32.00	13.273	17.750	15821	0.651	0.531	0.7	0.6
10YR-72HR	BB-CS22	BASE	32.00	13.270	17.750	10321	0.531	0.449	0.6	0.6
10YR-72HR	BC-LAKE 2	BASE	32.00	12.747	17.750	139682	1.074	0.452	1.3	0.3
10YR-72HR	D-LAKE 3	BASE	32.00	12.747	17.750	89581	-3.300	0.111	-9.4	0.1
10YR-72HR	E-ENTRY	BASE	32.00	12.744	17.500	137	0.032	-3.737	0.0	-9.8
10YR-72HR	N-PreDev	BASE	32.00	13.029	17.750	113415	0.696	0.000	0.4	0.0
10YR-72HR	O-CANAL	BASE	32.00	9.460	14.500	0	0.253	0.000	0.1	0.0
10YR-72HR	A-DET 11	BASE	33.00	13.262	17.750	9168	0.252	0.210	0.3	0.3
10YR-72HR	A-DET 12	BASE	33.00	13.261	17.750	16933	0.400	0.321	0.5	0.4
10YR-72HR	A-DET 13	BASE	33.00	13.258	17.750	14344	0.510	0.440	0.6	0.5
10YR-72HR	A-DET 14	BASE	33.00	13.252	17.750	15375	0.657	0.576	0.8	0.7
10YR-72HR	A-DET 15	BASE	33.00	13.240	17.750	17675	0.595	0.487	0.7	0.6
10YR-72HR	AA-CS11	BASE	33.00	13.239	17.750	9449	0.487	0.429	0.6	0.6
10YR-72HR	AB-LAKE 1	BASE	33.00	12.763	17.750	118858	0.805	0.301	1.0	0.4
10YR-72HR	B-DET 21	BASE	33.00	13.328	17.750	6465	0.252	0.217	0.3	0.3
10YR-72HR	B-DET 22	BASE	33.00	13.326	17.750	12218	0.406	0.337	0.5	0.4
10YR-72HR	B-DET 23	BASE	33.00	13.322	17.750	10318	0.526	0.466	0.6	0.6
10YR-72HR	B-DET 24	BASE	33.00	13.315	17.750	11029	0.683	0.613	0.8	0.8
10YR-72HR	B-DET 25	BASE	33.00	13.300	17.750	15908	0.649	0.533	0.8	0.7
10YR-72HR	BB-CS22	BASE	33.00	13.298	17.750	10363	0.533	0.455	0.7	0.6
10YR-72HR	BC-LAKE 2	BASE	33.00	12.763	17.750	139779	1.095	0.477	1.4	0.3
10YR-72HR	D-LAKE 3	BASE	33.00	12.763	17.750	89679	-3.290	0.123	-9.7	0.1
10YR-72HR	E-ENTRY	BASE	33.00	12.759	17.500	137	0.033	-3.736	0.0	-10.1
10YR-72HR	N-PreDev	BASE	33.00	13.051	17.750	120965	0.731	0.000	0.5	0.0
10YR-72HR	O-CANAL	BASE	33.00	9.615	14.500	0	0.282	0.000	0.2	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 11	BASE	34.00	13.279	17.750	9203	0.256	0.211	0.3	0.3
10YR-72HR	A-DET 12	BASE	34.00	13.278	17.750	16995	0.403	0.319	0.5	0.4
10YR-72HR	A-DET 13	BASE	34.00	13.276	17.750	14399	0.511	0.438	0.7	0.6
10YR-72HR	A-DET 14	BASE	34.00	13.271	17.750	15438	0.658	0.575	0.9	0.8
10YR-72HR	A-DET 15	BASE	34.00	13.262	17.750	17731	0.594	0.489	0.8	0.7
10YR-72HR	AA-CS11	BASE	34.00	13.261	17.750	9467	0.489	0.432	0.7	0.6
10YR-72HR	AB-LAKE 1	BASE	34.00	12.778	17.750	118954	0.813	0.312	1.1	0.4
10YR-72HR	B-DET 21	BASE	34.00	13.348	17.750	6507	0.256	0.218	0.3	0.3
10YR-72HR	B-DET 22	BASE	34.00	13.347	17.750	12293	0.409	0.337	0.5	0.4
10YR-72HR	B-DET 23	BASE	34.00	13.344	17.750	10384	0.528	0.465	0.7	0.6
10YR-72HR	B-DET 24	BASE	34.00	13.338	17.750	11106	0.685	0.614	0.9	0.8
10YR-72HR	B-DET 25	BASE	34.00	13.326	17.750	15993	0.650	0.535	0.9	0.7
10YR-72HR	BB-CS22	BASE	34.00	13.324	17.750	10404	0.535	0.460	0.7	0.6
10YR-72HR	BC-LAKE 2	BASE	34.00	12.778	17.750	139876	1.116	0.503	1.5	0.4
10YR-72HR	D-LAKE 3	BASE	34.00	12.778	17.750	89775	-3.280	0.135	-9.9	0.1
10YR-72HR	E-ENTRY	BASE	34.00	12.775	17.500	137	0.033	-3.736	0.0	-10.4
10YR-72HR	N-PreDev	BASE	34.00	13.073	17.750	128408	0.765	0.000	0.5	0.0
10YR-72HR	O-CANAL	BASE	34.00	9.770	14.500	0	0.311	0.000	0.2	0.0
10YR-72HR	A-DET 11	BASE	35.00	13.297	17.750	9240	0.259	0.212	0.4	0.3
10YR-72HR	A-DET 12	BASE	35.00	13.296	17.750	17060	0.406	0.319	0.6	0.4
10YR-72HR	A-DET 13	BASE	35.00	13.294	17.750	14456	0.513	0.438	0.7	0.6
10YR-72HR	A-DET 14	BASE	35.00	13.290	17.750	15503	0.660	0.576	0.9	0.8
10YR-72HR	A-DET 15	BASE	35.00	13.283	17.750	17785	0.595	0.491	0.8	0.7
10YR-72HR	AA-CS11	BASE	35.00	13.282	17.750	9485	0.491	0.435	0.7	0.6
10YR-72HR	AB-LAKE 1	BASE	35.00	12.793	17.750	119050	0.820	0.324	1.2	0.4
10YR-72HR	B-DET 21	BASE	35.00	13.370	17.750	6551	0.259	0.219	0.4	0.3
10YR-72HR	B-DET 22	BASE	35.00	13.368	17.750	12371	0.413	0.337	0.6	0.5
10YR-72HR	B-DET 23	BASE	35.00	13.366	17.750	10452	0.531	0.466	0.7	0.6
10YR-72HR	B-DET 24	BASE	35.00	13.361	17.750	11183	0.688	0.616	0.9	0.9
10YR-72HR	B-DET 25	BASE	35.00	13.352	17.750	16077	0.652	0.539	0.9	0.8
10YR-72HR	BB-CS22	BASE	35.00	13.350	17.750	10443	0.539	0.464	0.8	0.7
10YR-72HR	BC-LAKE 2	BASE	35.00	12.793	17.750	139972	1.136	0.528	1.6	0.4
10YR-72HR	D-LAKE 3	BASE	35.00	12.793	17.750	89871	-3.271	0.146	-10.2	0.1
10YR-72HR	E-ENTRY	BASE	35.00	12.790	17.500	137	0.034	-3.735	0.0	-10.7
10YR-72HR	N-PreDev	BASE	35.00	13.094	17.750	135746	0.798	0.000	0.6	0.0
10YR-72HR	O-CANAL	BASE	35.00	9.925	14.500	0	0.341	0.000	0.2	0.0
10YR-72HR	A-DET 11	BASE	36.00	13.315	17.750	9278	0.261	0.213	0.4	0.3
10YR-72HR	A-DET 12	BASE	36.00	13.315	17.750	17127	0.409	0.320	0.6	0.5
10YR-72HR	A-DET 13	BASE	36.00	13.313	17.750	14514	0.516	0.438	0.7	0.6
10YR-72HR	A-DET 14	BASE	36.00	13.310	17.750	15568	0.663	0.578	1.0	0.9
10YR-72HR	A-DET 15	BASE	36.00	13.304	17.750	17840	0.597	0.493	0.9	0.8
10YR-72HR	AA-CS11	BASE	36.00	13.304	17.750	9503	0.493	0.438	0.8	0.7
10YR-72HR	AB-LAKE 1	BASE	36.00	12.808	17.750	119145	0.827	0.335	1.2	0.4
10YR-72HR	B-DET 21	BASE	36.00	13.392	17.750	6597	0.261	0.220	0.4	0.3
10YR-72HR	B-DET 22	BASE	36.00	13.391	17.750	12451	0.416	0.339	0.6	0.5
10YR-72HR	B-DET 23	BASE	36.00	13.389	17.750	10522	0.535	0.468	0.8	0.7
10YR-72HR	B-DET 24	BASE	36.00	13.385	17.750	11261	0.692	0.618	1.0	0.9
10YR-72HR	B-DET 25	BASE	36.00	13.377	17.750	16160	0.655	0.542	1.0	0.8
10YR-72HR	BB-CS22	BASE	36.00	13.376	17.750	10483	0.542	0.469	0.8	0.7
10YR-72HR	BC-LAKE 2	BASE	36.00	12.808	17.750	140067	1.155	0.554	1.7	0.5
10YR-72HR	D-LAKE 3	BASE	36.00	12.808	17.750	89966	-3.262	0.158	-10.5	0.1

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E-ENTRY	BASE	36.00	12.805	17.500	137	0.034	-3.735	0.0	-11.0
10YR-72HR	N-PreDev	BASE	36.00	13.115	17.750	142982	0.829	0.000	0.7	0.0
10YR-72HR	O-CANAL	BASE	36.00	10.080	14.500	0	0.371	0.000	0.2	0.0
10YR-72HR	A-DET 11	BASE	37.00	13.335	17.750	9317	0.267	0.216	0.4	0.3
10YR-72HR	A-DET 12	BASE	37.00	13.334	17.750	17196	0.416	0.322	0.6	0.5
10YR-72HR	A-DET 13	BASE	37.00	13.332	17.750	14574	0.522	0.442	0.8	0.7
10YR-72HR	A-DET 14	BASE	37.00	13.330	17.750	15635	0.671	0.582	1.0	0.9
10YR-72HR	A-DET 15	BASE	37.00	13.325	17.750	17894	0.602	0.497	0.9	0.8
10YR-72HR	AA-CS11	BASE	37.00	13.325	17.750	9521	0.497	0.441	0.8	0.7
10YR-72HR	AB-LAKE 1	BASE	37.00	12.823	17.750	119239	0.838	0.347	1.3	0.5
10YR-72HR	B-DET 21	BASE	37.00	13.415	17.750	6644	0.267	0.224	0.4	0.3
10YR-72HR	B-DET 22	BASE	37.00	13.414	17.750	12534	0.424	0.342	0.6	0.5
10YR-72HR	B-DET 23	BASE	37.00	13.412	17.750	10594	0.542	0.472	0.8	0.7
10YR-72HR	B-DET 24	BASE	37.00	13.409	17.750	11341	0.701	0.625	1.1	1.0
10YR-72HR	B-DET 25	BASE	37.00	13.402	17.750	16243	0.662	0.548	1.0	0.9
10YR-72HR	BB-CS22	BASE	37.00	13.401	17.750	10522	0.548	0.473	0.9	0.8
10YR-72HR	BC-LAKE 2	BASE	37.00	12.823	17.750	140161	1.179	0.580	1.7	0.5
10YR-72HR	D-LAKE 3	BASE	37.00	12.823	17.750	90060	-3.251	0.169	-10.7	0.1
10YR-72HR	E-ENTRY	BASE	37.00	12.819	17.500	137	0.035	-3.734	0.1	-11.3
10YR-72HR	N-PreDev	BASE	37.00	13.136	17.750	150131	0.861	0.000	0.8	0.0
10YR-72HR	O-CANAL	BASE	37.00	10.235	14.500	0	0.401	0.000	0.3	0.0
10YR-72HR	A-DET 11	BASE	38.00	13.354	17.750	9358	0.269	0.218	0.4	0.3
10YR-72HR	A-DET 12	BASE	38.00	13.354	17.750	17268	0.419	0.324	0.7	0.5
10YR-72HR	A-DET 13	BASE	38.00	13.352	17.750	14635	0.526	0.444	0.8	0.7
10YR-72HR	A-DET 14	BASE	38.00	13.350	17.750	15703	0.675	0.586	1.1	1.0
10YR-72HR	A-DET 15	BASE	38.00	13.346	17.750	17950	0.606	0.500	1.0	0.8
10YR-72HR	AA-CS11	BASE	38.00	13.346	17.750	9539	0.500	0.443	0.8	0.8
10YR-72HR	AB-LAKE 1	BASE	38.00	12.838	17.750	119333	0.845	0.359	1.4	0.5
10YR-72HR	B-DET 21	BASE	38.00	13.438	17.750	6692	0.269	0.225	0.4	0.4
10YR-72HR	B-DET 22	BASE	38.00	13.437	17.750	12618	0.427	0.344	0.7	0.5
10YR-72HR	B-DET 23	BASE	38.00	13.436	17.750	10667	0.546	0.475	0.9	0.8
10YR-72HR	B-DET 24	BASE	38.00	13.433	17.750	11422	0.706	0.629	1.1	1.0
10YR-72HR	B-DET 25	BASE	38.00	13.428	17.750	16327	0.667	0.552	1.1	0.9
10YR-72HR	BB-CS22	BASE	38.00	13.427	17.750	10561	0.552	0.477	0.9	0.8
10YR-72HR	BC-LAKE 2	BASE	38.00	12.838	17.750	140254	1.198	0.604	1.8	0.6
10YR-72HR	D-LAKE 3	BASE	38.00	12.838	17.750	90153	-3.244	0.180	-11.0	0.1
10YR-72HR	E-ENTRY	BASE	38.00	12.834	17.500	137	0.035	-3.734	0.1	-11.6
10YR-72HR	N-PreDev	BASE	38.00	13.156	17.750	157208	0.893	0.000	0.8	0.0
10YR-72HR	O-CANAL	BASE	38.00	10.390	14.500	0	0.431	0.000	0.3	0.0
10YR-72HR	A-DET 11	BASE	39.00	13.374	17.750	9399	0.271	0.219	0.4	0.4
10YR-72HR	A-DET 12	BASE	39.00	13.374	17.750	17340	0.422	0.325	0.7	0.5
10YR-72HR	A-DET 13	BASE	39.00	13.373	17.750	14698	0.529	0.446	0.9	0.8
10YR-72HR	A-DET 14	BASE	39.00	13.371	17.750	15771	0.679	0.588	1.1	1.0
10YR-72HR	A-DET 15	BASE	39.00	13.368	17.750	18005	0.609	0.503	1.0	0.9
10YR-72HR	AA-CS11	BASE	39.00	13.367	17.750	9557	0.503	0.446	0.9	0.8
10YR-72HR	AB-LAKE 1	BASE	39.00	12.852	17.750	119425	0.851	0.370	1.4	0.5
10YR-72HR	B-DET 21	BASE	39.00	13.462	17.750	6741	0.271	0.227	0.4	0.4
10YR-72HR	B-DET 22	BASE	39.00	13.461	17.750	12704	0.430	0.346	0.7	0.6
10YR-72HR	B-DET 23	BASE	39.00	13.460	17.750	10741	0.550	0.478	0.9	0.8
10YR-72HR	B-DET 24	BASE	39.00	13.457	17.750	11503	0.711	0.633	1.2	1.1
10YR-72HR	B-DET 25	BASE	39.00	13.453	17.750	16410	0.671	0.556	1.1	1.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	BB-CS22	BASE	39.00	13.452	17.750	10600	0.556	0.482	1.0	0.8
10YR-72HR	BC-LAKE 2	BASE	39.00	12.852	17.750	140347	1.216	0.629	1.9	0.6
10YR-72HR	D-LAKE 3	BASE	39.00	12.852	17.750	90246	-3.237	0.189	-11.3	0.1
10YR-72HR	E-ENTRY	BASE	39.00	12.849	17.500	137	0.035	-3.734	0.1	-11.9
10YR-72HR	N-PreDev	BASE	39.00	13.177	17.750	164206	0.921	0.000	0.9	0.0
10YR-72HR	O-CANAL	BASE	39.00	10.545	14.500	0	0.460	0.000	0.3	0.0
10YR-72HR	A-DET 11	BASE	40.00	13.394	17.750	9441	0.273	0.220	0.5	0.4
10YR-72HR	A-DET 12	BASE	40.00	13.394	17.750	17413	0.425	0.327	0.7	0.6
10YR-72HR	A-DET 13	BASE	40.00	13.393	17.750	14760	0.532	0.448	0.9	0.8
10YR-72HR	A-DET 14	BASE	40.00	13.392	17.750	15839	0.683	0.592	1.2	1.1
10YR-72HR	A-DET 15	BASE	40.00	13.389	17.750	18060	0.612	0.506	1.1	0.9
10YR-72HR	AA-CS11	BASE	40.00	13.389	17.750	9574	0.506	0.449	0.9	0.8
10YR-72HR	AB-LAKE 1	BASE	40.00	12.867	17.750	119517	0.857	0.380	1.5	0.6
10YR-72HR	B-DET 21	BASE	40.00	13.485	17.750	6791	0.273	0.228	0.5	0.4
10YR-72HR	B-DET 22	BASE	40.00	13.485	17.750	12790	0.433	0.348	0.7	0.6
10YR-72HR	B-DET 23	BASE	40.00	13.484	17.750	10815	0.553	0.481	1.0	0.8
10YR-72HR	B-DET 24	BASE	40.00	13.482	17.750	11584	0.715	0.637	1.2	1.1
10YR-72HR	B-DET 25	BASE	40.00	13.478	17.750	16493	0.675	0.560	1.2	1.0
10YR-72HR	BB-CS22	BASE	40.00	13.477	17.750	10638	0.560	0.486	1.0	0.9
10YR-72HR	BC-LAKE 2	BASE	40.00	12.867	17.750	140438	1.234	0.652	2.0	0.7
10YR-72HR	D-LAKE 3	BASE	40.00	12.867	17.750	90338	-3.232	0.198	-11.5	0.2
10YR-72HR	E-ENTRY	BASE	40.00	12.863	17.500	137	0.036	-3.733	0.1	-12.2
10YR-72HR	N-PreDev	BASE	40.00	13.197	17.750	171120	0.948	0.000	1.0	0.0
10YR-72HR	O-CANAL	BASE	40.00	10.700	14.500	0	0.488	0.000	0.4	0.0
10YR-72HR	A-DET 11	BASE	41.00	13.415	17.750	9483	0.275	0.222	0.5	0.4
10YR-72HR	A-DET 12	BASE	41.00	13.414	17.750	17486	0.428	0.329	0.8	0.6
10YR-72HR	A-DET 13	BASE	41.00	13.414	17.750	14823	0.535	0.450	1.0	0.8
10YR-72HR	A-DET 14	BASE	41.00	13.412	17.750	15908	0.687	0.595	1.2	1.1
10YR-72HR	A-DET 15	BASE	41.00	13.410	17.750	18115	0.615	0.509	1.1	1.0
10YR-72HR	AA-CS11	BASE	41.00	13.410	17.750	9592	0.509	0.452	1.0	0.9
10YR-72HR	AB-LAKE 1	BASE	41.00	12.881	17.750	119608	0.863	0.391	1.6	0.6
10YR-72HR	B-DET 21	BASE	41.00	13.509	17.750	6840	0.275	0.230	0.5	0.4
10YR-72HR	B-DET 22	BASE	41.00	13.509	17.750	12877	0.436	0.350	0.8	0.6
10YR-72HR	B-DET 23	BASE	41.00	13.508	17.750	10889	0.557	0.484	1.0	0.9
10YR-72HR	B-DET 24	BASE	41.00	13.506	17.750	11665	0.720	0.641	1.3	1.2
10YR-72HR	B-DET 25	BASE	41.00	13.503	17.750	16576	0.680	0.565	1.2	1.1
10YR-72HR	BB-CS22	BASE	41.00	13.502	17.750	10677	0.565	0.490	1.1	0.9
10YR-72HR	BC-LAKE 2	BASE	41.00	12.881	17.750	140529	1.252	0.675	2.1	0.7
10YR-72HR	D-LAKE 3	BASE	41.00	12.881	17.750	90428	-3.227	0.206	-11.8	0.2
10YR-72HR	E-ENTRY	BASE	41.00	12.878	17.500	137	0.036	-3.733	0.1	-12.6
10YR-72HR	N-PreDev	BASE	41.00	13.217	17.750	177949	0.974	0.000	1.1	0.0
10YR-72HR	O-CANAL	BASE	41.00	10.855	14.500	0	0.515	0.000	0.4	0.0
10YR-72HR	A-DET 11	BASE	42.00	13.435	17.750	9525	0.277	0.223	0.5	0.4
10YR-72HR	A-DET 12	BASE	42.00	13.435	17.750	17560	0.431	0.330	0.8	0.6
10YR-72HR	A-DET 13	BASE	42.00	13.434	17.750	14887	0.538	0.453	1.0	0.9
10YR-72HR	A-DET 14	BASE	42.00	13.433	17.750	15977	0.691	0.598	1.3	1.2
10YR-72HR	A-DET 15	BASE	42.00	13.431	17.750	18171	0.619	0.512	1.2	1.0
10YR-72HR	AA-CS11	BASE	42.00	13.431	17.750	9610	0.512	0.455	1.0	0.9
10YR-72HR	AB-LAKE 1	BASE	42.00	12.895	17.750	119697	0.869	0.403	1.7	0.6
10YR-72HR	B-DET 21	BASE	42.00	13.533	17.750	6890	0.277	0.231	0.5	0.4
10YR-72HR	B-DET 22	BASE	42.00	13.533	17.750	12964	0.439	0.352	0.8	0.7

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-DET 23	BASE	42.00	13.532	17.750	10964	0.560	0.486	1.0	0.9
10YR-72HR	B-DET 24	BASE	42.00	13.531	17.750	11746	0.724	0.645	1.4	1.2
10YR-72HR	B-DET 25	BASE	42.00	13.528	17.750	16659	0.684	0.569	1.3	1.1
10YR-72HR	BB-CS22	BASE	42.00	13.527	17.750	10715	0.569	0.495	1.1	1.0
10YR-72HR	BC-LAKE 2	BASE	42.00	12.895	17.750	140619	1.271	0.702	2.3	0.8
10YR-72HR	D-LAKE 3	BASE	42.00	12.895	17.750	90518	-3.218	0.219	-12.1	0.2
10YR-72HR	E-ENTRY	BASE	42.00	12.892	17.500	137	0.036	-3.733	0.1	-12.9
10YR-72HR	N-PreDev	BASE	42.00	13.236	17.750	184693	0.998	0.000	1.1	0.0
10YR-72HR	O-CANAL	BASE	42.00	11.010	14.500	0	0.548	0.000	0.5	0.0
10YR-72HR	A-DET 11	BASE	43.00	13.456	17.750	9568	0.279	0.224	0.5	0.4
10YR-72HR	A-DET 12	BASE	43.00	13.456	17.750	17635	0.434	0.332	0.8	0.7
10YR-72HR	A-DET 13	BASE	43.00	13.455	17.750	14951	0.541	0.455	1.1	0.9
10YR-72HR	A-DET 14	BASE	43.00	13.454	17.750	16047	0.695	0.601	1.4	1.2
10YR-72HR	A-DET 15	BASE	43.00	13.452	17.750	18226	0.622	0.515	1.2	1.1
10YR-72HR	AA-CS11	BASE	43.00	13.452	17.750	9628	0.515	0.458	1.1	0.9
10YR-72HR	AB-LAKE 1	BASE	43.00	12.909	17.750	119786	0.875	0.415	1.7	0.7
10YR-72HR	B-DET 21	BASE	43.00	13.558	17.750	6940	0.279	0.233	0.5	0.4
10YR-72HR	B-DET 22	BASE	43.00	13.557	17.750	13051	0.442	0.354	0.8	0.7
10YR-72HR	B-DET 23	BASE	43.00	13.557	17.750	11038	0.564	0.489	1.1	1.0
10YR-72HR	B-DET 24	BASE	43.00	13.555	17.750	11827	0.729	0.649	1.4	1.3
10YR-72HR	B-DET 25	BASE	43.00	13.553	17.750	16741	0.688	0.573	1.4	1.1
10YR-72HR	BB-CS22	BASE	43.00	13.552	17.750	10754	0.573	0.499	1.1	1.0
10YR-72HR	BC-LAKE 2	BASE	43.00	12.909	17.750	140707	1.290	0.729	2.4	0.8
10YR-72HR	D-LAKE 3	BASE	43.00	12.909	17.750	90606	-3.209	0.233	-12.3	0.2
10YR-72HR	E-ENTRY	BASE	43.00	12.906	17.500	137	0.036	-3.732	0.1	-13.2
10YR-72HR	N-PreDev	BASE	43.00	13.256	17.750	191354	1.022	0.000	1.2	0.0
10YR-72HR	O-CANAL	BASE	43.00	11.165	14.500	0	0.580	0.000	0.5	0.0
10YR-72HR	A-DET 11	BASE	44.00	13.477	17.750	9610	0.281	0.225	0.6	0.5
10YR-72HR	A-DET 12	BASE	44.00	13.476	17.750	17710	0.436	0.334	0.9	0.7
10YR-72HR	A-DET 13	BASE	44.00	13.476	17.750	15015	0.544	0.457	1.1	0.9
10YR-72HR	A-DET 14	BASE	44.00	13.475	17.750	16116	0.698	0.605	1.4	1.3
10YR-72HR	A-DET 15	BASE	44.00	13.473	17.750	18281	0.626	0.518	1.3	1.1
10YR-72HR	AA-CS11	BASE	44.00	13.473	17.750	9646	0.518	0.461	1.1	1.0
10YR-72HR	AB-LAKE 1	BASE	44.00	12.923	17.750	119873	0.881	0.427	1.8	0.7
10YR-72HR	B-DET 21	BASE	44.00	13.582	17.750	6989	0.281	0.234	0.6	0.5
10YR-72HR	B-DET 22	BASE	44.00	13.581	17.750	13138	0.445	0.356	0.9	0.7
10YR-72HR	B-DET 23	BASE	44.00	13.581	17.750	11113	0.567	0.492	1.1	1.0
10YR-72HR	B-DET 24	BASE	44.00	13.580	17.750	11908	0.733	0.653	1.5	1.3
10YR-72HR	B-DET 25	BASE	44.00	13.577	17.750	16822	0.692	0.577	1.4	1.2
10YR-72HR	BB-CS22	BASE	44.00	13.577	17.750	10792	0.577	0.503	1.2	1.0
10YR-72HR	BC-LAKE 2	BASE	44.00	12.923	17.750	140794	1.308	0.756	2.5	0.9
10YR-72HR	D-LAKE 3	BASE	44.00	12.923	17.750	90693	-3.200	0.246	-12.6	0.2
10YR-72HR	E-ENTRY	BASE	44.00	12.919	17.500	137	0.037	-3.732	0.1	-13.5
10YR-72HR	N-PreDev	BASE	44.00	13.275	17.750	197932	1.044	0.000	1.3	0.0
10YR-72HR	O-CANAL	BASE	44.00	11.320	14.500	0	0.612	0.000	0.6	0.0
10YR-72HR	A-DET 11	BASE	45.00	13.497	17.750	9653	0.282	0.227	0.6	0.5
10YR-72HR	A-DET 12	BASE	45.00	13.497	17.750	17785	0.438	0.336	0.9	0.7
10YR-72HR	A-DET 13	BASE	45.00	13.497	17.750	15079	0.547	0.460	1.1	1.0
10YR-72HR	A-DET 14	BASE	45.00	13.496	17.750	16186	0.702	0.608	1.5	1.3
10YR-72HR	A-DET 15	BASE	45.00	13.495	17.750	18337	0.629	0.521	1.3	1.1
10YR-72HR	AA-CS11	BASE	45.00	13.495	17.750	9663	0.521	0.465	1.1	1.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	AB-LAKE 1	BASE	45.00	12.936	17.750	119958	0.886	0.439	1.9	0.7
10YR-72HR	B-DET 21	BASE	45.00	13.606	17.750	7039	0.282	0.235	0.6	0.5
10YR-72HR	B-DET 22	BASE	45.00	13.606	17.750	13225	0.447	0.358	0.9	0.8
10YR-72HR	B-DET 23	BASE	45.00	13.605	17.750	11187	0.570	0.495	1.2	1.0
10YR-72HR	B-DET 24	BASE	45.00	13.604	17.750	11989	0.738	0.657	1.5	1.4
10YR-72HR	B-DET 25	BASE	45.00	13.602	17.750	16904	0.697	0.581	1.5	1.2
10YR-72HR	BB-CS22	BASE	45.00	13.602	17.750	10829	0.581	0.507	1.2	1.1
10YR-72HR	BC-LAKE 2	BASE	45.00	12.936	17.750	140880	1.326	0.782	2.6	1.0
10YR-72HR	D-LAKE 3	BASE	45.00	12.936	17.750	90779	-3.191	0.259	-12.9	0.3
10YR-72HR	E-ENTRY	BASE	45.00	12.933	17.500	137	0.037	-3.732	0.1	-13.8
10YR-72HR	N-PreDev	BASE	45.00	13.294	17.750	204430	1.065	0.000	1.4	0.0
10YR-72HR	O-CANAL	BASE	45.00	11.475	14.500	0	0.643	0.000	0.6	0.0
10YR-72HR	A-DET 11	BASE	46.00	13.518	17.750	9696	0.284	0.228	0.6	0.5
10YR-72HR	A-DET 12	BASE	46.00	13.518	17.750	17860	0.441	0.337	0.9	0.7
10YR-72HR	A-DET 13	BASE	46.00	13.518	17.750	15143	0.550	0.462	1.2	1.0
10YR-72HR	A-DET 14	BASE	46.00	13.517	17.750	16255	0.706	0.611	1.5	1.4
10YR-72HR	A-DET 15	BASE	46.00	13.516	17.750	18392	0.633	0.525	1.4	1.2
10YR-72HR	AA-CS11	BASE	46.00	13.516	17.750	9681	0.525	0.468	1.2	1.1
10YR-72HR	AB-LAKE 1	BASE	46.00	12.950	17.750	120043	0.892	0.451	1.9	0.8
10YR-72HR	B-DET 21	BASE	46.00	13.630	17.750	7089	0.284	0.237	0.6	0.5
10YR-72HR	B-DET 22	BASE	46.00	13.630	17.750	13312	0.449	0.360	1.0	0.8
10YR-72HR	B-DET 23	BASE	46.00	13.629	17.750	11262	0.573	0.498	1.2	1.1
10YR-72HR	B-DET 24	BASE	46.00	13.628	17.750	12070	0.742	0.660	1.6	1.4
10YR-72HR	B-DET 25	BASE	46.00	13.627	17.750	16985	0.701	0.585	1.5	1.3
10YR-72HR	BB-CS22	BASE	46.00	13.626	17.750	10867	0.585	0.512	1.3	1.1
10YR-72HR	BC-LAKE 2	BASE	46.00	12.949	17.750	140964	1.344	0.807	2.7	1.0
10YR-72HR	D-LAKE 3	BASE	46.00	12.949	17.750	90864	-3.182	0.272	-13.1	0.3
10YR-72HR	E-ENTRY	BASE	46.00	12.946	17.500	137	0.037	-3.732	0.1	-14.1
10YR-72HR	N-PreDev	BASE	46.00	13.312	17.750	210850	1.085	0.000	1.5	0.0
10YR-72HR	O-CANAL	BASE	46.00	11.630	14.500	0	0.674	0.000	0.7	0.0
10YR-72HR	A-DET 11	BASE	47.00	13.539	17.750	9739	0.285	0.229	0.6	0.5
10YR-72HR	A-DET 12	BASE	47.00	13.539	17.750	17935	0.443	0.339	1.0	0.8
10YR-72HR	A-DET 13	BASE	47.00	13.539	17.750	15207	0.553	0.465	1.2	1.1
10YR-72HR	A-DET 14	BASE	47.00	13.538	17.750	16324	0.710	0.615	1.6	1.4
10YR-72HR	A-DET 15	BASE	47.00	13.537	17.750	18447	0.636	0.528	1.4	1.2
10YR-72HR	AA-CS11	BASE	47.00	13.537	17.750	9699	0.528	0.471	1.2	1.1
10YR-72HR	AB-LAKE 1	BASE	47.00	12.963	17.750	120126	0.897	0.460	2.0	0.8
10YR-72HR	B-DET 21	BASE	47.00	13.654	17.750	7138	0.285	0.238	0.6	0.5
10YR-72HR	B-DET 22	BASE	47.00	13.654	17.750	13398	0.452	0.362	1.0	0.8
10YR-72HR	B-DET 23	BASE	47.00	13.653	17.750	11336	0.576	0.501	1.3	1.1
10YR-72HR	B-DET 24	BASE	47.00	13.652	17.750	12150	0.746	0.664	1.7	1.5
10YR-72HR	B-DET 25	BASE	47.00	13.651	17.750	17065	0.705	0.589	1.6	1.3
10YR-72HR	BB-CS22	BASE	47.00	13.651	17.750	10905	0.589	0.516	1.3	1.2
10YR-72HR	BC-LAKE 2	BASE	47.00	12.963	17.750	141048	1.360	0.828	2.8	1.1
10YR-72HR	D-LAKE 3	BASE	47.00	12.963	17.750	90947	-3.178	0.279	-13.4	0.3
10YR-72HR	E-ENTRY	BASE	47.00	12.959	17.500	137	0.037	-3.732	0.1	-14.4
10YR-72HR	N-PreDev	BASE	47.00	13.331	17.750	217193	1.105	0.000	1.6	0.0
10YR-72HR	O-CANAL	BASE	47.00	11.785	14.500	0	0.698	0.000	0.7	0.0
10YR-72HR	A-DET 11	BASE	48.00	13.560	17.750	9782	0.287	0.230	0.6	0.5
10YR-72HR	A-DET 12	BASE	48.00	13.560	17.750	18010	0.445	0.341	1.0	0.8
10YR-72HR	A-DET 13	BASE	48.00	13.559	17.750	15271	0.556	0.467	1.3	1.1

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 14	BASE	48.00	13.559	17.750	16394	0.713	0.618	1.7	1.5
10YR-72HR	A-DET 15	BASE	48.00	13.558	17.750	18502	0.639	0.531	1.5	1.3
10YR-72HR	AA-CS11	BASE	48.00	13.558	17.750	9717	0.531	0.474	1.3	1.1
10YR-72HR	AB-LAKE 1	BASE	48.00	12.976	17.750	120209	0.902	0.469	2.1	0.8
10YR-72HR	B-DET 21	BASE	48.00	13.678	17.750	7188	0.287	0.239	0.6	0.5
10YR-72HR	B-DET 22	BASE	48.00	13.678	17.750	13484	0.454	0.364	1.0	0.8
10YR-72HR	B-DET 23	BASE	48.00	13.677	17.750	11409	0.579	0.504	1.3	1.2
10YR-72HR	B-DET 24	BASE	48.00	13.677	17.750	12229	0.750	0.668	1.7	1.5
10YR-72HR	B-DET 25	BASE	48.00	13.675	17.750	17146	0.709	0.594	1.6	1.4
10YR-72HR	BB-CS22	BASE	48.00	13.675	17.750	10942	0.594	0.520	1.4	1.2
10YR-72HR	BC-LAKE 2	BASE	48.00	12.976	17.750	141131	1.375	0.848	2.9	1.2
10YR-72HR	D-LAKE 3	BASE	48.00	12.976	17.750	91030	-3.174	0.285	-13.7	0.3
10YR-72HR	E-ENTRY	BASE	48.00	12.972	17.500	137	0.037	-3.731	0.1	-14.7
10YR-72HR	N-PreDev	BASE	48.00	13.349	17.750	223463	1.124	0.000	1.7	0.0
10YR-72HR	O-CANAL	BASE	48.00	11.940	14.500	0	0.722	0.000	0.8	0.0
10YR-72HR	A-DET 11	BASE	49.00	13.584	17.750	9832	0.320	0.251	0.7	0.5
10YR-72HR	A-DET 12	BASE	49.00	13.584	17.750	18097	0.491	0.364	1.1	0.8
10YR-72HR	A-DET 13	BASE	49.00	13.584	17.750	15346	0.604	0.496	1.3	1.1
10YR-72HR	A-DET 14	BASE	49.00	13.583	17.750	16474	0.771	0.655	1.7	1.5
10YR-72HR	A-DET 15	BASE	49.00	13.582	17.750	18565	0.679	0.548	1.6	1.3
10YR-72HR	AA-CS11	BASE	49.00	13.582	17.750	9737	0.548	0.479	1.3	1.2
10YR-72HR	AB-LAKE 1	BASE	49.00	12.989	17.750	120295	0.954	0.488	2.2	0.9
10YR-72HR	B-DET 21	BASE	49.00	13.706	17.750	7246	0.320	0.261	0.7	0.6
10YR-72HR	B-DET 22	BASE	49.00	13.706	17.750	13585	0.501	0.391	1.1	0.9
10YR-72HR	B-DET 23	BASE	49.00	13.705	17.750	11495	0.631	0.537	1.4	1.2
10YR-72HR	B-DET 24	BASE	49.00	13.705	17.750	12322	0.812	0.711	1.8	1.6
10YR-72HR	B-DET 25	BASE	49.00	13.703	17.750	17238	0.757	0.615	1.7	1.4
10YR-72HR	BB-CS22	BASE	49.00	13.703	17.750	10985	0.615	0.525	1.4	1.3
10YR-72HR	BC-LAKE 2	BASE	49.00	12.989	17.750	141217	1.442	0.877	3.0	1.2
10YR-72HR	D-LAKE 3	BASE	49.00	12.989	17.750	91116	-3.142	0.292	-13.9	0.3
10YR-72HR	E-ENTRY	BASE	49.00	12.986	17.500	137	0.042	-3.727	0.1	-15.0
10YR-72HR	N-PreDev	BASE	49.00	13.367	17.750	229745	1.184	0.000	1.8	0.0
10YR-72HR	O-CANAL	BASE	49.00	12.095	14.500	0	0.745	0.000	0.8	0.0
10YR-72HR	A-DET 11	BASE	50.00	13.610	17.750	9886	0.328	0.257	0.7	0.6
10YR-72HR	A-DET 12	BASE	50.00	13.610	17.750	18190	0.503	0.371	1.1	0.9
10YR-72HR	A-DET 13	BASE	50.00	13.609	17.750	15425	0.617	0.505	1.4	1.2
10YR-72HR	A-DET 14	BASE	50.00	13.609	17.750	16560	0.787	0.666	1.8	1.6
10YR-72HR	A-DET 15	BASE	50.00	13.608	17.750	18633	0.691	0.555	1.6	1.4
10YR-72HR	AA-CS11	BASE	50.00	13.608	17.750	9759	0.555	0.484	1.4	1.2
10YR-72HR	AB-LAKE 1	BASE	50.00	13.003	17.750	120385	0.973	0.500	2.2	0.9
10YR-72HR	B-DET 21	BASE	50.00	13.736	17.750	7307	0.328	0.267	0.7	0.6
10YR-72HR	B-DET 22	BASE	50.00	13.736	17.750	13693	0.513	0.399	1.1	0.9
10YR-72HR	B-DET 23	BASE	50.00	13.735	17.750	11587	0.645	0.547	1.4	1.3
10YR-72HR	B-DET 24	BASE	50.00	13.735	17.750	12422	0.829	0.725	1.9	1.7
10YR-72HR	B-DET 25	BASE	50.00	13.733	17.750	17338	0.771	0.625	1.8	1.5
10YR-72HR	BB-CS22	BASE	50.00	13.733	17.750	11031	0.625	0.531	1.5	1.3
10YR-72HR	BC-LAKE 2	BASE	50.00	13.003	17.750	141306	1.473	0.899	3.1	1.3
10YR-72HR	D-LAKE 3	BASE	50.00	13.003	17.750	91205	-3.130	0.299	-14.2	0.4
10YR-72HR	E-ENTRY	BASE	50.00	13.000	17.500	137	0.043	-3.726	0.1	-15.3
10YR-72HR	N-PreDev	BASE	50.00	13.386	17.750	236237	1.254	0.000	1.9	0.0
10YR-72HR	O-CANAL	BASE	50.00	12.250	14.500	0	0.768	0.000	0.9	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 11	BASE	51.00	13.642	17.750	9952	0.389	0.295	0.7	0.6
10YR-72HR	A-DET 12	BASE	51.00	13.642	17.750	18306	0.587	0.413	1.1	0.9
10YR-72HR	A-DET 13	BASE	51.00	13.642	17.750	15524	0.705	0.558	1.4	1.2
10YR-72HR	A-DET 14	BASE	51.00	13.641	17.750	16667	0.892	0.733	1.8	1.6
10YR-72HR	A-DET 15	BASE	51.00	13.640	17.750	18718	0.763	0.584	1.7	1.4
10YR-72HR	AA-CS11	BASE	51.00	13.640	17.750	9786	0.584	0.490	1.4	1.2
10YR-72HR	AB-LAKE 1	BASE	51.00	13.019	17.750	120483	1.067	0.528	2.3	1.0
10YR-72HR	B-DET 21	BASE	51.00	13.773	17.750	7385	0.389	0.308	0.7	0.6
10YR-72HR	B-DET 22	BASE	51.00	13.773	17.750	13828	0.600	0.446	1.2	0.9
10YR-72HR	B-DET 23	BASE	51.00	13.773	17.750	11703	0.738	0.608	1.5	1.3
10YR-72HR	B-DET 24	BASE	51.00	13.772	17.750	12546	0.943	0.803	1.9	1.7
10YR-72HR	B-DET 25	BASE	51.00	13.771	17.750	17463	0.858	0.663	1.8	1.5
10YR-72HR	BB-CS22	BASE	51.00	13.771	17.750	11089	0.663	0.539	1.5	1.3
10YR-72HR	BC-LAKE 2	BASE	51.00	13.019	17.750	141404	1.587	0.938	3.3	1.4
10YR-72HR	D-LAKE 3	BASE	51.00	13.019	17.750	91303	-3.071	0.306	-14.4	0.4
10YR-72HR	E-ENTRY	BASE	51.00	13.015	17.500	137	0.051	-3.718	0.1	-15.6
10YR-72HR	N-PreDev	BASE	51.00	13.406	17.750	243013	1.384	0.000	2.0	0.0
10YR-72HR	O-CANAL	BASE	51.00	12.405	14.500	0	0.791	0.000	1.0	0.0
10YR-72HR	A-DET 11	BASE	52.00	13.680	17.750	10030	0.427	0.319	0.8	0.6
10YR-72HR	A-DET 12	BASE	52.00	13.680	17.750	18442	0.639	0.440	1.2	0.9
10YR-72HR	A-DET 13	BASE	52.00	13.679	17.750	15640	0.761	0.592	1.5	1.3
10YR-72HR	A-DET 14	BASE	52.00	13.679	17.750	16792	0.958	0.777	1.9	1.7
10YR-72HR	A-DET 15	BASE	52.00	13.678	17.750	18816	0.809	0.605	1.7	1.5
10YR-72HR	AA-CS11	BASE	52.00	13.678	17.750	9818	0.605	0.498	1.5	1.3
10YR-72HR	AB-LAKE 1	BASE	52.00	13.036	17.750	120590	1.133	0.548	2.4	1.0
10YR-72HR	B-DET 21	BASE	52.00	13.818	17.750	7476	0.427	0.333	0.8	0.6
10YR-72HR	B-DET 22	BASE	52.00	13.817	17.750	13987	0.653	0.477	1.2	1.0
10YR-72HR	B-DET 23	BASE	52.00	13.817	17.750	11839	0.797	0.648	1.5	1.4
10YR-72HR	B-DET 24	BASE	52.00	13.816	17.750	12693	1.014	0.854	2.0	1.8
10YR-72HR	B-DET 25	BASE	52.00	13.815	17.750	17609	0.914	0.691	1.9	1.6
10YR-72HR	BB-CS22	BASE	52.00	13.815	17.750	11157	0.691	0.549	1.6	1.4
10YR-72HR	BC-LAKE 2	BASE	52.00	13.036	17.750	141512	1.669	0.965	3.4	1.5
10YR-72HR	D-LAKE 3	BASE	52.00	13.036	17.750	91411	-3.027	0.314	-14.7	0.4
10YR-72HR	E-ENTRY	BASE	52.00	13.032	17.500	137	0.056	-3.713	0.1	-15.9
10YR-72HR	N-PreDev	BASE	52.00	13.427	17.750	250383	1.552	0.000	2.1	0.0
10YR-72HR	O-CANAL	BASE	52.00	12.560	14.500	0	0.808	0.000	1.0	0.0
10YR-72HR	A-DET 11	BASE	53.00	13.732	17.750	10137	0.559	0.402	0.8	0.6
10YR-72HR	A-DET 12	BASE	53.00	13.731	17.750	18628	0.821	0.531	1.2	1.0
10YR-72HR	A-DET 13	BASE	53.00	13.731	17.750	15799	0.950	0.704	1.6	1.3
10YR-72HR	A-DET 14	BASE	53.00	13.731	17.750	16963	1.184	0.919	2.0	1.7
10YR-72HR	A-DET 15	BASE	53.00	13.730	17.750	18952	0.961	0.665	1.8	1.5
10YR-72HR	AA-CS11	BASE	53.00	13.730	17.750	9861	0.665	0.510	1.5	1.3
10YR-72HR	AB-LAKE 1	BASE	53.00	13.056	17.750	120721	1.335	0.585	2.5	1.0
10YR-72HR	B-DET 21	BASE	53.00	13.879	17.750	7603	0.559	0.420	0.8	0.7
10YR-72HR	B-DET 22	BASE	53.00	13.878	17.750	14207	0.839	0.579	1.3	1.0
10YR-72HR	B-DET 23	BASE	53.00	13.878	17.750	12026	0.998	0.778	1.6	1.4
10YR-72HR	B-DET 24	BASE	53.00	13.877	17.750	12895	1.258	1.020	2.1	1.9
10YR-72HR	B-DET 25	BASE	53.00	13.876	17.750	17811	1.100	0.771	2.0	1.7
10YR-72HR	BB-CS22	BASE	53.00	13.876	17.750	11250	0.771	0.563	1.7	1.4
10YR-72HR	BC-LAKE 2	BASE	53.00	13.056	17.750	141642	1.891	0.997	3.6	1.6
10YR-72HR	D-LAKE 3	BASE	53.00	13.056	17.750	91541	-2.904	0.310	-14.9	0.4

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E-ENTRY	BASE	53.00	13.053	17.500	137	0.073	-3.695	0.1	-16.2
10YR-72HR	N-PreDev	BASE	53.00	13.451	17.750	258591	1.857	0.000	2.2	0.0
10YR-72HR	O-CANAL	BASE	53.00	12.715	14.500	0	0.791	0.000	1.1	0.0
10YR-72HR	A-DET 11	BASE	54.00	13.800	17.750	10279	0.693	0.485	0.9	0.7
10YR-72HR	A-DET 12	BASE	54.00	13.800	17.750	18876	1.006	0.623	1.3	1.0
10YR-72HR	A-DET 13	BASE	54.00	13.800	17.750	16010	1.144	0.819	1.7	1.4
10YR-72HR	A-DET 14	BASE	54.00	13.799	17.750	17191	1.414	1.066	2.1	1.8
10YR-72HR	A-DET 15	BASE	54.00	13.799	17.750	19132	1.118	0.728	1.9	1.6
10YR-72HR	AA-CS11	BASE	54.00	13.799	17.750	9919	0.728	0.526	1.6	1.4
10YR-72HR	AB-LAKE 1	BASE	54.00	13.082	17.750	120886	1.551	0.594	2.6	1.1
10YR-72HR	B-DET 21	BASE	54.00	13.960	17.750	7770	0.693	0.508	0.9	0.7
10YR-72HR	B-DET 22	BASE	54.00	13.960	17.750	14500	1.028	0.683	1.3	1.1
10YR-72HR	B-DET 23	BASE	54.00	13.959	17.750	12276	1.203	0.910	1.7	1.5
10YR-72HR	B-DET 24	BASE	54.00	13.959	17.750	13164	1.505	1.191	2.2	2.0
10YR-72HR	B-DET 25	BASE	54.00	13.957	17.750	18080	1.289	0.855	2.1	1.7
10YR-72HR	BB-CS22	BASE	54.00	13.957	17.750	11375	0.855	0.582	1.7	1.5
10YR-72HR	BC-LAKE 2	BASE	54.00	13.082	17.750	141807	2.099	0.960	3.7	1.6
10YR-72HR	D-LAKE 3	BASE	54.00	13.082	17.750	91706	-2.811	0.244	-15.2	0.5
10YR-72HR	E-ENTRY	BASE	54.00	13.079	17.500	137	0.090	-3.677	0.1	-16.6
10YR-72HR	N-PreDev	BASE	54.00	13.479	17.750	268327	2.307	0.000	2.4	0.0
10YR-72HR	O-CANAL	BASE	54.00	12.870	14.500	0	0.682	0.000	1.2	0.0
10YR-72HR	A-DET 11	BASE	55.00	13.886	17.750	10456	0.834	0.573	0.9	0.7
10YR-72HR	A-DET 12	BASE	55.00	13.886	17.750	19184	1.199	0.720	1.4	1.1
10YR-72HR	A-DET 13	BASE	55.00	13.886	17.750	16274	1.346	0.939	1.8	1.5
10YR-72HR	A-DET 14	BASE	55.00	13.885	17.750	17475	1.655	1.218	2.2	1.9
10YR-72HR	A-DET 15	BASE	55.00	13.884	17.750	19356	1.281	0.795	2.0	1.6
10YR-72HR	AA-CS11	BASE	55.00	13.884	17.750	9991	0.795	0.545	1.6	1.4
10YR-72HR	AB-LAKE 1	BASE	55.00	13.117	17.750	121105	1.779	0.343	2.8	1.1
10YR-72HR	B-DET 21	BASE	55.00	14.055	17.750	7966	0.834	0.661	0.9	0.8
10YR-72HR	B-DET 22	BASE	55.00	14.055	17.750	14841	1.287	0.964	1.4	1.1
10YR-72HR	B-DET 23	BASE	55.00	14.054	17.750	12567	1.589	1.317	1.8	1.6
10YR-72HR	B-DET 24	BASE	55.00	14.053	17.750	13476	2.033	1.745	2.4	2.1
10YR-72HR	B-DET 25	BASE	55.00	14.051	17.750	18390	1.863	1.477	2.2	1.8
10YR-72HR	BB-CS22	BASE	55.00	14.051	17.750	11519	1.477	1.237	1.8	1.6
10YR-72HR	BC-LAKE 2	BASE	55.00	13.117	17.750	142027	2.693	0.994	3.9	1.7
10YR-72HR	D-LAKE 3	BASE	55.00	13.117	17.750	91926	-2.528	0.161	-15.4	0.5
10YR-72HR	E-ENTRY	BASE	55.00	13.113	17.500	137	0.108	-3.659	0.1	-16.9
10YR-72HR	N-PreDev	BASE	55.00	13.513	17.750	279944	2.852	0.000	2.6	0.0
10YR-72HR	O-CANAL	BASE	55.00	13.025	14.500	0	0.439	0.000	1.2	0.0
10YR-72HR	A-DET 11	BASE	56.00	13.989	17.750	10667	0.977	0.662	1.0	0.8
10YR-72HR	A-DET 12	BASE	56.00	13.988	17.750	19553	1.395	0.817	1.5	1.1
10YR-72HR	A-DET 13	BASE	56.00	13.988	17.750	16589	1.550	1.059	1.9	1.5
10YR-72HR	A-DET 14	BASE	56.00	13.988	17.750	17815	1.897	1.370	2.4	2.0
10YR-72HR	A-DET 15	BASE	56.00	13.987	17.750	19625	1.443	0.861	2.1	1.7
10YR-72HR	AA-CS11	BASE	56.00	13.987	17.750	10077	0.861	0.561	1.7	1.5
10YR-72HR	AB-LAKE 1	BASE	56.00	13.172	17.750	121454	2.008	-0.264	2.9	1.1
10YR-72HR	B-DET 21	BASE	56.00	14.117	17.750	8094	0.977	0.890	1.0	0.8
10YR-72HR	B-DET 22	BASE	56.00	14.116	17.750	15064	1.623	1.461	1.6	1.2
10YR-72HR	B-DET 23	BASE	56.00	14.115	17.750	12755	2.194	2.058	2.0	1.7
10YR-72HR	B-DET 24	BASE	56.00	14.113	17.750	13675	2.897	2.754	2.6	2.3
10YR-72HR	B-DET 25	BASE	56.00	14.109	17.750	18583	2.892	2.706	2.4	2.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	BB-CS22	BASE	56.00	14.108	17.750	11607	2.706	2.591	2.0	1.7
10YR-72HR	BC-LAKE 2	BASE	56.00	13.172	17.750	142376	3.632	0.957	4.2	1.8
10YR-72HR	D-LAKE 3	BASE	56.00	13.172	17.750	92273	-2.096	-0.049	-15.6	0.5
10YR-72HR	E-ENTRY	BASE	56.00	13.168	17.500	137	0.127	-3.640	0.1	-17.2
10YR-72HR	N-PreDev	BASE	56.00	13.552	17.750	293569	3.470	0.000	2.9	0.0
10YR-72HR	O-CANAL	BASE	56.00	13.180	14.500	0	-0.148	0.000	1.2	0.0
10YR-72HR	A-DET 11	BASE	57.00	14.090	17.750	10877	1.150	0.925	1.1	0.8
10YR-72HR	A-DET 12	BASE	57.00	14.090	17.750	19918	1.787	1.376	1.7	1.2
10YR-72HR	A-DET 13	BASE	57.00	14.089	17.750	16899	2.239	1.891	2.0	1.7
10YR-72HR	A-DET 14	BASE	57.00	14.089	17.750	18148	2.878	2.508	2.6	2.2
10YR-72HR	A-DET 15	BASE	57.00	14.087	17.750	19886	2.595	2.197	2.3	1.8
10YR-72HR	AA-CS11	BASE	57.00	14.087	17.750	10161	2.197	1.994	1.8	1.6
10YR-72HR	AB-LAKE 1	BASE	57.00	13.256	17.750	121987	3.696	0.299	3.2	1.1
10YR-72HR	B-DET 21	BASE	57.00	14.153	17.750	8169	1.150	1.096	1.1	0.9
10YR-72HR	B-DET 22	BASE	57.00	14.153	17.750	15194	1.959	1.860	1.7	1.4
10YR-72HR	B-DET 23	BASE	57.00	14.151	17.750	12865	2.722	2.639	2.2	1.9
10YR-72HR	B-DET 24	BASE	57.00	14.148	17.750	13790	3.626	3.539	2.8	2.5
10YR-72HR	B-DET 25	BASE	57.00	14.142	17.750	18692	3.702	3.590	2.7	2.3
10YR-72HR	BB-CS22	BASE	57.00	14.140	17.750	11657	3.590	3.522	2.3	2.0
10YR-72HR	BC-LAKE 2	BASE	57.00	13.256	17.750	142908	5.355	1.378	4.6	1.9
10YR-72HR	D-LAKE 3	BASE	57.00	13.255	17.750	92802	-1.355	-0.150	-15.7	0.5
10YR-72HR	E-ENTRY	BASE	57.00	13.252	17.500	137	0.149	-3.617	0.1	-17.5
10YR-72HR	N-PreDev	BASE	57.00	13.598	17.750	309258	4.187	0.000	3.2	0.0
10YR-72HR	O-CANAL	BASE	57.00	13.335	14.500	0	-0.461	0.000	1.2	0.0
10YR-72HR	A-DET 11	BASE	58.00	14.155	17.750	11012	1.474	1.320	1.2	0.9
10YR-72HR	A-DET 12	BASE	58.00	14.155	17.750	20153	2.425	2.145	1.8	1.4
10YR-72HR	A-DET 13	BASE	58.00	14.154	17.750	17098	3.250	3.014	2.3	1.9
10YR-72HR	A-DET 14	BASE	58.00	14.152	17.750	18358	4.278	4.029	2.9	2.5
10YR-72HR	A-DET 15	BASE	58.00	14.149	17.750	20048	4.139	3.876	2.6	2.1
10YR-72HR	AA-CS11	BASE	58.00	14.148	17.750	10213	3.876	3.742	2.1	1.8
10YR-72HR	AB-LAKE 1	BASE	58.00	13.376	17.750	122748	5.899	1.185	3.6	1.2
10YR-72HR	B-DET 21	BASE	58.00	14.189	17.750	8242	1.474	1.397	1.2	1.0
10YR-72HR	B-DET 22	BASE	58.00	14.188	17.750	15320	2.502	2.361	1.9	1.6
10YR-72HR	B-DET 23	BASE	58.00	14.185	17.750	12970	3.466	3.348	2.4	2.2
10YR-72HR	B-DET 24	BASE	58.00	14.181	17.750	13898	4.613	4.491	3.2	2.9
10YR-72HR	B-DET 25	BASE	58.00	14.171	17.750	18792	4.700	4.548	3.0	2.6
10YR-72HR	BB-CS22	BASE	58.00	14.169	17.750	11702	4.548	4.455	2.6	2.3
10YR-72HR	BC-LAKE 2	BASE	58.00	13.375	17.750	143667	7.585	2.086	5.1	2.0
10YR-72HR	D-LAKE 3	BASE	58.00	13.373	17.750	93554	-0.393	-0.181	-15.8	0.5
10YR-72HR	E-ENTRY	BASE	58.00	13.370	17.500	137	0.192	-3.573	0.2	-17.8
10YR-72HR	N-PreDev	BASE	58.00	13.650	17.750	327232	5.113	0.000	3.6	0.0
10YR-72HR	O-CANAL	BASE	58.00	13.490	14.500	0	-0.555	0.000	1.1	0.0
10YR-72HR	A-DET 11	BASE	59.00	14.213	17.750	11130	2.136	1.918	1.3	1.1
10YR-72HR	A-DET 12	BASE	59.00	14.212	17.750	20358	3.521	3.124	2.1	1.6
10YR-72HR	A-DET 13	BASE	59.00	14.210	17.750	17271	4.726	4.394	2.6	2.2
10YR-72HR	A-DET 14	BASE	59.00	14.207	17.750	18539	6.228	5.881	3.3	2.9
10YR-72HR	A-DET 15	BASE	59.00	14.200	17.750	20185	6.041	5.685	3.0	2.5
10YR-72HR	AA-CS11	BASE	59.00	14.200	17.750	10256	5.685	5.505	2.5	2.2
10YR-72HR	AB-LAKE 1	BASE	59.00	13.536	17.750	123765	8.562	2.009	4.2	1.3
10YR-72HR	B-DET 21	BASE	59.00	14.242	17.750	8352	2.136	1.961	1.3	1.1
10YR-72HR	B-DET 22	BASE	59.00	14.240	17.750	15509	3.563	3.240	2.1	1.8

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-DET 23	BASE	59.00	14.237	17.750	13126	4.843	4.576	2.8	2.5
10YR-72HR	B-DET 24	BASE	59.00	14.229	17.750	14056	6.410	6.138	3.6	3.3
10YR-72HR	B-DET 25	BASE	59.00	14.214	17.750	18935	6.441	6.116	3.5	3.0
10YR-72HR	BB-CS22	BASE	59.00	14.211	17.750	11766	6.116	5.920	3.0	2.7
10YR-72HR	BC-LAKE 2	BASE	59.00	13.535	17.750	144679	10.686	3.074	5.8	2.3
10YR-72HR	D-LAKE 3	BASE	59.00	13.531	17.750	94554	0.965	-0.179	-15.8	0.5
10YR-72HR	E-ENTRY	BASE	59.00	13.528	17.500	137	0.278	-3.478	0.2	-18.0
10YR-72HR	N-PreDev	BASE	59.00	13.711	17.750	348335	6.524	0.000	4.1	0.0
10YR-72HR	O-CANAL	BASE	59.00	13.645	14.500	0	-0.546	0.000	1.1	0.0
10YR-72HR	A-DET 11	BASE	60.00	14.879	17.750	12498	20.972	16.120	2.3	1.8
10YR-72HR	A-DET 12	BASE	60.00	14.865	17.750	22708	31.849	23.045	3.5	2.7
10YR-72HR	A-DET 13	BASE	60.00	14.844	17.750	19209	38.774	31.411	4.4	3.6
10YR-72HR	A-DET 14	BASE	60.00	14.802	17.750	20487	49.412	41.764	5.6	4.8
10YR-72HR	A-DET 15	BASE	60.00	14.709	17.750	21554	43.337	35.754	5.0	4.2
10YR-72HR	AA-CS11	BASE	60.00	14.703	17.750	10680	35.754	32.019	4.2	3.7
10YR-72HR	AB-LAKE 1	BASE	60.00	14.041	17.750	126974	58.886	10.106	7.0	1.8
10YR-72HR	B-DET 21	BASE	60.00	15.070	17.750	10051	20.972	16.481	2.3	1.9
10YR-72HR	B-DET 22	BASE	60.00	15.049	17.750	18418	32.210	23.981	3.6	2.9
10YR-72HR	B-DET 23	BASE	60.00	15.013	17.750	15500	39.710	32.891	4.6	4.0
10YR-72HR	B-DET 24	BASE	60.00	14.942	17.750	16371	50.892	43.961	6.0	5.4
10YR-72HR	B-DET 25	BASE	60.00	14.768	17.750	20829	46.932	38.936	5.7	4.9
10YR-72HR	BB-CS22	BASE	60.00	14.732	17.750	12579	38.936	34.278	4.9	4.4
10YR-72HR	BC-LAKE 2	BASE	60.00	14.009	17.750	147691	68.612	16.296	9.1	3.1
10YR-72HR	D-LAKE 3	BASE	60.00	13.930	17.750	97090	26.321	0.191	-14.6	0.5
10YR-72HR	E-ENTRY	BASE	60.00	13.932	17.500	137	2.726	2.683	0.3	-18.1
10YR-72HR	N-PreDev	BASE	60.00	13.809	17.750	382024	19.274	0.000	5.1	0.0
10YR-72HR	O-CANAL	BASE	60.00	13.800	14.500	0	0.698	0.000	1.1	0.0
10YR-72HR	A-DET 11	BASE	61.00	14.929	17.750	12608	3.050	2.921	3.3	2.6
10YR-72HR	A-DET 12	BASE	61.00	14.928	17.750	22937	5.208	4.963	5.1	3.8
10YR-72HR	A-DET 13	BASE	61.00	14.927	17.750	19474	7.250	7.022	6.3	5.2
10YR-72HR	A-DET 14	BASE	61.00	14.926	17.750	20920	9.639	9.348	8.1	7.0
10YR-72HR	A-DET 15	BASE	61.00	14.922	17.750	22071	9.577	9.170	7.2	6.0
10YR-72HR	AA-CS11	BASE	61.00	14.922	17.750	10862	9.170	8.966	6.0	5.4
10YR-72HR	AB-LAKE 1	BASE	61.00	14.884	17.750	132319	15.504	8.306	10.0	2.6
10YR-72HR	B-DET 21	BASE	61.00	14.938	17.750	9788	3.050	3.258	3.3	2.7
10YR-72HR	B-DET 22	BASE	61.00	14.937	17.750	18016	5.546	5.908	5.2	4.1
10YR-72HR	B-DET 23	BASE	61.00	14.934	17.750	15269	8.195	8.448	6.6	5.7
10YR-72HR	B-DET 24	BASE	61.00	14.929	17.750	16374	11.066	11.215	8.6	7.7
10YR-72HR	B-DET 25	BASE	61.00	14.918	17.750	21264	11.647	11.508	8.1	7.0
10YR-72HR	BB-CS22	BASE	61.00	14.915	17.750	12848	11.508	11.375	7.0	6.3
10YR-72HR	BC-LAKE 2	BASE	61.00	14.862	17.750	153102	25.577	14.402	13.0	4.3
10YR-72HR	D-LAKE 3	BASE	61.00	14.818	17.750	102726	11.280	1.345	-13.1	0.5
10YR-72HR	E-ENTRY	BASE	61.00	14.816	17.500	137	0.396	-3.351	0.4	-18.1
10YR-72HR	N-PreDev	BASE	61.00	14.090	17.750	478730	35.613	0.000	7.4	0.0
10YR-72HR	O-CANAL	BASE	61.00	13.645	14.500	0	4.015	0.000	1.3	0.0
10YR-72HR	A-DET 11	BASE	62.00	15.011	17.750	12777	1.687	1.413	3.5	2.8
10YR-72HR	A-DET 12	BASE	62.00	15.010	17.750	23233	2.678	2.179	5.4	4.1
10YR-72HR	A-DET 13	BASE	62.00	15.010	17.750	19729	3.444	3.021	6.7	5.7
10YR-72HR	A-DET 14	BASE	62.00	15.010	17.750	21200	4.468	4.012	8.6	7.5
10YR-72HR	A-DET 15	BASE	62.00	15.009	17.750	22299	4.139	3.657	7.8	6.6
10YR-72HR	AA-CS11	BASE	62.00	15.009	17.750	10936	3.657	3.421	6.6	5.9

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	AB-LAKE 1	BASE	62.00	14.998	17.750	133048	6.069	3.116	10.9	3.1
10YR-72HR	B-DET 21	BASE	62.00	15.011	17.750	9940	1.687	1.477	3.5	2.9
10YR-72HR	B-DET 22	BASE	62.00	15.011	17.750	18284	2.742	2.354	5.5	4.5
10YR-72HR	B-DET 23	BASE	62.00	15.011	17.750	15505	3.619	3.290	7.1	6.2
10YR-72HR	B-DET 24	BASE	62.00	15.010	17.750	16645	4.738	4.383	9.2	8.3
10YR-72HR	B-DET 25	BASE	62.00	15.008	17.750	21561	4.622	4.157	8.8	7.6
10YR-72HR	BB-CS22	BASE	62.00	15.008	17.750	12990	4.157	3.877	7.6	6.9
10YR-72HR	BC-LAKE 2	BASE	62.00	14.995	17.750	153951	9.381	5.950	14.5	5.2
10YR-72HR	D-LAKE 3	BASE	62.00	14.993	17.750	103834	0.244	1.680	-12.6	0.6
10YR-72HR	E-ENTRY	BASE	62.00	14.990	17.500	137	0.219	-3.539	0.5	-18.4
10YR-72HR	N-PreDev	BASE	62.00	14.292	17.750	548358	23.209	0.000	9.8	0.0
10YR-72HR	O-CANAL	BASE	62.00	13.490	14.500	0	4.838	0.000	1.7	0.0
10YR-72HR	A-DET 11	BASE	63.00	15.061	17.750	12880	1.087	0.954	3.6	2.9
10YR-72HR	A-DET 12	BASE	63.00	15.061	17.750	23413	1.769	1.526	5.6	4.3
10YR-72HR	A-DET 13	BASE	63.00	15.060	17.750	19883	2.341	2.146	7.0	5.9
10YR-72HR	A-DET 14	BASE	63.00	15.060	17.750	21367	3.079	2.675	9.0	7.8
10YR-72HR	A-DET 15	BASE	63.00	15.060	17.750	22431	2.757	8.209	8.1	7.1
10YR-72HR	AA-CS11	BASE	63.00	15.060	17.750	10978	8.209	2.564	7.1	6.2
10YR-72HR	AB-LAKE 1	BASE	63.00	15.052	17.750	133389	4.250	2.860	11.3	3.3
10YR-72HR	B-DET 21	BASE	63.00	15.060	17.750	10040	1.087	0.984	3.6	3.0
10YR-72HR	B-DET 22	BASE	63.00	15.059	17.750	18459	1.800	1.611	5.7	4.6
10YR-72HR	B-DET 23	BASE	63.00	15.059	17.750	15655	2.426	2.266	7.3	6.5
10YR-72HR	B-DET 24	BASE	63.00	15.059	17.750	16808	3.199	3.027	9.5	8.6
10YR-72HR	B-DET 25	BASE	63.00	15.058	17.750	21726	3.181	2.957	9.1	7.9
10YR-72HR	BB-CS22	BASE	63.00	15.058	17.750	13066	2.957	2.822	7.9	7.2
10YR-72HR	BC-LAKE 2	BASE	63.00	15.050	17.750	154294	7.202	5.567	15.1	5.6
10YR-72HR	D-LAKE 3	BASE	63.00	15.048	17.750	104184	-0.846	1.811	-12.6	0.8
10YR-72HR	E-ENTRY	BASE	63.00	15.045	17.500	137	0.141	-3.623	0.5	-18.7
10YR-72HR	N-PreDev	BASE	63.00	14.413	17.750	590116	15.778	0.000	11.4	0.0
10YR-72HR	O-CANAL	BASE	63.00	13.335	14.500	0	5.209	0.000	2.1	0.0
10YR-72HR	A-DET 11	BASE	64.00	15.096	17.750	12953	1.066	0.945	3.7	3.0
10YR-72HR	A-DET 12	BASE	64.00	15.096	17.750	23540	1.744	1.522	5.7	4.4
10YR-72HR	A-DET 13	BASE	64.00	15.096	17.750	19991	2.321	2.145	7.2	6.0
10YR-72HR	A-DET 14	BASE	64.00	15.096	17.750	21483	3.061	2.648	9.2	8.0
10YR-72HR	A-DET 15	BASE	64.00	15.095	17.750	22523	2.728	8.698	8.3	7.8
10YR-72HR	AA-CS11	BASE	64.00	15.095	17.750	11008	8.698	2.590	7.8	6.4
10YR-72HR	AB-LAKE 1	BASE	64.00	15.087	17.750	133613	4.183	2.947	11.7	3.6
10YR-72HR	B-DET 21	BASE	64.00	15.094	17.750	10112	1.066	0.972	3.7	3.1
10YR-72HR	B-DET 22	BASE	64.00	15.094	17.750	18585	1.772	1.598	5.9	4.8
10YR-72HR	B-DET 23	BASE	64.00	15.094	17.750	15762	2.398	2.251	7.5	6.6
10YR-72HR	B-DET 24	BASE	64.00	15.094	17.750	16924	3.166	3.008	9.8	8.9
10YR-72HR	B-DET 25	BASE	64.00	15.093	17.750	21842	3.159	2.955	9.4	8.2
10YR-72HR	BB-CS22	BASE	64.00	15.093	17.750	13120	2.955	2.832	8.2	7.4
10YR-72HR	BC-LAKE 2	BASE	64.00	15.085	17.750	154517	7.216	5.767	15.7	6.1
10YR-72HR	D-LAKE 3	BASE	64.00	15.083	17.750	104407	-0.887	1.905	-12.7	0.9
10YR-72HR	E-ENTRY	BASE	64.00	15.080	17.500	137	0.139	-3.625	0.5	-19.0
10YR-72HR	N-PreDev	BASE	64.00	14.495	17.750	618405	12.035	0.000	12.6	0.0
10YR-72HR	O-CANAL	BASE	64.00	13.180	14.500	0	5.480	0.000	2.5	0.0
10YR-72HR	A-DET 11	BASE	65.00	15.109	17.750	12979	0.637	0.615	3.8	3.0
10YR-72HR	A-DET 12	BASE	65.00	15.109	17.750	23586	1.093	1.045	5.8	4.5
10YR-72HR	A-DET 13	BASE	65.00	15.109	17.750	20031	1.524	1.523	7.3	6.2

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 14	BASE	65.00	15.109	17.750	21527	2.070	1.653	9.4	8.2
10YR-72HR	A-DET 15	BASE	65.00	15.108	17.750	22558	1.701	8.966	8.5	8.5
10YR-72HR	AA-CS11	BASE	65.00	15.108	17.750	11019	8.966	1.962	8.5	6.6
10YR-72HR	AB-LAKE 1	BASE	65.00	15.103	17.750	133709	2.949	2.733	12.0	3.8
10YR-72HR	B-DET 21	BASE	65.00	15.107	17.750	10137	0.637	0.619	3.8	3.2
10YR-72HR	B-DET 22	BASE	65.00	15.107	17.750	18629	1.098	1.064	6.0	4.9
10YR-72HR	B-DET 23	BASE	65.00	15.107	17.750	15801	1.542	1.514	7.7	6.8
10YR-72HR	B-DET 24	BASE	65.00	15.107	17.750	16966	2.061	2.031	10.0	9.1
10YR-72HR	B-DET 25	BASE	65.00	15.106	17.750	21885	2.122	2.082	9.6	8.4
10YR-72HR	BB-CS22	BASE	65.00	15.106	17.750	13140	2.082	2.059	8.4	7.6
10YR-72HR	BC-LAKE 2	BASE	65.00	15.100	17.750	154616	5.681	5.397	16.3	6.6
10YR-72HR	D-LAKE 3	BASE	65.00	15.099	17.750	104510	-1.617	1.963	-12.8	1.1
10YR-72HR	E-ENTRY	BASE	65.00	15.096	17.500	137	0.083	-3.683	0.5	-19.3
10YR-72HR	N-PreDev	BASE	65.00	14.554	17.750	638689	8.393	0.000	13.4	0.0
10YR-72HR	O-CANAL	BASE	65.00	13.025	14.500	0	5.649	0.000	3.0	0.0
10YR-72HR	A-DET 11	BASE	66.00	15.115	17.750	12992	0.643	0.623	3.8	3.1
10YR-72HR	A-DET 12	BASE	66.00	15.115	17.750	23608	1.105	1.063	5.9	4.6
10YR-72HR	A-DET 13	BASE	66.00	15.115	17.750	20049	1.545	1.548	7.4	6.3
10YR-72HR	A-DET 14	BASE	66.00	15.115	17.750	21547	2.099	1.689	9.6	8.3
10YR-72HR	A-DET 15	BASE	66.00	15.115	17.750	22574	1.738	9.044	8.6	9.2
10YR-72HR	AA-CS11	BASE	66.00	15.114	17.750	11024	9.044	2.006	9.2	6.8
10YR-72HR	AB-LAKE 1	BASE	66.00	15.109	17.750	133747	2.965	2.783	12.2	4.0
10YR-72HR	B-DET 21	BASE	66.00	15.113	17.750	10150	0.643	0.627	3.8	3.2
10YR-72HR	B-DET 22	BASE	66.00	15.113	17.750	18651	1.109	1.080	6.1	5.0
10YR-72HR	B-DET 23	BASE	66.00	15.113	17.750	15819	1.562	1.538	7.8	6.9
10YR-72HR	B-DET 24	BASE	66.00	15.113	17.750	16986	2.089	2.063	10.2	9.2
10YR-72HR	B-DET 25	BASE	66.00	15.112	17.750	21905	2.154	2.121	9.8	8.5
10YR-72HR	BB-CS22	BASE	66.00	15.112	17.750	13149	2.121	2.100	8.5	7.8
10YR-72HR	BC-LAKE 2	BASE	66.00	15.106	17.750	154653	5.748	5.509	16.7	7.0
10YR-72HR	D-LAKE 3	BASE	66.00	15.105	17.750	104547	-1.610	2.002	-13.0	1.3
10YR-72HR	E-ENTRY	BASE	66.00	15.102	17.500	137	0.084	-3.683	0.5	-19.6
10YR-72HR	N-PreDev	BASE	66.00	14.593	17.750	651948	5.706	0.000	14.0	0.0
10YR-72HR	O-CANAL	BASE	66.00	12.870	14.500	0	5.765	0.000	3.5	0.0
10YR-72HR	A-DET 11	BASE	67.00	15.120	17.750	13003	0.643	0.625	3.9	3.1
10YR-72HR	A-DET 12	BASE	67.00	15.120	17.750	23627	1.107	1.069	6.0	4.7
10YR-72HR	A-DET 13	BASE	67.00	15.120	17.750	20066	1.551	1.558	7.6	6.5
10YR-72HR	A-DET 14	BASE	67.00	15.120	17.750	21564	2.109	1.700	9.8	8.5
10YR-72HR	A-DET 15	BASE	67.00	15.120	17.750	22588	1.748	9.110	8.7	10.0
10YR-72HR	AA-CS11	BASE	67.00	15.120	17.750	11029	9.110	2.024	10.0	6.9
10YR-72HR	AB-LAKE 1	BASE	67.00	15.114	17.750	133780	2.984	2.823	12.5	4.2
10YR-72HR	B-DET 21	BASE	67.00	15.118	17.750	10160	0.643	0.629	3.9	3.3
10YR-72HR	B-DET 22	BASE	67.00	15.118	17.750	18670	1.111	1.085	6.2	5.1
10YR-72HR	B-DET 23	BASE	67.00	15.118	17.750	15835	1.567	1.545	8.0	7.0
10YR-72HR	B-DET 24	BASE	67.00	15.118	17.750	17003	2.096	2.073	10.4	9.4
10YR-72HR	B-DET 25	BASE	67.00	15.117	17.750	21922	2.164	2.134	9.9	8.7
10YR-72HR	BB-CS22	BASE	67.00	15.117	17.750	13157	2.134	2.115	8.7	8.0
10YR-72HR	BC-LAKE 2	BASE	67.00	15.111	17.750	154686	5.804	5.587	17.2	7.5
10YR-72HR	D-LAKE 3	BASE	67.00	15.110	17.750	104579	-1.588	2.038	-13.1	1.4
10YR-72HR	E-ENTRY	BASE	67.00	15.107	17.500	137	0.084	-3.683	0.5	-19.9
10YR-72HR	N-PreDev	BASE	67.00	14.619	17.750	661031	4.106	0.000	14.4	0.0
10YR-72HR	O-CANAL	BASE	67.00	12.715	14.500	0	5.859	0.000	3.9	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 11	BASE	68.00	15.125	17.750	13013	0.642	0.626	3.9	3.2
10YR-72HR	A-DET 12	BASE	68.00	15.125	17.750	23645	1.108	1.072	6.1	4.8
10YR-72HR	A-DET 13	BASE	68.00	15.125	17.750	20081	1.553	1.563	7.7	6.6
10YR-72HR	A-DET 14	BASE	68.00	15.125	17.750	21580	2.114	1.701	9.9	8.6
10YR-72HR	A-DET 15	BASE	68.00	15.125	17.750	22600	1.749	9.171	8.9	10.7
10YR-72HR	AA-CS11	BASE	68.00	15.125	17.750	11033	9.171	2.032	10.7	7.1
10YR-72HR	AB-LAKE 1	BASE	68.00	15.119	17.750	133811	2.992	2.842	12.7	4.5
10YR-72HR	B-DET 21	BASE	68.00	15.123	17.750	10170	0.642	0.629	3.9	3.3
10YR-72HR	B-DET 22	BASE	68.00	15.123	17.750	18687	1.111	1.087	6.3	5.2
10YR-72HR	B-DET 23	BASE	68.00	15.123	17.750	15850	1.568	1.548	8.1	7.2
10YR-72HR	B-DET 24	BASE	68.00	15.123	17.750	17019	2.099	2.077	10.5	9.6
10YR-72HR	B-DET 25	BASE	68.00	15.122	17.750	21938	2.168	2.139	10.1	8.9
10YR-72HR	BB-CS22	BASE	68.00	15.122	17.750	13165	2.139	2.122	8.9	8.1
10YR-72HR	BC-LAKE 2	BASE	68.00	15.116	17.750	154717	5.830	5.623	17.7	7.9
10YR-72HR	D-LAKE 3	BASE	68.00	15.115	17.750	104610	-1.579	2.054	-13.2	1.6
10YR-72HR	E-ENTRY	BASE	68.00	15.112	17.500	137	0.084	-3.683	0.5	-20.2
10YR-72HR	N-PreDev	BASE	68.00	14.640	17.750	668257	3.701	0.000	14.7	0.0
10YR-72HR	O-CANAL	BASE	68.00	12.560	14.500	0	5.902	0.000	4.4	0.0
10YR-72HR	A-DET 11	BASE	69.00	15.119	17.750	13001	0.426	0.570	4.0	3.2
10YR-72HR	A-DET 12	BASE	69.00	15.119	17.750	23625	0.889	0.868	6.2	4.8
10YR-72HR	A-DET 13	BASE	69.00	15.119	17.750	20064	1.187	1.242	7.8	6.7
10YR-72HR	A-DET 14	BASE	69.00	15.119	17.750	21562	1.608	1.138	10.1	8.7
10YR-72HR	A-DET 15	BASE	69.00	15.119	17.750	22586	1.170	9.059	9.0	11.5
10YR-72HR	AA-CS11	BASE	69.00	15.119	17.750	11028	9.059	1.698	11.5	7.2
10YR-72HR	AB-LAKE 1	BASE	69.00	15.114	17.750	133783	2.350	2.692	12.9	4.7
10YR-72HR	B-DET 21	BASE	69.00	15.117	17.750	10159	0.426	0.449	4.0	3.4
10YR-72HR	B-DET 22	BASE	69.00	15.117	17.750	18667	0.768	0.812	6.3	5.2
10YR-72HR	B-DET 23	BASE	69.00	15.117	17.750	15833	1.131	1.169	8.2	7.3
10YR-72HR	B-DET 24	BASE	69.00	15.117	17.750	17001	1.534	1.574	10.7	9.7
10YR-72HR	B-DET 25	BASE	69.00	15.117	17.750	21920	1.634	1.685	10.3	9.1
10YR-72HR	BB-CS22	BASE	69.00	15.117	17.750	13156	1.685	1.716	9.1	8.3
10YR-72HR	BC-LAKE 2	BASE	69.00	15.112	17.750	154690	4.996	5.352	18.1	8.4
10YR-72HR	D-LAKE 3	BASE	69.00	15.111	17.750	104585	-1.965	2.050	-13.4	1.8
10YR-72HR	E-ENTRY	BASE	69.00	15.108	17.500	137	0.055	-3.711	0.5	-20.5
10YR-72HR	N-PreDev	BASE	69.00	14.659	17.750	674655	3.147	0.000	15.0	0.0
10YR-72HR	O-CANAL	BASE	69.00	12.405	14.500	0	5.887	0.000	4.9	0.0
10YR-72HR	A-DET 11	BASE	70.00	15.111	17.750	12984	0.426	0.572	4.0	3.3
10YR-72HR	A-DET 12	BASE	70.00	15.111	17.750	23594	0.891	0.866	6.3	4.9
10YR-72HR	A-DET 13	BASE	70.00	15.111	17.750	20037	1.186	1.240	7.9	6.8
10YR-72HR	A-DET 14	BASE	70.00	15.111	17.750	21534	1.605	1.150	10.2	8.8
10YR-72HR	A-DET 15	BASE	70.00	15.111	17.750	22564	1.182	8.958	9.1	12.2
10YR-72HR	AA-CS11	BASE	70.00	15.111	17.750	11021	8.958	1.697	12.2	7.4
10YR-72HR	AB-LAKE 1	BASE	70.00	15.106	17.750	133729	2.333	2.674	13.1	4.9
10YR-72HR	B-DET 21	BASE	70.00	15.109	17.750	10141	0.426	0.449	4.0	3.4
10YR-72HR	B-DET 22	BASE	70.00	15.109	17.750	18636	0.769	0.812	6.4	5.3
10YR-72HR	B-DET 23	BASE	70.00	15.109	17.750	15807	1.131	1.169	8.3	7.4
10YR-72HR	B-DET 24	BASE	70.00	15.109	17.750	16972	1.534	1.574	10.8	9.9
10YR-72HR	B-DET 25	BASE	70.00	15.108	17.750	21892	1.634	1.685	10.4	9.2
10YR-72HR	BB-CS22	BASE	70.00	15.108	17.750	13143	1.685	1.716	9.2	8.4
10YR-72HR	BC-LAKE 2	BASE	70.00	15.103	17.750	154636	4.964	5.322	18.6	8.8
10YR-72HR	D-LAKE 3	BASE	70.00	15.103	17.750	104531	-1.983	2.034	-13.5	1.9

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E-ENTRY	BASE	70.00	15.099	17.500	137	0.055	-3.711	0.5	-20.8
10YR-72HR	N-PreDev	BASE	70.00	14.674	17.750	679966	2.711	0.000	15.3	0.0
10YR-72HR	O-CANAL	BASE	70.00	12.250	14.500	0	5.844	0.000	5.4	0.0
10YR-72HR	A-DET 11	BASE	71.00	15.103	17.750	12967	0.428	0.576	4.0	3.3
10YR-72HR	A-DET 12	BASE	71.00	15.103	17.750	23564	0.897	0.866	6.3	5.0
10YR-72HR	A-DET 13	BASE	71.00	15.103	17.750	20012	1.187	1.238	8.0	6.9
10YR-72HR	A-DET 14	BASE	71.00	15.103	17.750	21507	1.605	1.162	10.4	8.9
10YR-72HR	A-DET 15	BASE	71.00	15.103	17.750	22542	1.195	8.860	9.2	13.0
10YR-72HR	AA-CS11	BASE	71.00	15.102	17.750	11014	8.860	1.694	13.0	7.5
10YR-72HR	AB-LAKE 1	BASE	71.00	15.097	17.750	133676	2.333	2.659	13.3	5.2
10YR-72HR	B-DET 21	BASE	71.00	15.100	17.750	10124	0.428	0.451	4.0	3.4
10YR-72HR	B-DET 22	BASE	71.00	15.100	17.750	18607	0.772	0.813	6.5	5.4
10YR-72HR	B-DET 23	BASE	71.00	15.100	17.750	15781	1.134	1.170	8.4	7.5
10YR-72HR	B-DET 24	BASE	71.00	15.100	17.750	16945	1.537	1.575	10.9	10.0
10YR-72HR	B-DET 25	BASE	71.00	15.100	17.750	21865	1.636	1.685	10.6	9.3
10YR-72HR	BB-CS22	BASE	71.00	15.100	17.750	13131	1.685	1.714	9.3	8.6
10YR-72HR	BC-LAKE 2	BASE	71.00	15.095	17.750	154584	4.949	5.290	19.0	9.3
10YR-72HR	D-LAKE 3	BASE	71.00	15.095	17.750	104479	-1.986	2.019	-13.7	2.1
10YR-72HR	E-ENTRY	BASE	71.00	15.091	17.500	137	0.056	-3.711	0.5	-21.1
10YR-72HR	N-PreDev	BASE	71.00	14.688	17.750	684686	2.511	0.000	15.5	0.0
10YR-72HR	O-CANAL	BASE	71.00	12.095	14.500	0	5.803	0.000	5.9	0.0
10YR-72HR	A-DET 11	BASE	72.00	15.095	17.750	12950	0.000	0.000	4.0	3.3
10YR-72HR	A-DET 12	BASE	72.00	15.095	17.750	23536	0.000	0.875	6.4	5.1
10YR-72HR	A-DET 13	BASE	72.00	15.095	17.750	19988	0.875	1.236	8.1	7.0
10YR-72HR	A-DET 14	BASE	72.00	15.095	17.750	21480	1.236	1.111	10.5	9.0
10YR-72HR	A-DET 15	BASE	72.00	15.095	17.750	22521	1.111	8.757	9.3	13.7
10YR-72HR	AA-CS11	BASE	72.00	15.094	17.750	11007	8.757	1.686	13.7	7.7
10YR-72HR	AB-LAKE 1	BASE	72.00	15.090	17.750	133626	1.686	2.643	13.5	5.4
10YR-72HR	B-DET 21	BASE	72.00	15.093	17.750	10108	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	72.00	15.093	17.750	18578	0.000	0.819	6.5	5.4
10YR-72HR	B-DET 23	BASE	72.00	15.092	17.750	15757	0.819	1.169	8.5	7.6
10YR-72HR	B-DET 24	BASE	72.00	15.092	17.750	16919	1.169	1.547	11.1	10.1
10YR-72HR	B-DET 25	BASE	72.00	15.092	17.750	21839	1.547	1.663	10.7	9.5
10YR-72HR	BB-CS22	BASE	72.00	15.092	17.750	13119	1.663	1.707	9.5	8.7
10YR-72HR	BC-LAKE 2	BASE	72.00	15.087	17.750	154534	4.350	5.257	19.4	9.7
10YR-72HR	D-LAKE 3	BASE	72.00	15.087	17.750	104429	-2.268	2.005	-13.9	2.3
10YR-72HR	E-ENTRY	BASE	72.00	15.083	17.500	137	0.000	-3.767	0.5	-21.4
10YR-72HR	N-PreDev	BASE	72.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	72.00	11.940	14.500	0	5.763	0.000	6.4	0.0
10YR-72HR	A-DET 11	BASE	73.00	15.059	17.750	12876	0.000	0.000	4.0	3.3
10YR-72HR	A-DET 12	BASE	73.00	15.059	17.750	23407	0.000	0.000	6.4	5.1
10YR-72HR	A-DET 13	BASE	73.00	15.059	17.750	19878	0.000	1.035	8.1	7.1
10YR-72HR	A-DET 14	BASE	73.00	15.059	17.750	21362	1.035	0.000	10.6	9.0
10YR-72HR	A-DET 15	BASE	73.00	15.059	17.750	22428	0.000	8.302	9.3	14.4
10YR-72HR	AA-CS11	BASE	73.00	15.059	17.750	10977	8.302	1.011	14.4	7.8
10YR-72HR	AB-LAKE 1	BASE	73.00	15.056	17.750	133412	1.011	2.289	13.6	5.6
10YR-72HR	B-DET 21	BASE	73.00	15.057	17.750	10034	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	73.00	15.057	17.750	18449	0.000	0.582	6.5	5.5
10YR-72HR	B-DET 23	BASE	73.00	15.057	17.750	15647	0.582	0.000	8.5	7.6
10YR-72HR	B-DET 24	BASE	73.00	15.057	17.750	16801	0.000	0.657	11.1	10.2
10YR-72HR	B-DET 25	BASE	73.00	15.057	17.750	21721	0.657	0.843	10.8	9.6

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	BB-CS22	BASE	73.00	15.057	17.750	13064	0.843	0.897	9.6	8.8
10YR-72HR	BC-LAKE 2	BASE	73.00	15.054	17.750	154323	3.186	4.617	19.7	10.1
10YR-72HR	D-LAKE 3	BASE	73.00	15.054	17.750	104221	-2.801	1.946	-14.1	2.4
10YR-72HR	E-ENTRY	BASE	73.00	15.050	17.500	137	0.000	-3.767	0.5	-21.7
10YR-72HR	N-PreDev	BASE	73.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	73.00	11.785	14.500	0	5.598	0.000	6.8	0.0
10YR-72HR	A-DET 11	BASE	74.00	15.026	17.750	12808	0.000	0.505	4.0	3.4
10YR-72HR	A-DET 12	BASE	74.00	15.026	17.750	23287	0.505	0.000	6.4	5.1
10YR-72HR	A-DET 13	BASE	74.00	15.026	17.750	19775	0.000	0.987	8.1	7.2
10YR-72HR	A-DET 14	BASE	74.00	15.026	17.750	21251	0.987	0.000	10.7	9.0
10YR-72HR	A-DET 15	BASE	74.00	15.026	17.750	22341	0.000	7.937	9.3	15.1
10YR-72HR	AA-CS11	BASE	74.00	15.025	17.750	10949	7.937	0.980	15.1	7.9
10YR-72HR	AB-LAKE 1	BASE	74.00	15.023	17.750	133201	0.980	2.222	13.7	5.8
10YR-72HR	B-DET 21	BASE	74.00	15.024	17.750	9966	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	74.00	15.024	17.750	18330	0.000	0.566	6.5	5.5
10YR-72HR	B-DET 23	BASE	74.00	15.023	17.750	15545	0.566	0.000	8.6	7.6
10YR-72HR	B-DET 24	BASE	74.00	15.023	17.750	16691	0.000	0.625	11.1	10.3
10YR-72HR	B-DET 25	BASE	74.00	15.023	17.750	21611	0.625	0.804	10.8	9.6
10YR-72HR	BB-CS22	BASE	74.00	15.023	17.750	13013	0.804	0.868	9.6	8.9
10YR-72HR	BC-LAKE 2	BASE	74.00	15.021	17.750	154113	3.090	4.481	19.9	10.5
10YR-72HR	D-LAKE 3	BASE	74.00	15.021	17.750	104010	-2.833	1.888	-14.3	2.6
10YR-72HR	E-ENTRY	BASE	74.00	15.017	17.500	137	0.000	-3.767	0.5	-22.1
10YR-72HR	N-PreDev	BASE	74.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	74.00	11.630	14.500	0	5.435	0.000	7.3	0.0
10YR-72HR	A-DET 11	BASE	75.00	14.993	17.750	12741	0.000	0.598	4.0	3.4
10YR-72HR	A-DET 12	BASE	75.00	14.993	17.750	23170	0.598	0.000	6.4	5.1
10YR-72HR	A-DET 13	BASE	75.00	14.993	17.750	19676	0.000	0.926	8.1	7.3
10YR-72HR	A-DET 14	BASE	75.00	14.993	17.750	21144	0.926	0.000	10.7	9.0
10YR-72HR	A-DET 15	BASE	75.00	14.993	17.750	22256	0.000	7.588	9.3	15.7
10YR-72HR	AA-CS11	BASE	75.00	14.993	17.750	10922	7.588	0.951	15.7	7.9
10YR-72HR	AB-LAKE 1	BASE	75.00	14.990	17.750	132995	0.951	2.157	13.8	5.9
10YR-72HR	B-DET 21	BASE	75.00	14.991	17.750	9899	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	75.00	14.991	17.750	18213	0.000	0.544	6.5	5.6
10YR-72HR	B-DET 23	BASE	75.00	14.991	17.750	15446	0.544	0.000	8.6	7.6
10YR-72HR	B-DET 24	BASE	75.00	14.991	17.750	16584	0.000	0.608	11.1	10.3
10YR-72HR	B-DET 25	BASE	75.00	14.991	17.750	21504	0.608	0.807	10.9	9.7
10YR-72HR	BB-CS22	BASE	75.00	14.991	17.750	12963	0.807	0.840	9.7	9.0
10YR-72HR	BC-LAKE 2	BASE	75.00	14.989	17.750	153908	2.997	4.350	20.2	10.9
10YR-72HR	D-LAKE 3	BASE	75.00	14.988	17.750	103806	-2.863	1.831	-14.5	2.7
10YR-72HR	E-ENTRY	BASE	75.00	14.985	17.500	137	0.000	-3.767	0.5	-22.4
10YR-72HR	N-PreDev	BASE	75.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	75.00	11.475	14.500	0	5.278	0.000	7.7	0.0
10YR-72HR	A-DET 11	BASE	76.00	14.962	17.750	12676	0.000	0.473	4.0	3.5
10YR-72HR	A-DET 12	BASE	76.00	14.962	17.750	23056	0.473	0.000	6.5	5.1
10YR-72HR	A-DET 13	BASE	76.00	14.962	17.750	19579	0.000	0.997	8.1	7.3
10YR-72HR	A-DET 14	BASE	76.00	14.961	17.750	21039	0.997	0.000	10.8	9.0
10YR-72HR	A-DET 15	BASE	76.00	14.961	17.750	22173	0.000	7.184	9.3	16.3
10YR-72HR	AA-CS11	BASE	76.00	14.961	17.750	10896	7.184	0.924	16.3	8.0
10YR-72HR	AB-LAKE 1	BASE	76.00	14.959	17.750	132795	0.924	2.095	13.9	6.1
10YR-72HR	B-DET 21	BASE	76.00	14.960	17.750	9834	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	76.00	14.960	17.750	18100	0.000	0.526	6.5	5.6

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-DET 23	BASE	76.00	14.960	17.750	15349	0.526	0.000	8.7	7.6
10YR-72HR	B-DET 24	BASE	76.00	14.960	17.750	16479	0.000	0.586	11.1	10.4
10YR-72HR	B-DET 25	BASE	76.00	14.960	17.750	21399	0.586	0.793	10.9	9.8
10YR-72HR	BB-CS22	BASE	76.00	14.960	17.750	12915	0.793	0.814	9.8	9.0
10YR-72HR	BC-LAKE 2	BASE	76.00	14.957	17.750	153708	2.909	4.225	20.4	11.2
10YR-72HR	D-LAKE 3	BASE	76.00	14.957	17.750	103606	-2.891	1.777	-14.8	2.9
10YR-72HR	E-ENTRY	BASE	76.00	14.954	17.500	137	0.000	-3.767	0.5	-22.7
10YR-72HR	N-PreDev	BASE	76.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	76.00	11.320	14.500	0	5.127	0.000	8.2	0.0
10YR-72HR	A-DET 11	BASE	77.00	14.931	17.750	12612	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	77.00	14.931	17.750	22946	0.000	0.000	6.5	5.1
10YR-72HR	A-DET 13	BASE	77.00	14.931	17.750	19484	0.000	0.950	8.1	7.4
10YR-72HR	A-DET 14	BASE	77.00	14.931	17.750	20938	0.950	0.000	10.9	9.0
10YR-72HR	A-DET 15	BASE	77.00	14.931	17.750	22093	0.000	6.874	9.3	16.9
10YR-72HR	AA-CS11	BASE	77.00	14.931	17.750	10870	6.874	0.897	16.9	8.1
10YR-72HR	AB-LAKE 1	BASE	77.00	14.928	17.750	132600	0.897	2.036	13.9	6.3
10YR-72HR	B-DET 21	BASE	77.00	14.929	17.750	9770	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	77.00	14.929	17.750	17989	0.000	0.509	6.5	5.7
10YR-72HR	B-DET 23	BASE	77.00	14.929	17.750	15255	0.509	0.000	8.7	7.6
10YR-72HR	B-DET 24	BASE	77.00	14.929	17.750	16378	0.000	0.566	11.1	10.4
10YR-72HR	B-DET 25	BASE	77.00	14.929	17.750	21298	0.566	0.778	11.0	9.8
10YR-72HR	BB-CS22	BASE	77.00	14.929	17.750	12868	0.778	0.788	9.8	9.1
10YR-72HR	BC-LAKE 2	BASE	77.00	14.927	17.750	153514	2.824	4.104	20.7	11.6
10YR-72HR	D-LAKE 3	BASE	77.00	14.926	17.750	103412	-2.919	1.725	-15.0	3.0
10YR-72HR	E-ENTRY	BASE	77.00	14.923	17.500	137	0.000	-3.767	0.5	-23.0
10YR-72HR	N-PreDev	BASE	77.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	77.00	11.165	14.500	0	4.982	0.000	8.6	0.0
10YR-72HR	A-DET 11	BASE	78.00	14.901	17.750	12550	0.000	0.551	4.0	3.5
10YR-72HR	A-DET 12	BASE	78.00	14.901	17.750	22838	0.551	0.000	6.5	5.1
10YR-72HR	A-DET 13	BASE	78.00	14.901	17.750	19392	0.000	0.913	8.1	7.5
10YR-72HR	A-DET 14	BASE	78.00	14.901	17.750	20838	0.913	0.000	11.0	9.0
10YR-72HR	A-DET 15	BASE	78.00	14.901	17.750	22014	0.000	6.576	9.3	17.5
10YR-72HR	AA-CS11	BASE	78.00	14.901	17.750	10845	6.576	0.871	17.5	8.2
10YR-72HR	AB-LAKE 1	BASE	78.00	14.898	17.750	132410	0.871	1.978	14.0	6.5
10YR-72HR	B-DET 21	BASE	78.00	14.899	17.750	9709	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	78.00	14.899	17.750	17882	0.000	0.493	6.5	5.7
10YR-72HR	B-DET 23	BASE	78.00	14.899	17.750	15163	0.493	0.000	8.8	7.6
10YR-72HR	B-DET 24	BASE	78.00	14.899	17.750	16279	0.000	0.546	11.1	10.5
10YR-72HR	B-DET 25	BASE	78.00	14.899	17.750	21199	0.546	0.764	11.0	9.9
10YR-72HR	BB-CS22	BASE	78.00	14.899	17.750	12822	0.764	0.764	9.9	9.2
10YR-72HR	BC-LAKE 2	BASE	78.00	14.897	17.750	153324	2.742	3.988	20.9	11.9
10YR-72HR	D-LAKE 3	BASE	78.00	14.897	17.750	103222	-2.946	1.676	-15.3	3.2
10YR-72HR	E-ENTRY	BASE	78.00	14.893	17.500	137	0.000	-3.767	0.5	-23.3
10YR-72HR	N-PreDev	BASE	78.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	78.00	11.010	14.500	0	4.843	0.000	9.0	0.0
10YR-72HR	A-DET 11	BASE	79.00	14.872	17.750	12490	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	79.00	14.872	17.750	22733	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	79.00	14.872	17.750	19302	0.000	0.906	8.1	7.6
10YR-72HR	A-DET 14	BASE	79.00	14.872	17.750	20742	0.906	-0.581	11.0	9.0
10YR-72HR	A-DET 15	BASE	79.00	14.872	17.750	21938	-0.581	6.294	9.3	18.0
10YR-72HR	AA-CS11	BASE	79.00	14.871	17.750	10820	6.294	0.846	18.0	8.2

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	AB-LAKE 1	BASE	79.00	14.869	17.750	132225	0.846	1.923	14.1	6.6
10YR-72HR	B-DET 21	BASE	79.00	14.870	17.750	9649	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	79.00	14.870	17.750	17777	0.000	0.477	6.5	5.8
10YR-72HR	B-DET 23	BASE	79.00	14.870	17.750	15073	0.477	0.000	8.8	7.6
10YR-72HR	B-DET 24	BASE	79.00	14.870	17.750	16182	0.000	0.434	11.1	10.5
10YR-72HR	B-DET 25	BASE	79.00	14.870	17.750	21102	0.434	1.201	11.1	10.0
10YR-72HR	BB-CS22	BASE	79.00	14.870	17.750	12777	1.201	0.738	10.0	9.2
10YR-72HR	BC-LAKE 2	BASE	79.00	14.868	17.750	153139	2.661	3.877	21.1	12.2
10YR-72HR	D-LAKE 3	BASE	79.00	14.867	17.750	103038	-2.971	1.628	-15.5	3.3
10YR-72HR	E-ENTRY	BASE	79.00	14.864	17.500	137	0.000	-3.767	0.5	-23.6
10YR-72HR	N-PreDev	BASE	79.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	79.00	10.855	14.500	0	4.709	0.000	9.4	0.0
10YR-72HR	A-DET 11	BASE	80.00	14.843	17.750	12431	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	80.00	14.843	17.750	22630	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	80.00	14.843	17.750	19215	0.000	0.838	8.1	7.6
10YR-72HR	A-DET 14	BASE	80.00	14.843	17.750	20647	0.838	0.000	11.1	9.0
10YR-72HR	A-DET 15	BASE	80.00	14.843	17.750	21863	0.000	6.034	9.3	18.5
10YR-72HR	AA-CS11	BASE	80.00	14.843	17.750	10796	6.034	0.822	18.5	8.3
10YR-72HR	AB-LAKE 1	BASE	80.00	14.840	17.750	132044	0.822	1.870	14.1	6.8
10YR-72HR	B-DET 21	BASE	80.00	14.842	17.750	9590	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	80.00	14.842	17.750	17675	0.000	0.463	6.5	5.8
10YR-72HR	B-DET 23	BASE	80.00	14.842	17.750	14986	0.463	0.000	8.8	7.6
10YR-72HR	B-DET 24	BASE	80.00	14.842	17.750	16088	0.000	0.504	11.1	10.5
10YR-72HR	B-DET 25	BASE	80.00	14.841	17.750	21008	0.504	0.705	11.1	10.1
10YR-72HR	BB-CS22	BASE	80.00	14.841	17.750	12734	0.705	0.719	10.1	9.3
10YR-72HR	BC-LAKE 2	BASE	80.00	14.839	17.750	152959	2.589	3.769	21.3	12.5
10YR-72HR	D-LAKE 3	BASE	80.00	14.839	17.750	102858	-2.996	1.581	-15.8	3.5
10YR-72HR	E-ENTRY	BASE	80.00	14.836	17.500	137	0.000	-3.767	0.5	-23.9
10YR-72HR	N-PreDev	BASE	80.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	80.00	10.700	14.500	0	4.580	0.000	9.8	0.0
10YR-72HR	A-DET 11	BASE	81.00	14.815	17.750	12374	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	81.00	14.815	17.750	22530	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	81.00	14.815	17.750	19130	0.000	0.842	8.1	7.7
10YR-72HR	A-DET 14	BASE	81.00	14.815	17.750	20555	0.842	0.000	11.2	9.0
10YR-72HR	A-DET 15	BASE	81.00	14.815	17.750	21791	0.000	5.782	9.3	19.0
10YR-72HR	AA-CS11	BASE	81.00	14.815	17.750	10773	5.782	0.799	19.0	8.4
10YR-72HR	AB-LAKE 1	BASE	81.00	14.813	17.750	131868	0.799	1.820	14.2	6.9
10YR-72HR	B-DET 21	BASE	81.00	14.814	17.750	9533	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	81.00	14.814	17.750	17575	0.000	0.449	6.5	5.8
10YR-72HR	B-DET 23	BASE	81.00	14.814	17.750	14901	0.449	0.000	8.9	7.6
10YR-72HR	B-DET 24	BASE	81.00	14.814	17.750	15996	0.000	0.488	11.1	10.6
10YR-72HR	B-DET 25	BASE	81.00	14.814	17.750	20916	0.488	0.690	11.1	10.1
10YR-72HR	BB-CS22	BASE	81.00	14.814	17.750	12691	0.690	0.697	10.1	9.3
10YR-72HR	BC-LAKE 2	BASE	81.00	14.812	17.750	152784	2.517	3.666	21.5	12.8
10YR-72HR	D-LAKE 3	BASE	81.00	14.811	17.750	102682	-3.020	1.537	-16.0	3.6
10YR-72HR	E-ENTRY	BASE	81.00	14.808	17.500	137	0.000	-3.767	0.5	-24.2
10YR-72HR	N-PreDev	BASE	81.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	81.00	10.545	14.500	0	4.456	0.000	10.1	0.0
10YR-72HR	A-DET 11	BASE	82.00	14.788	17.750	12318	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	82.00	14.788	17.750	22433	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	82.00	14.788	17.750	19046	0.000	0.694	8.1	7.8

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 14	BASE	82.00	14.788	17.750	20465	0.694	0.000	11.2	9.0
10YR-72HR	A-DET 15	BASE	82.00	14.788	17.750	21720	0.000	5.541	9.3	19.5
10YR-72HR	AA-CS11	BASE	82.00	14.788	17.750	10750	5.541	0.777	19.5	8.4
10YR-72HR	AB-LAKE 1	BASE	82.00	14.786	17.750	131697	0.777	1.771	14.3	7.1
10YR-72HR	B-DET 21	BASE	82.00	14.787	17.750	9477	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	82.00	14.787	17.750	17477	0.000	0.435	6.5	5.9
10YR-72HR	B-DET 23	BASE	82.00	14.787	17.750	14818	0.435	0.000	8.9	7.6
10YR-72HR	B-DET 24	BASE	82.00	14.787	17.750	15907	0.000	0.472	11.1	10.6
10YR-72HR	B-DET 25	BASE	82.00	14.787	17.750	20827	0.472	0.675	11.2	10.2
10YR-72HR	BB-CS22	BASE	82.00	14.787	17.750	12649	0.675	0.677	10.2	9.4
10YR-72HR	BC-LAKE 2	BASE	82.00	14.785	17.750	152612	2.447	3.567	21.7	13.1
10YR-72HR	D-LAKE 3	BASE	82.00	14.784	17.750	102511	-3.042	1.494	-16.3	3.7
10YR-72HR	E-ENTRY	BASE	82.00	14.781	17.500	137	0.000	-3.767	0.5	-24.5
10YR-72HR	N-PreDev	BASE	82.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	82.00	10.390	14.500	0	4.337	0.000	10.5	0.0
10YR-72HR	A-DET 11	BASE	83.00	14.762	17.750	12263	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	83.00	14.762	17.750	22337	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	83.00	14.762	17.750	18965	0.000	0.775	8.1	7.8
10YR-72HR	A-DET 14	BASE	83.00	14.762	17.750	20378	0.775	0.000	11.3	9.0
10YR-72HR	A-DET 15	BASE	83.00	14.762	17.750	21651	0.000	5.314	9.3	19.9
10YR-72HR	AA-CS11	BASE	83.00	14.762	17.750	10728	5.314	0.755	19.9	8.5
10YR-72HR	AB-LAKE 1	BASE	83.00	14.759	17.750	131529	0.755	1.723	14.3	7.2
10YR-72HR	B-DET 21	BASE	83.00	14.760	17.750	9423	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	83.00	14.760	17.750	17383	0.000	0.421	6.5	5.9
10YR-72HR	B-DET 23	BASE	83.00	14.760	17.750	14737	0.421	0.000	8.9	7.6
10YR-72HR	B-DET 24	BASE	83.00	14.760	17.750	15819	0.000	0.457	11.1	10.6
10YR-72HR	B-DET 25	BASE	83.00	14.760	17.750	20739	0.457	0.660	11.2	10.2
10YR-72HR	BB-CS22	BASE	83.00	14.760	17.750	12609	0.660	0.657	10.2	9.5
10YR-72HR	BC-LAKE 2	BASE	83.00	14.758	17.750	152445	2.381	3.471	21.9	13.4
10YR-72HR	D-LAKE 3	BASE	83.00	14.758	17.750	102344	-3.064	1.453	-16.5	3.8
10YR-72HR	E-ENTRY	BASE	83.00	14.755	17.500	137	0.000	-3.767	0.5	-24.9
10YR-72HR	N-PreDev	BASE	83.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	83.00	10.235	14.500	0	4.222	0.000	10.8	0.0
10YR-72HR	A-DET 11	BASE	84.00	14.736	17.750	12210	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	84.00	14.736	17.750	22245	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	84.00	14.736	17.750	18886	0.000	0.764	8.1	7.9
10YR-72HR	A-DET 14	BASE	84.00	14.736	17.750	20293	0.764	0.000	11.4	9.0
10YR-72HR	A-DET 15	BASE	84.00	14.736	17.750	21583	0.000	5.102	9.3	20.3
10YR-72HR	AA-CS11	BASE	84.00	14.736	17.750	10706	5.102	0.735	20.3	8.6
10YR-72HR	AB-LAKE 1	BASE	84.00	14.733	17.750	131366	0.735	1.678	14.4	7.4
10YR-72HR	B-DET 21	BASE	84.00	14.735	17.750	9369	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	84.00	14.735	17.750	17290	0.000	0.408	6.5	5.9
10YR-72HR	B-DET 23	BASE	84.00	14.735	17.750	14658	0.408	0.000	9.0	7.6
10YR-72HR	B-DET 24	BASE	84.00	14.735	17.750	15734	0.000	0.442	11.1	10.7
10YR-72HR	B-DET 25	BASE	84.00	14.735	17.750	20654	0.442	0.646	11.3	10.3
10YR-72HR	BB-CS22	BASE	84.00	14.735	17.750	12569	0.646	0.638	10.3	9.5
10YR-72HR	BC-LAKE 2	BASE	84.00	14.733	17.750	152282	2.316	3.380	22.1	13.7
10YR-72HR	D-LAKE 3	BASE	84.00	14.732	17.750	102181	-3.085	1.414	-16.8	3.9
10YR-72HR	E-ENTRY	BASE	84.00	14.729	17.500	137	0.000	-3.767	0.5	-25.2
10YR-72HR	N-PreDev	BASE	84.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	84.00	10.080	14.500	0	4.112	0.000	11.2	0.0

11.2-1.1=10.1 CFS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 11	BASE	85.00	14.711	17.750	12158	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	85.00	14.711	17.750	22154	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	85.00	14.711	17.750	18809	0.000	0.742	8.1	8.0
10YR-72HR	A-DET 14	BASE	85.00	14.711	17.750	20209	0.742	0.000	11.4	9.0
10YR-72HR	A-DET 15	BASE	85.00	14.711	17.750	21517	0.000	4.900	9.3	20.8
10YR-72HR	AA-CS11	BASE	85.00	14.711	17.750	10685	4.900	0.715	20.8	8.6
10YR-72HR	AB-LAKE 1	BASE	85.00	14.708	17.750	131206	0.715	1.635	14.5	7.5
10YR-72HR	B-DET 21	BASE	85.00	14.710	17.750	9318	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	85.00	14.710	17.750	17199	0.000	0.396	6.5	6.0
10YR-72HR	B-DET 23	BASE	85.00	14.710	17.750	14581	0.396	0.000	9.0	7.6
10YR-72HR	B-DET 24	BASE	85.00	14.710	17.750	15651	0.000	0.428	11.1	10.7
10YR-72HR	B-DET 25	BASE	85.00	14.710	17.750	20571	0.428	0.632	11.3	10.3
10YR-72HR	BB-CS22	BASE	85.00	14.710	17.750	12531	0.632	0.620	10.3	9.6
10YR-72HR	BC-LAKE 2	BASE	85.00	14.707	17.750	152123	2.255	3.291	22.3	14.0
10YR-72HR	D-LAKE 3	BASE	85.00	14.707	17.750	102021	-3.105	1.376	-17.0	4.1
10YR-72HR	E-ENTRY	BASE	85.00	14.704	17.500	137	0.000	-3.767	0.5	-25.5
10YR-72HR	N-PreDev	BASE	85.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	85.00	9.925	14.500	0	4.005	0.000	11.5	0.0
10YR-72HR	A-DET 11	BASE	86.00	14.686	17.750	12107	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	86.00	14.686	17.750	22066	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	86.00	14.686	17.750	18733	0.000	0.721	8.1	8.0
10YR-72HR	A-DET 14	BASE	86.00	14.686	17.750	20128	0.721	0.000	11.5	9.0
10YR-72HR	A-DET 15	BASE	86.00	14.686	17.750	21453	0.000	4.708	9.3	21.2
10YR-72HR	AA-CS11	BASE	86.00	14.686	17.750	10664	4.708	0.696	21.2	8.7
10YR-72HR	AB-LAKE 1	BASE	86.00	14.684	17.750	131050	0.696	1.593	14.5	7.6
10YR-72HR	B-DET 21	BASE	86.00	14.685	17.750	9267	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	86.00	14.685	17.750	17111	0.000	0.384	6.5	6.0
10YR-72HR	B-DET 23	BASE	86.00	14.685	17.750	14505	0.384	0.000	9.0	7.6
10YR-72HR	B-DET 24	BASE	86.00	14.685	17.750	15570	0.000	0.415	11.1	10.8
10YR-72HR	B-DET 25	BASE	86.00	14.685	17.750	20490	0.415	0.618	11.3	10.4
10YR-72HR	BB-CS22	BASE	86.00	14.685	17.750	12493	0.618	0.603	10.4	9.6
10YR-72HR	BC-LAKE 2	BASE	86.00	14.683	17.750	151967	2.195	3.206	22.5	14.3
10YR-72HR	D-LAKE 3	BASE	86.00	14.683	17.750	101866	-3.125	1.339	-17.3	4.2
10YR-72HR	E-ENTRY	BASE	86.00	14.679	17.500	137	0.000	-3.767	0.5	-25.8
10YR-72HR	N-PreDev	BASE	86.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	86.00	9.770	14.500	0	3.903	0.000	11.9	0.0
10YR-72HR	A-DET 11	BASE	87.00	14.662	17.750	12058	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	87.00	14.662	17.750	21979	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	87.00	14.662	17.750	18659	0.000	0.555	8.1	8.1
10YR-72HR	A-DET 14	BASE	87.00	14.662	17.750	20048	0.555	0.000	11.5	9.0
10YR-72HR	A-DET 15	BASE	87.00	14.662	17.750	21390	0.000	4.525	9.3	21.5
10YR-72HR	AA-CS11	BASE	87.00	14.662	17.750	10644	4.525	0.678	21.5	8.7
10YR-72HR	AB-LAKE 1	BASE	87.00	14.660	17.750	130898	0.678	1.552	14.6	7.8
10YR-72HR	B-DET 21	BASE	87.00	14.661	17.750	9217	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	87.00	14.661	17.750	17025	0.000	0.373	6.5	6.0
10YR-72HR	B-DET 23	BASE	87.00	14.661	17.750	14432	0.373	0.000	9.1	7.6
10YR-72HR	B-DET 24	BASE	87.00	14.661	17.750	15490	0.000	0.403	11.1	10.8
10YR-72HR	B-DET 25	BASE	87.00	14.661	17.750	20410	0.403	0.605	11.4	10.4
10YR-72HR	BB-CS22	BASE	87.00	14.661	17.750	12456	0.605	0.586	10.4	9.7
10YR-72HR	BC-LAKE 2	BASE	87.00	14.659	17.750	151815	2.138	3.124	22.7	14.5
10YR-72HR	D-LAKE 3	BASE	87.00	14.659	17.750	101714	-3.144	1.304	-17.5	4.3

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E-ENTRY	BASE	87.00	14.655	17.500	137	0.000	-3.767	0.5	-26.1
10YR-72HR	N-PreDev	BASE	87.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	87.00	9.615	14.500	0	3.805	0.000	12.2	0.0
10YR-72HR	A-DET 11	BASE	88.00	14.639	17.750	12009	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	88.00	14.639	17.750	21895	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	88.00	14.639	17.750	18587	0.000	0.665	8.1	8.1
10YR-72HR	A-DET 14	BASE	88.00	14.639	17.750	19971	0.665	0.000	11.6	9.0
10YR-72HR	A-DET 15	BASE	88.00	14.639	17.750	21329	0.000	4.352	9.3	21.9
10YR-72HR	AA-CS11	BASE	88.00	14.639	17.750	10625	4.352	0.661	21.9	8.8
10YR-72HR	AB-LAKE 1	BASE	88.00	14.636	17.750	130749	0.661	1.513	14.6	7.9
10YR-72HR	B-DET 21	BASE	88.00	14.638	17.750	9169	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	88.00	14.638	17.750	16941	0.000	0.339	6.5	6.1
10YR-72HR	B-DET 23	BASE	88.00	14.638	17.750	14360	0.339	0.000	9.1	7.6
10YR-72HR	B-DET 24	BASE	88.00	14.638	17.750	15413	0.000	0.391	11.1	10.8
10YR-72HR	B-DET 25	BASE	88.00	14.638	17.750	20333	0.391	0.592	11.4	10.5
10YR-72HR	BB-CS22	BASE	88.00	14.638	17.750	12420	0.592	0.570	10.5	9.7
10YR-72HR	BC-LAKE 2	BASE	88.00	14.636	17.750	151667	2.083	3.045	22.9	14.8
10YR-72HR	D-LAKE 3	BASE	88.00	14.635	17.750	101565	-3.162	1.270	-17.8	4.4
10YR-72HR	E-ENTRY	BASE	88.00	14.632	17.500	137	0.000	-3.767	0.5	-26.4
10YR-72HR	N-PreDev	BASE	88.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	88.00	9.460	14.500	0	3.710	0.000	12.5	0.0
10YR-72HR	A-DET 11	BASE	89.00	14.616	17.750	11962	0.000	0.000	4.0	3.5
10YR-72HR	A-DET 12	BASE	89.00	14.616	17.750	21812	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	89.00	14.616	17.750	18517	0.000	0.610	8.1	8.2
10YR-72HR	A-DET 14	BASE	89.00	14.616	17.750	19895	0.610	0.000	11.7	9.0
10YR-72HR	A-DET 15	BASE	89.00	14.616	17.750	21269	0.000	4.187	9.3	22.3
10YR-72HR	AA-CS11	BASE	89.00	14.616	17.750	10605	4.187	0.644	22.3	8.8
10YR-72HR	AB-LAKE 1	BASE	89.00	14.613	17.750	130604	0.644	1.476	14.7	8.0
10YR-72HR	B-DET 21	BASE	89.00	14.615	17.750	9122	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	89.00	14.615	17.750	16858	0.000	0.316	6.5	6.1
10YR-72HR	B-DET 23	BASE	89.00	14.615	17.750	14290	0.316	0.000	9.1	7.6
10YR-72HR	B-DET 24	BASE	89.00	14.615	17.750	15337	0.000	0.379	11.1	10.9
10YR-72HR	B-DET 25	BASE	89.00	14.615	17.750	20257	0.379	0.579	11.4	10.5
10YR-72HR	BB-CS22	BASE	89.00	14.615	17.750	12385	0.579	0.555	10.5	9.8
10YR-72HR	BC-LAKE 2	BASE	89.00	14.613	17.750	151522	2.031	2.969	23.0	15.0
10YR-72HR	D-LAKE 3	BASE	89.00	14.613	17.750	101420	-3.179	1.238	-18.1	4.5
10YR-72HR	E-ENTRY	BASE	89.00	14.609	17.500	137	0.000	-3.767	0.5	-26.7
10YR-72HR	N-PreDev	BASE	89.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	89.00	9.305	14.500	0	3.618	0.000	12.8	0.0
10YR-72HR	A-DET 11	BASE	90.00	14.594	17.750	11916	0.000	0.391	4.0	3.5
10YR-72HR	A-DET 12	BASE	90.00	14.593	17.750	21732	0.391	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	90.00	14.593	17.750	18448	0.000	0.603	8.1	8.2
10YR-72HR	A-DET 14	BASE	90.00	14.593	17.750	19821	0.603	0.000	11.7	9.0
10YR-72HR	A-DET 15	BASE	90.00	14.593	17.750	21210	0.000	3.959	9.3	22.6
10YR-72HR	AA-CS11	BASE	90.00	14.593	17.750	10586	3.959	0.628	22.6	8.9
10YR-72HR	AB-LAKE 1	BASE	90.00	14.591	17.750	130462	0.628	1.440	14.7	8.1
10YR-72HR	B-DET 21	BASE	90.00	14.592	17.750	9076	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	90.00	14.592	17.750	16778	0.000	0.343	6.5	6.1
10YR-72HR	B-DET 23	BASE	90.00	14.592	17.750	14221	0.343	0.000	9.2	7.6
10YR-72HR	B-DET 24	BASE	90.00	14.592	17.750	15263	0.000	0.368	11.1	10.9
10YR-72HR	B-DET 25	BASE	90.00	14.592	17.750	20183	0.368	0.567	11.5	10.6

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	BB-CS22	BASE	90.00	14.592	17.750	12351	0.567	0.540	10.6	9.8
10YR-72HR	BC-LAKE 2	BASE	90.00	14.590	17.750	151380	1.980	2.896	23.2	15.3
10YR-72HR	D-LAKE 3	BASE	90.00	14.590	17.750	101279	-3.196	1.206	-18.3	4.6
10YR-72HR	E-ENTRY	BASE	90.00	14.587	17.500	137	0.000	-3.767	0.5	-27.0
10YR-72HR	N-PreDev	BASE	90.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	90.00	9.150	14.500	0	3.530	0.000	13.1	0.0
10YR-72HR	A-DET 11	BASE	91.00	14.572	17.750	11871	0.000	0.000	4.0	3.6
10YR-72HR	A-DET 12	BASE	91.00	14.572	17.750	21653	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	91.00	14.572	17.750	18381	0.000	0.582	8.1	8.3
10YR-72HR	A-DET 14	BASE	91.00	14.572	17.750	19748	0.582	0.000	11.8	9.0
10YR-72HR	A-DET 15	BASE	91.00	14.572	17.750	21153	0.000	3.874	9.3	22.9
10YR-72HR	AA-CS11	BASE	91.00	14.571	17.750	10568	3.874	0.612	22.9	9.0
10YR-72HR	AB-LAKE 1	BASE	91.00	14.569	17.750	130323	0.612	1.405	14.8	8.2
10YR-72HR	B-DET 21	BASE	91.00	14.571	17.750	9031	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	91.00	14.571	17.750	16699	0.000	0.334	6.5	6.2
10YR-72HR	B-DET 23	BASE	91.00	14.571	17.750	14154	0.334	0.000	9.2	7.6
10YR-72HR	B-DET 24	BASE	91.00	14.571	17.750	15191	0.000	0.358	11.1	10.9
10YR-72HR	B-DET 25	BASE	91.00	14.571	17.750	20111	0.358	0.555	11.5	10.6
10YR-72HR	BB-CS22	BASE	91.00	14.571	17.750	12317	0.555	0.526	10.6	9.8
10YR-72HR	BC-LAKE 2	BASE	91.00	14.569	17.750	151241	1.931	2.825	23.4	15.5
10YR-72HR	D-LAKE 3	BASE	91.00	14.568	17.750	101140	-3.212	1.176	-18.6	4.7
10YR-72HR	E-ENTRY	BASE	91.00	14.565	17.500	137	0.000	-3.767	0.5	-27.3
10YR-72HR	N-PreDev	BASE	91.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	91.00	8.995	14.500	0	3.446	0.000	13.4	0.0
10YR-72HR	A-DET 11	BASE	92.00	14.550	17.750	11827	0.000	0.000	4.0	3.6
10YR-72HR	A-DET 12	BASE	92.00	14.550	17.750	21576	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	92.00	14.550	17.750	18315	0.000	0.553	8.1	8.3
10YR-72HR	A-DET 14	BASE	92.00	14.550	17.750	19677	0.553	0.000	11.8	9.0
10YR-72HR	A-DET 15	BASE	92.00	14.550	17.750	21097	0.000	3.726	9.3	23.2
10YR-72HR	AA-CS11	BASE	92.00	14.550	17.750	10550	3.726	0.597	23.2	9.0
10YR-72HR	AB-LAKE 1	BASE	92.00	14.548	17.750	130187	0.597	1.371	14.8	8.4
10YR-72HR	B-DET 21	BASE	92.00	14.549	17.750	8987	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	92.00	14.549	17.750	16622	0.000	0.321	6.5	6.2
10YR-72HR	B-DET 23	BASE	92.00	14.549	17.750	14088	0.321	0.000	9.2	7.6
10YR-72HR	B-DET 24	BASE	92.00	14.549	17.750	15120	0.000	0.347	11.1	10.9
10YR-72HR	B-DET 25	BASE	92.00	14.549	17.750	20040	0.347	0.543	11.5	10.7
10YR-72HR	BB-CS22	BASE	92.00	14.549	17.750	12284	0.543	0.512	10.7	9.9
10YR-72HR	BC-LAKE 2	BASE	92.00	14.547	17.750	151106	1.884	2.757	23.5	15.7
10YR-72HR	D-LAKE 3	BASE	92.00	14.547	17.750	101004	-3.227	1.147	-18.8	4.8
10YR-72HR	E-ENTRY	BASE	92.00	14.544	17.500	137	0.000	-3.767	0.5	-27.7
10YR-72HR	N-PreDev	BASE	92.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	92.00	8.840	14.500	0	3.364	0.000	13.6	0.0
10YR-72HR	A-DET 11	BASE	93.00	14.529	17.750	11783	0.000	0.000	4.0	3.6
10YR-72HR	A-DET 12	BASE	93.00	14.529	17.750	21500	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	93.00	14.529	17.750	18251	0.000	0.551	8.1	8.4
10YR-72HR	A-DET 14	BASE	93.00	14.529	17.750	19608	0.551	0.000	11.8	9.0
10YR-72HR	A-DET 15	BASE	93.00	14.529	17.750	21042	0.000	3.586	9.3	23.5
10YR-72HR	AA-CS11	BASE	93.00	14.529	17.750	10532	3.586	0.582	23.5	9.0
10YR-72HR	AB-LAKE 1	BASE	93.00	14.527	17.750	130055	0.582	1.339	14.9	8.5
10YR-72HR	B-DET 21	BASE	93.00	14.528	17.750	8943	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	93.00	14.528	17.750	16547	0.000	0.298	6.5	6.2

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-DET 23	BASE	93.00	14.528	17.750	14024	0.298	0.000	9.2	7.6
10YR-72HR	B-DET 24	BASE	93.00	14.528	17.750	15051	0.000	0.338	11.1	11.0
10YR-72HR	B-DET 25	BASE	93.00	14.528	17.750	19970	0.338	0.532	11.5	10.7
10YR-72HR	BB-CS22	BASE	93.00	14.528	17.750	12252	0.532	0.499	10.7	9.9
10YR-72HR	BC-LAKE 2	BASE	93.00	14.526	17.750	150973	1.838	2.691	23.7	16.0
10YR-72HR	D-LAKE 3	BASE	93.00	14.526	17.750	100872	-3.242	1.119	-19.1	4.9
10YR-72HR	E-ENTRY	BASE	93.00	14.523	17.500	137	0.000	-3.767	0.5	-28.0
10YR-72HR	N-PreDev	BASE	93.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	93.00	8.685	14.500	0	3.285	0.000	13.9	0.0
10YR-72HR	A-DET 11	BASE	94.00	14.509	17.750	11741	0.000	0.000	4.0	3.6
10YR-72HR	A-DET 12	BASE	94.00	14.509	17.750	21426	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	94.00	14.509	17.750	18188	0.000	0.548	8.1	8.4
10YR-72HR	A-DET 14	BASE	94.00	14.509	17.750	19540	0.548	0.000	11.9	9.0
10YR-72HR	A-DET 15	BASE	94.00	14.509	17.750	20989	0.000	3.445	9.3	23.8
10YR-72HR	AA-CS11	BASE	94.00	14.509	17.750	10515	3.445	0.569	23.8	9.1
10YR-72HR	AB-LAKE 1	BASE	94.00	14.506	17.750	129925	0.569	1.308	14.9	8.6
10YR-72HR	B-DET 21	BASE	94.00	14.508	17.750	8901	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	94.00	14.508	17.750	16473	0.000	0.309	6.5	6.2
10YR-72HR	B-DET 23	BASE	94.00	14.508	17.750	13961	0.309	0.000	9.3	7.6
10YR-72HR	B-DET 24	BASE	94.00	14.508	17.750	14983	0.000	0.328	11.1	11.0
10YR-72HR	B-DET 25	BASE	94.00	14.508	17.750	19903	0.328	0.521	11.6	10.8
10YR-72HR	BB-CS22	BASE	94.00	14.508	17.750	12221	0.521	0.487	10.8	10.0
10YR-72HR	BC-LAKE 2	BASE	94.00	14.506	17.750	150843	1.795	2.628	23.8	16.2
10YR-72HR	D-LAKE 3	BASE	94.00	14.506	17.750	100742	-3.256	1.092	-19.4	5.0
10YR-72HR	E-ENTRY	BASE	94.00	14.502	17.500	137	0.000	-3.767	0.5	-28.3
10YR-72HR	N-PreDev	BASE	94.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	94.00	8.530	14.500	0	3.209	0.000	14.2	0.0
10YR-72HR	A-DET 11	BASE	95.00	14.489	17.750	11700	0.000	0.000	4.0	3.6
10YR-72HR	A-DET 12	BASE	95.00	14.489	17.750	21354	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	95.00	14.489	17.750	18126	0.000	0.533	8.1	8.5
10YR-72HR	A-DET 14	BASE	95.00	14.489	17.750	19473	0.533	0.000	11.9	9.0
10YR-72HR	A-DET 15	BASE	95.00	14.489	17.750	20936	0.000	3.321	9.3	24.1
10YR-72HR	AA-CS11	BASE	95.00	14.489	17.750	10498	3.321	0.555	24.1	9.1
10YR-72HR	AB-LAKE 1	BASE	95.00	14.486	17.750	129797	0.555	1.278	15.0	8.7
10YR-72HR	B-DET 21	BASE	95.00	14.488	17.750	8860	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	95.00	14.488	17.750	16401	0.000	0.280	6.5	6.3
10YR-72HR	B-DET 23	BASE	95.00	14.488	17.750	13899	0.280	0.000	9.3	7.6
10YR-72HR	B-DET 24	BASE	95.00	14.488	17.750	14916	0.000	0.319	11.1	11.0
10YR-72HR	B-DET 25	BASE	95.00	14.488	17.750	19836	0.319	0.510	11.6	10.8
10YR-72HR	BB-CS22	BASE	95.00	14.488	17.750	12190	0.510	0.475	10.8	10.0
10YR-72HR	BC-LAKE 2	BASE	95.00	14.486	17.750	150716	1.753	2.567	24.0	16.4
10YR-72HR	D-LAKE 3	BASE	95.00	14.486	17.750	100615	-3.270	1.066	-19.7	5.1
10YR-72HR	E-ENTRY	BASE	95.00	14.482	17.500	137	0.000	-3.767	0.5	-28.6
10YR-72HR	N-PreDev	BASE	95.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	95.00	8.375	14.500	0	3.136	0.000	14.5	0.0
10YR-72HR	A-DET 11	BASE	96.00	14.469	17.750	11659	0.000	0.342	4.0	3.6
10YR-72HR	A-DET 12	BASE	96.00	14.469	17.750	21284	0.342	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	96.00	14.469	17.750	18066	0.000	0.500	8.1	8.5
10YR-72HR	A-DET 14	BASE	96.00	14.469	17.750	19408	0.500	0.000	12.0	9.0
10YR-72HR	A-DET 15	BASE	96.00	14.469	17.750	20885	0.000	3.126	9.3	24.4
10YR-72HR	AA-CS11	BASE	96.00	14.469	17.750	10482	3.126	0.543	24.4	9.2

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	AB-LAKE 1	BASE	96.00	14.467	17.750	129673	0.543	1.249	15.0	8.8
10YR-72HR	B-DET 21	BASE	96.00	14.468	17.750	8819	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	96.00	14.468	17.750	16330	0.000	0.273	6.5	6.3
10YR-72HR	B-DET 23	BASE	96.00	14.468	17.750	13839	0.273	0.000	9.3	7.6
10YR-72HR	B-DET 24	BASE	96.00	14.468	17.750	14851	0.000	0.311	11.1	11.1
10YR-72HR	B-DET 25	BASE	96.00	14.468	17.750	19771	0.311	0.500	11.6	10.9
10YR-72HR	BB-CS22	BASE	96.00	14.468	17.750	12160	0.500	0.463	10.9	10.1
10YR-72HR	BC-LAKE 2	BASE	96.00	14.466	17.750	150592	1.712	2.509	24.1	16.6
10YR-72HR	D-LAKE 3	BASE	96.00	14.466	17.750	100491	-3.284	1.041	-19.9	5.2
10YR-72HR	E-ENTRY	BASE	96.00	14.463	17.500	137	0.000	-3.767	0.5	-28.9
10YR-72HR	N-PreDev	BASE	96.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	96.00	8.220	14.500	0	3.066	0.000	14.7	0.0
10YR-72HR	A-DET 11	BASE	97.00	14.450	17.750	11619	0.000	0.000	4.0	3.6
10YR-72HR	A-DET 12	BASE	97.00	14.450	17.750	21214	0.000	0.000	6.6	5.1
10YR-72HR	A-DET 13	BASE	97.00	14.450	17.750	18007	0.000	0.405	8.1	8.5
10YR-72HR	A-DET 14	BASE	97.00	14.450	17.750	19345	0.405	0.342	12.0	9.0
10YR-72HR	A-DET 15	BASE	97.00	14.450	17.750	20835	0.342	3.080	9.3	24.6
10YR-72HR	AA-CS11	BASE	97.00	14.450	17.750	10466	3.080	0.529	24.6	9.2
10YR-72HR	AB-LAKE 1	BASE	97.00	14.447	17.750	129551	0.529	1.222	15.1	8.9
10YR-72HR	B-DET 21	BASE	97.00	14.449	17.750	8780	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	97.00	14.449	17.750	16261	0.000	0.284	6.5	6.3
10YR-72HR	B-DET 23	BASE	97.00	14.449	17.750	13780	0.284	0.000	9.3	7.6
10YR-72HR	B-DET 24	BASE	97.00	14.449	17.750	14788	0.000	0.302	11.1	11.1
10YR-72HR	B-DET 25	BASE	97.00	14.449	17.750	19708	0.302	0.489	11.7	10.9
10YR-72HR	BB-CS22	BASE	97.00	14.449	17.750	12130	0.489	0.452	10.9	10.1
10YR-72HR	BC-LAKE 2	BASE	97.00	14.447	17.750	150470	1.673	2.452	24.2	16.8
10YR-72HR	D-LAKE 3	BASE	97.00	14.447	17.750	100369	-3.297	1.017	-20.2	5.2
10YR-72HR	E-ENTRY	BASE	97.00	14.443	17.500	137	0.000	-3.767	0.5	-29.2
10YR-72HR	N-PreDev	BASE	97.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	97.00	8.065	14.500	0	2.998	0.000	15.0	0.0
10YR-72HR	A-DET 11	BASE	103.00	14.342	17.750	11397	0.000	0.256	4.0	3.6
10YR-72HR	A-DET 12	BASE	103.00	14.342	17.750	20827	0.256	0.000	6.7	5.1
10YR-72HR	A-DET 13	BASE	103.00	14.342	17.750	17676	0.000	0.342	8.1	8.7
10YR-72HR	A-DET 14	BASE	103.00	14.342	17.750	18988	0.342	0.302	12.2	9.2
10YR-72HR	A-DET 15	BASE	103.00	14.342	17.750	20553	0.302	2.468	9.5	26.0
10YR-72HR	AA-CS11	BASE	103.00	14.342	17.750	10375	2.468	0.464	26.0	9.5
10YR-72HR	AB-LAKE 1	BASE	103.00	14.340	17.750	128868	0.464	1.075	15.3	9.5
10YR-72HR	B-DET 21	BASE	103.00	14.341	17.750	8558	0.000	0.000	4.0	3.5
10YR-72HR	B-DET 22	BASE	103.00	14.341	17.750	15874	0.000	0.226	6.5	6.4
10YR-72HR	B-DET 23	BASE	103.00	14.341	17.750	13450	0.226	0.218	9.5	7.7
10YR-72HR	B-DET 24	BASE	103.00	14.341	17.750	14432	0.218	0.251	11.2	11.2
10YR-72HR	B-DET 25	BASE	103.00	14.341	17.750	19352	0.251	0.434	11.8	11.1
10YR-72HR	BB-CS22	BASE	103.00	14.341	17.750	11965	0.434	0.393	11.1	10.3
10YR-72HR	BC-LAKE 2	BASE	103.00	14.339	17.750	149787	1.468	2.153	25.0	17.9
10YR-72HR	D-LAKE 3	BASE	103.00	14.339	17.750	99686	-3.365	0.889	-21.8	5.7
10YR-72HR	E-ENTRY	BASE	103.00	14.336	17.500	137	0.000	-3.767	0.5	-31.1
10YR-72HR	N-PreDev	BASE	103.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	103.00	7.135	14.500	0	2.639	0.000	16.4	0.0
10YR-72HR	A-DET 11	BASE	109.00	14.246	17.750	11199	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	109.00	14.246	17.750	20481	0.000	0.000	6.7	5.1
10YR-72HR	A-DET 13	BASE	109.00	14.246	17.750	17381	0.000	0.000	8.1	8.8

Simulation	Node	Group	Time	Stage	Warning Stage	Surface Area	Total Inflow	Total Outflow	Total Vol In	Total Vol Out
			hrs	ft	ft	ft2	cfs	cfs	af	af
10YR-72HR	A-DET 14	BASE	109.00	14.246	17.750	18670	0.000	0.439	12.3	9.4
10YR-72HR	A-DET 15	BASE	109.00	14.246	17.750	20301	0.439	-1.300	9.7	26.3
10YR-72HR	AA-CS11	BASE	109.00	14.246	17.750	10295	-1.300	0.418	26.3	9.7
10YR-72HR	AB-LAKE 1	BASE	109.00	14.244	17.750	128257	0.418	0.957	15.5	10.0
10YR-72HR	B-DET 21	BASE	109.00	14.245	17.750	8359	0.000	0.150	4.0	3.5
10YR-72HR	B-DET 22	BASE	109.00	14.245	17.750	15528	0.150	0.000	6.5	6.5
10YR-72HR	B-DET 23	BASE	109.00	14.245	17.750	13155	0.000	0.196	9.5	7.8
10YR-72HR	B-DET 24	BASE	109.00	14.245	17.750	14113	0.196	0.222	11.3	11.3
10YR-72HR	B-DET 25	BASE	109.00	14.245	17.750	19033	0.222	0.391	11.9	11.3
10YR-72HR	BB-CS22	BASE	109.00	14.245	17.750	11818	0.391	0.346	11.3	10.5
10YR-72HR	BC-LAKE 2	BASE	109.00	14.243	17.750	149177	1.303	1.913	25.7	19.0
10YR-72HR	D-LAKE 3	BASE	109.00	14.243	17.750	99076	-3.419	0.788	-23.5	6.1
10YR-72HR	E-ENTRY	BASE	109.00	14.240	17.500	137	0.000	-3.767	0.5	-32.9
10YR-72HR	N-PreDev	BASE	109.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	109.00	6.205	14.500	0	2.353	0.000	17.6	0.0
10YR-72HR	A-DET 11	BASE	115.00	14.159	17.750	11019	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	115.00	14.159	17.750	20168	0.000	0.238	6.7	5.2
10YR-72HR	A-DET 13	BASE	115.00	14.159	17.750	17114	0.238	0.244	8.2	8.9
10YR-72HR	A-DET 14	BASE	115.00	14.159	17.750	18382	0.244	0.311	12.3	9.5
10YR-72HR	A-DET 15	BASE	115.00	14.159	17.750	20074	0.311	0.000	9.8	26.0
10YR-72HR	AA-CS11	BASE	115.00	14.159	17.750	10222	0.000	0.373	26.0	9.9
10YR-72HR	AB-LAKE 1	BASE	115.00	14.156	17.750	127704	0.373	0.864	15.7	10.4
10YR-72HR	B-DET 21	BASE	115.00	14.158	17.750	8180	0.000	0.138	4.0	3.6
10YR-72HR	B-DET 22	BASE	115.00	14.158	17.750	15215	0.138	0.000	6.6	6.5
10YR-72HR	B-DET 23	BASE	115.00	14.158	17.750	12888	0.000	0.196	9.5	7.9
10YR-72HR	B-DET 24	BASE	115.00	14.158	17.750	13826	0.196	0.186	11.4	11.4
10YR-72HR	B-DET 25	BASE	115.00	14.158	17.750	18746	0.186	0.357	12.0	11.5
10YR-72HR	BB-CS22	BASE	115.00	14.158	17.750	11684	0.357	0.309	11.5	10.6
10YR-72HR	BC-LAKE 2	BASE	115.00	14.156	17.750	148624	1.173	1.723	26.3	19.9
10YR-72HR	D-LAKE 3	BASE	115.00	14.156	17.750	98523	-3.463	0.708	-25.2	6.5
10YR-72HR	E-ENTRY	BASE	115.00	14.153	17.500	137	0.000	-3.768	0.5	-34.8
10YR-72HR	N-PreDev	BASE	115.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	115.00	5.275	14.500	0	2.126	0.000	18.7	0.0
10YR-72HR	A-DET 11	BASE	121.00	14.080	17.750	10856	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	121.00	14.080	17.750	19883	0.000	0.000	6.7	5.2
10YR-72HR	A-DET 13	BASE	121.00	14.080	17.750	16871	0.000	0.252	8.3	9.0
10YR-72HR	A-DET 14	BASE	121.00	14.080	17.750	18120	0.252	0.221	12.5	9.7
10YR-72HR	A-DET 15	BASE	121.00	14.080	17.750	19867	0.221	0.000	10.0	26.0
10YR-72HR	AA-CS11	BASE	121.00	14.080	17.750	10155	0.000	0.334	26.0	10.1
10YR-72HR	AB-LAKE 1	BASE	121.00	14.076	17.750	127195	0.334	0.791	15.9	10.8
10YR-72HR	B-DET 21	BASE	121.00	14.079	17.750	8016	0.000	0.122	4.0	3.6
10YR-72HR	B-DET 22	BASE	121.00	14.079	17.750	14930	0.122	0.000	6.7	6.5
10YR-72HR	B-DET 23	BASE	121.00	14.079	17.750	12644	0.000	0.142	9.5	8.0
10YR-72HR	B-DET 24	BASE	121.00	14.079	17.750	13563	0.142	0.178	11.4	11.5
10YR-72HR	B-DET 25	BASE	121.00	14.079	17.750	18483	0.178	0.326	12.1	11.7
10YR-72HR	BB-CS22	BASE	121.00	14.079	17.750	11562	0.326	0.278	11.7	10.8
10YR-72HR	BC-LAKE 2	BASE	121.00	14.076	17.750	148115	1.069	1.575	26.9	20.7
10YR-72HR	D-LAKE 3	BASE	121.00	14.076	17.750	98015	-3.498	0.648	-27.0	6.8
10YR-72HR	E-ENTRY	BASE	121.00	14.073	17.500	137	0.000	-3.768	0.5	-36.7
10YR-72HR	N-PreDev	BASE	121.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	121.00	4.500	14.500	0	1.953	0.000	19.7	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 11	BASE	127.00	14.015	17.750	10722	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	127.00	14.015	17.750	19650	0.000	0.000	6.7	5.2
10YR-72HR	A-DET 13	BASE	127.00	14.015	17.750	16672	0.000	0.210	8.3	9.1
10YR-72HR	A-DET 14	BASE	127.00	14.015	17.750	17905	0.210	0.180	12.6	9.8
10YR-72HR	A-DET 15	BASE	127.00	14.015	17.750	19698	0.180	0.000	10.1	26.0
10YR-72HR	AA-CS11	BASE	127.00	14.015	17.750	10101	0.000	0.187	26.0	10.2
10YR-72HR	AB-LAKE 1	BASE	127.00	13.997	17.750	126694	0.187	0.696	16.0	11.2
10YR-72HR	B-DET 21	BASE	127.00	14.013	17.750	7879	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	127.00	14.013	17.750	14691	0.000	0.000	6.7	6.5
10YR-72HR	B-DET 23	BASE	127.00	14.013	17.750	12440	0.000	0.132	9.5	8.0
10YR-72HR	B-DET 24	BASE	127.00	14.013	17.750	13343	0.132	0.133	11.5	11.6
10YR-72HR	B-DET 25	BASE	127.00	14.013	17.750	18263	0.133	0.000	12.2	11.8
10YR-72HR	BB-CS22	BASE	127.00	14.013	17.750	11460	0.000	0.157	11.8	10.9
10YR-72HR	BC-LAKE 2	BASE	127.00	13.997	17.750	147615	0.853	1.409	27.4	21.4
10YR-72HR	D-LAKE 3	BASE	127.00	13.997	17.750	97514	-3.587	0.608	-28.7	7.1
10YR-72HR	E-ENTRY	BASE	127.00	13.994	17.500	137	0.000	-3.768	0.5	-38.6
10YR-72HR	N-PreDev	BASE	127.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	127.00	4.500	14.500	0	1.836	0.000	20.7	0.0
10YR-72HR	A-DET 11	BASE	133.00	13.981	17.750	10652	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	133.00	13.981	17.750	19528	0.000	0.000	6.7	5.2
10YR-72HR	A-DET 13	BASE	133.00	13.981	17.750	16568	0.000	0.185	8.3	9.2
10YR-72HR	A-DET 14	BASE	133.00	13.981	17.750	17793	0.185	0.000	12.7	9.8
10YR-72HR	A-DET 15	BASE	133.00	13.981	17.750	19609	0.000	0.000	10.1	26.0
10YR-72HR	AA-CS11	BASE	133.00	13.981	17.750	10072	0.000	0.167	26.0	10.3
10YR-72HR	AB-LAKE 1	BASE	133.00	13.909	17.750	126132	0.167	0.659	16.1	11.5
10YR-72HR	B-DET 21	BASE	133.00	13.975	17.750	7801	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	133.00	13.975	17.750	14555	0.000	0.124	6.7	6.5
10YR-72HR	B-DET 23	BASE	133.00	13.975	17.750	12324	0.124	0.000	9.5	8.1
10YR-72HR	B-DET 24	BASE	133.00	13.975	17.750	13218	0.000	0.114	11.5	11.7
10YR-72HR	B-DET 25	BASE	133.00	13.975	17.750	18138	0.114	0.265	12.2	11.8
10YR-72HR	BB-CS22	BASE	133.00	13.975	17.750	11402	0.265	0.160	11.8	11.0
10YR-72HR	BC-LAKE 2	BASE	133.00	13.909	17.750	147053	0.819	1.183	27.8	22.1
10YR-72HR	D-LAKE 3	BASE	133.00	13.909	17.750	96953	-3.768	0.587	-30.5	7.4
10YR-72HR	E-ENTRY	BASE	133.00	13.905	17.500	137	0.000	-3.768	0.5	-40.4
10YR-72HR	N-PreDev	BASE	133.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	133.00	4.500	14.500	0	1.770	0.000	21.6	0.0
10YR-72HR	A-DET 11	BASE	139.00	13.938	17.750	10563	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	139.00	13.938	17.750	19372	0.000	0.000	6.7	5.2
10YR-72HR	A-DET 13	BASE	139.00	13.938	17.750	16434	0.000	0.189	8.3	9.3
10YR-72HR	A-DET 14	BASE	139.00	13.938	17.750	17649	0.189	0.000	12.8	9.8
10YR-72HR	A-DET 15	BASE	139.00	13.938	17.750	19496	0.000	0.583	10.1	26.1
10YR-72HR	AA-CS11	BASE	139.00	13.938	17.750	10036	0.583	0.206	26.1	10.4
10YR-72HR	AB-LAKE 1	BASE	139.00	13.829	17.750	125623	0.206	0.652	16.2	11.9
10YR-72HR	B-DET 21	BASE	139.00	13.925	17.750	7698	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	139.00	13.925	17.750	14375	0.000	0.110	6.7	6.6
10YR-72HR	B-DET 23	BASE	139.00	13.925	17.750	12170	0.110	0.000	9.6	8.1
10YR-72HR	B-DET 24	BASE	139.00	13.925	17.750	13052	0.000	0.123	11.5	11.7
10YR-72HR	B-DET 25	BASE	139.00	13.925	17.750	17972	0.123	0.228	12.3	12.0
10YR-72HR	BB-CS22	BASE	139.00	13.925	17.750	11326	0.228	0.193	12.0	11.1
10YR-72HR	BC-LAKE 2	BASE	139.00	13.829	17.750	146544	0.845	1.330	28.2	22.7
10YR-72HR	D-LAKE 3	BASE	139.00	13.829	17.750	96444	-3.578	0.568	-32.4	7.7

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E-ENTRY	BASE	139.00	13.825	17.500	137	0.000	-3.768	0.5	-42.3
10YR-72HR	N-PreDev	BASE	139.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	139.00	4.500	14.500	0	1.708	0.000	22.4	0.0
10YR-72HR	A-DET 11	BASE	145.00	13.888	17.750	10459	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	145.00	13.888	17.750	19191	0.000	0.000	6.7	5.2
10YR-72HR	A-DET 13	BASE	145.00	13.888	17.750	16280	0.000	0.170	8.3	9.4
10YR-72HR	A-DET 14	BASE	145.00	13.888	17.750	17483	0.170	0.138	12.9	9.9
10YR-72HR	A-DET 15	BASE	145.00	13.888	17.750	19364	0.138	0.614	10.2	26.4
10YR-72HR	AA-CS11	BASE	145.00	13.888	17.750	9994	0.614	0.227	26.4	10.5
10YR-72HR	AB-LAKE 1	BASE	145.00	13.755	17.750	125154	0.227	0.640	16.3	12.2
10YR-72HR	B-DET 21	BASE	145.00	13.868	17.750	7580	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	145.00	13.868	17.750	14168	0.000	0.000	6.7	6.6
10YR-72HR	B-DET 23	BASE	145.00	13.868	17.750	11994	0.000	0.113	9.6	8.1
10YR-72HR	B-DET 24	BASE	145.00	13.868	17.750	12862	0.113	0.121	11.6	11.8
10YR-72HR	B-DET 25	BASE	145.00	13.868	17.750	17782	0.121	0.253	12.4	12.1
10YR-72HR	BB-CS22	BASE	145.00	13.868	17.750	11238	0.253	0.209	12.1	11.2
10YR-72HR	BC-LAKE 2	BASE	145.00	13.755	17.750	146075	0.849	1.297	28.6	23.3
10YR-72HR	D-LAKE 3	BASE	145.00	13.755	17.750	95975	-3.570	0.549	-34.1	8.0
10YR-72HR	E-ENTRY	BASE	145.00	13.751	17.500	137	0.000	-3.768	0.5	-44.2
10YR-72HR	N-PreDev	BASE	145.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	145.00	4.500	14.500	0	1.649	0.000	23.2	0.0
10YR-72HR	A-DET 11	BASE	151.00	13.833	17.750	10347	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	151.00	13.833	17.750	18994	0.000	0.000	6.7	5.2
10YR-72HR	A-DET 13	BASE	151.00	13.833	17.750	16112	0.000	0.158	8.3	9.5
10YR-72HR	A-DET 14	BASE	151.00	13.833	17.750	17302	0.158	0.167	12.9	9.9
10YR-72HR	A-DET 15	BASE	151.00	13.833	17.750	19221	0.167	0.000	10.2	26.6
10YR-72HR	AA-CS11	BASE	151.00	13.833	17.750	9948	0.000	0.239	26.6	10.6
10YR-72HR	AB-LAKE 1	BASE	151.00	13.686	17.750	124715	0.239	0.626	16.4	12.5
10YR-72HR	B-DET 21	BASE	151.00	13.806	17.750	7453	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	151.00	13.806	17.750	13948	0.000	0.000	6.7	6.6
10YR-72HR	B-DET 23	BASE	151.00	13.806	17.750	11806	0.000	0.098	9.6	8.1
10YR-72HR	B-DET 24	BASE	151.00	13.806	17.750	12659	0.098	0.133	11.6	11.8
10YR-72HR	B-DET 25	BASE	151.00	13.806	17.750	17579	0.133	0.184	12.4	12.2
10YR-72HR	BB-CS22	BASE	151.00	13.806	17.750	11143	0.184	0.216	12.2	11.3
10YR-72HR	BC-LAKE 2	BASE	151.00	13.686	17.750	145636	0.842	1.261	29.0	24.0
10YR-72HR	D-LAKE 3	BASE	151.00	13.686	17.750	95536	-3.568	0.531	-35.9	8.3
10YR-72HR	E-ENTRY	BASE	151.00	13.682	17.500	137	0.000	-3.768	0.5	-46.0
10YR-72HR	N-PreDev	BASE	151.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	151.00	4.500	14.500	0	1.591	0.000	24.1	0.0
10YR-72HR	A-DET 11	BASE	157.00	13.776	17.750	10228	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	157.00	13.776	17.750	18788	0.000	0.000	6.7	5.2
10YR-72HR	A-DET 13	BASE	157.00	13.776	17.750	15936	0.000	0.127	8.3	9.5
10YR-72HR	A-DET 14	BASE	157.00	13.776	17.750	17113	0.127	0.173	13.0	10.0
10YR-72HR	A-DET 15	BASE	157.00	13.776	17.750	19072	0.173	0.000	10.3	26.6
10YR-72HR	AA-CS11	BASE	157.00	13.776	17.750	9900	0.000	0.245	26.6	10.7
10YR-72HR	AB-LAKE 1	BASE	157.00	13.620	17.750	124301	0.245	0.611	16.6	12.8
10YR-72HR	B-DET 21	BASE	157.00	13.743	17.750	7323	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	157.00	13.743	17.750	13720	0.000	0.073	6.7	6.6
10YR-72HR	B-DET 23	BASE	157.00	13.743	17.750	11611	0.073	0.098	9.7	8.2
10YR-72HR	B-DET 24	BASE	157.00	13.743	17.750	12450	0.098	0.134	11.7	11.9
10YR-72HR	B-DET 25	BASE	157.00	13.743	17.750	17369	0.134	0.185	12.5	12.3

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	BB-CS22	BASE	157.00	13.743	17.750	11046	0.185	0.218	12.3	11.4
10YR-72HR	BC-LAKE 2	BASE	157.00	13.620	17.750	145222	0.828	1.221	29.4	24.6
10YR-72HR	D-LAKE 3	BASE	157.00	13.620	17.750	95122	-3.569	0.513	-37.7	8.5
10YR-72HR	E-ENTRY	BASE	157.00	13.617	17.500	137	0.000	-3.768	0.5	-47.9
10YR-72HR	N-PreDev	BASE	157.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	157.00	4.500	14.500	0	1.535	0.000	24.8	0.0
10YR-72HR	A-DET 11	BASE	163.00	13.717	17.750	10107	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	163.00	13.717	17.750	18576	0.000	0.105	6.7	5.2
10YR-72HR	A-DET 13	BASE	163.00	13.717	17.750	15756	0.105	0.123	8.3	9.6
10YR-72HR	A-DET 14	BASE	163.00	13.717	17.750	16918	0.123	0.172	13.1	10.1
10YR-72HR	A-DET 15	BASE	163.00	13.717	17.750	18918	0.172	0.000	10.4	26.6
10YR-72HR	AA-CS11	BASE	163.00	13.717	17.750	9850	0.000	0.248	26.6	10.8
10YR-72HR	AB-LAKE 1	BASE	163.00	13.558	17.750	123908	0.248	0.594	16.7	13.1
10YR-72HR	B-DET 21	BASE	163.00	13.679	17.750	7190	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	163.00	13.679	17.750	13489	0.000	0.065	6.7	6.7
10YR-72HR	B-DET 23	BASE	163.00	13.679	17.750	11414	0.065	0.095	9.7	8.2
10YR-72HR	B-DET 24	BASE	163.00	13.679	17.750	12237	0.095	0.132	11.7	12.0
10YR-72HR	B-DET 25	BASE	163.00	13.679	17.750	17157	0.132	0.183	12.6	12.4
10YR-72HR	BB-CS22	BASE	163.00	13.679	17.750	10947	0.183	0.216	12.4	11.5
10YR-72HR	BC-LAKE 2	BASE	163.00	13.558	17.750	144829	0.810	1.180	29.8	25.2
10YR-72HR	D-LAKE 3	BASE	163.00	13.558	17.750	94729	-3.572	0.496	-39.4	8.8
10YR-72HR	E-ENTRY	BASE	163.00	13.555	17.500	137	0.000	-3.768	0.5	-49.8
10YR-72HR	N-PreDev	BASE	163.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	163.00	4.500	14.500	0	1.480	0.000	25.6	0.0
10YR-72HR	A-DET 11	BASE	169.00	13.657	17.750	9984	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	169.00	13.657	17.750	18362	0.000	0.096	6.7	5.3
10YR-72HR	A-DET 13	BASE	169.00	13.657	17.750	15573	0.096	0.119	8.3	9.7
10YR-72HR	A-DET 14	BASE	169.00	13.657	17.750	16720	0.119	0.170	13.1	10.2
10YR-72HR	A-DET 15	BASE	169.00	13.657	17.750	18762	0.170	0.000	10.5	26.6
10YR-72HR	AA-CS11	BASE	169.00	13.657	17.750	9800	0.000	0.247	26.6	11.0
10YR-72HR	AB-LAKE 1	BASE	169.00	13.499	17.750	123534	0.247	0.577	16.8	13.4
10YR-72HR	B-DET 21	BASE	169.00	13.615	17.750	7058	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	169.00	13.615	17.750	13258	0.000	0.060	6.7	6.7
10YR-72HR	B-DET 23	BASE	169.00	13.615	17.750	11217	0.060	0.093	9.7	8.3
10YR-72HR	B-DET 24	BASE	169.00	13.615	17.750	12024	0.093	0.129	11.8	12.0
10YR-72HR	B-DET 25	BASE	169.00	13.615	17.750	16944	0.129	0.179	12.6	12.5
10YR-72HR	BB-CS22	BASE	169.00	13.614	17.750	10849	0.179	0.211	12.5	11.6
10YR-72HR	BC-LAKE 2	BASE	169.00	13.499	17.750	144455	0.788	1.138	30.2	25.7
10YR-72HR	D-LAKE 3	BASE	169.00	13.499	17.750	94354	-3.577	0.479	-41.2	9.0
10YR-72HR	E-ENTRY	BASE	169.00	13.496	17.500	137	0.000	-3.768	0.5	-51.6
10YR-72HR	N-PreDev	BASE	169.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	169.00	4.500	14.500	0	1.425	0.000	26.3	0.0
10YR-72HR	A-DET 11	BASE	175.00	13.598	17.750	9860	0.000	0.067	4.0	3.7
10YR-72HR	A-DET 12	BASE	175.00	13.598	17.750	18146	0.067	0.076	6.8	5.3
10YR-72HR	A-DET 13	BASE	175.00	13.598	17.750	15389	0.076	0.120	8.4	9.7
10YR-72HR	A-DET 14	BASE	175.00	13.598	17.750	16522	0.120	0.168	13.2	10.3
10YR-72HR	A-DET 15	BASE	175.00	13.598	17.750	18605	0.168	0.000	10.6	26.6
10YR-72HR	AA-CS11	BASE	175.00	13.597	17.750	9750	0.000	0.244	26.6	11.1
10YR-72HR	AB-LAKE 1	BASE	175.00	13.443	17.750	123176	0.244	0.559	16.9	13.7
10YR-72HR	B-DET 21	BASE	175.00	13.551	17.750	6927	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	175.00	13.551	17.750	13030	0.000	0.058	6.7	6.7

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-DET 23	BASE	175.00	13.551	17.750	11022	0.058	0.090	9.7	8.3
10YR-72HR	B-DET 24	BASE	175.00	13.551	17.750	11815	0.090	0.124	11.8	12.1
10YR-72HR	B-DET 25	BASE	175.00	13.551	17.750	16734	0.124	0.173	12.7	12.5
10YR-72HR	BB-CS22	BASE	175.00	13.551	17.750	10751	0.173	0.204	12.5	11.7
10YR-72HR	BC-LAKE 2	BASE	175.00	13.443	17.750	144097	0.763	1.095	30.6	26.3
10YR-72HR	D-LAKE 3	BASE	175.00	13.443	17.750	93996	-3.583	0.462	-43.0	9.3
10YR-72HR	E-ENTRY	BASE	175.00	13.440	17.500	137	0.000	-3.768	0.5	-53.5
10YR-72HR	N-PreDev	BASE	175.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	175.00	4.500	14.500	0	1.371	0.000	27.0	0.0
10YR-72HR	A-DET 11	BASE	181.00	13.538	17.750	9738	0.000	0.000	4.0	3.7
10YR-72HR	A-DET 12	BASE	181.00	13.538	17.750	17932	0.000	0.077	6.8	5.4
10YR-72HR	A-DET 13	BASE	181.00	13.538	17.750	15206	0.077	0.118	8.4	9.8
10YR-72HR	A-DET 14	BASE	181.00	13.538	17.750	16325	0.118	0.163	13.3	10.3
10YR-72HR	A-DET 15	BASE	181.00	13.538	17.750	18449	0.163	0.249	10.7	26.6
10YR-72HR	AA-CS11	BASE	181.00	13.538	17.750	9700	0.249	0.240	26.6	11.2
10YR-72HR	AB-LAKE 1	BASE	181.00	13.389	17.750	122833	0.240	0.540	17.0	13.9
10YR-72HR	B-DET 21	BASE	181.00	13.489	17.750	6799	0.000	0.032	4.0	3.7
10YR-72HR	B-DET 22	BASE	181.00	13.489	17.750	12806	0.032	0.055	6.7	6.7
10YR-72HR	B-DET 23	BASE	181.00	13.489	17.750	10832	0.055	0.086	9.8	8.4
10YR-72HR	B-DET 24	BASE	181.00	13.489	17.750	11609	0.086	0.119	11.9	12.2
10YR-72HR	B-DET 25	BASE	181.00	13.489	17.750	16529	0.119	0.166	12.7	12.6
10YR-72HR	BB-CS22	BASE	181.00	13.489	17.750	10656	0.166	0.196	12.6	11.8
10YR-72HR	BC-LAKE 2	BASE	181.00	13.389	17.750	143755	0.737	1.050	31.0	26.8
10YR-72HR	D-LAKE 3	BASE	181.00	13.389	17.750	93654	-3.590	0.445	-44.8	9.5
10YR-72HR	E-ENTRY	BASE	181.00	13.386	17.500	137	0.000	-3.768	0.5	-55.4
10YR-72HR	N-PreDev	BASE	181.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	181.00	4.500	14.500	0	1.317	0.000	27.7	0.0
10YR-72HR	A-DET 11	BASE	187.00	13.479	17.750	9616	0.000	0.045	4.0	3.8
10YR-72HR	A-DET 12	BASE	187.00	13.479	17.750	17720	0.045	0.074	6.8	5.4
10YR-72HR	A-DET 13	BASE	187.00	13.479	17.750	15025	0.074	0.115	8.4	9.8
10YR-72HR	A-DET 14	BASE	187.00	13.479	17.750	16130	0.115	0.158	13.3	10.4
10YR-72HR	A-DET 15	BASE	187.00	13.479	17.750	18295	0.158	0.208	10.7	26.7
10YR-72HR	AA-CS11	BASE	187.00	13.479	17.750	9650	0.208	0.234	26.7	11.3
10YR-72HR	AB-LAKE 1	BASE	187.00	13.337	17.750	122505	0.234	0.520	17.2	14.2
10YR-72HR	B-DET 21	BASE	187.00	13.429	17.750	6674	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	187.00	13.429	17.750	12589	0.000	0.053	6.7	6.8
10YR-72HR	B-DET 23	BASE	187.00	13.429	17.750	10646	0.053	0.082	9.8	8.4
10YR-72HR	B-DET 24	BASE	187.00	13.429	17.750	11409	0.082	0.114	11.9	12.2
10YR-72HR	B-DET 25	BASE	187.00	13.429	17.750	16328	0.114	0.159	12.8	12.7
10YR-72HR	BB-CS22	BASE	187.00	13.428	17.750	10563	0.159	0.188	12.7	11.9
10YR-72HR	BC-LAKE 2	BASE	187.00	13.337	17.750	143427	0.708	1.018	31.4	27.3
10YR-72HR	D-LAKE 3	BASE	187.00	13.337	17.750	93326	-3.584	0.428	-46.5	9.7
10YR-72HR	E-ENTRY	BASE	187.00	13.334	17.500	137	0.000	-3.768	0.5	-57.2
10YR-72HR	N-PreDev	BASE	187.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	187.00	4.500	14.500	0	1.263	0.000	28.3	0.0
10YR-72HR	A-DET 11	BASE	193.00	13.421	17.750	9497	0.000	0.038	4.0	3.8
10YR-72HR	A-DET 12	BASE	193.00	13.421	17.750	17512	0.038	0.071	6.8	5.4
10YR-72HR	A-DET 13	BASE	193.00	13.421	17.750	14847	0.071	0.111	8.5	9.9
10YR-72HR	A-DET 14	BASE	193.00	13.421	17.750	15938	0.111	0.153	13.4	10.5
10YR-72HR	A-DET 15	BASE	193.00	13.421	17.750	18144	0.153	0.201	10.8	26.8
10YR-72HR	AA-CS11	BASE	193.00	13.421	17.750	9602	0.201	0.227	26.8	11.4

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	AB-LAKE 1	BASE	193.00	13.288	17.750	122191	0.227	0.501	17.3	14.5
10YR-72HR	B-DET 21	BASE	193.00	13.371	17.750	6554	0.000	0.019	4.0	3.7
10YR-72HR	B-DET 22	BASE	193.00	13.371	17.750	12379	0.019	0.050	6.7	6.8
10YR-72HR	B-DET 23	BASE	193.00	13.371	17.750	10467	0.050	0.078	9.8	8.5
10YR-72HR	B-DET 24	BASE	193.00	13.370	17.750	11216	0.078	0.108	11.9	12.3
10YR-72HR	B-DET 25	BASE	193.00	13.370	17.750	16135	0.108	0.150	12.9	12.8
10YR-72HR	BB-CS22	BASE	193.00	13.370	17.750	10473	0.150	0.178	12.8	12.0
10YR-72HR	BC-LAKE 2	BASE	193.00	13.288	17.750	143112	0.680	0.797	31.7	27.8
10YR-72HR	D-LAKE 3	BASE	193.00	13.288	17.750	93012	-3.768	0.412	-48.4	9.9
10YR-72HR	E-ENTRY	BASE	193.00	13.284	17.500	137	0.000	-3.768	0.5	-59.1
10YR-72HR	N-PreDev	BASE	193.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	193.00	4.500	14.500	0	1.209	0.000	28.9	0.0
10YR-72HR	A-DET 11	BASE	199.00	13.365	17.750	9380	0.000	0.029	4.0	3.8
10YR-72HR	A-DET 12	BASE	199.00	13.365	17.750	17308	0.029	0.069	6.8	5.5
10YR-72HR	A-DET 13	BASE	199.00	13.365	17.750	14673	0.069	0.107	8.5	9.9
10YR-72HR	A-DET 14	BASE	199.00	13.365	17.750	15751	0.107	0.147	13.4	10.6
10YR-72HR	A-DET 15	BASE	199.00	13.364	17.750	17995	0.147	0.194	10.9	26.9
10YR-72HR	AA-CS11	BASE	199.00	13.364	17.750	9554	0.194	0.219	26.9	11.6
10YR-72HR	AB-LAKE 1	BASE	199.00	13.241	17.750	121890	0.219	0.481	17.4	14.7
10YR-72HR	B-DET 21	BASE	199.00	13.315	17.750	6438	0.000	0.016	4.0	3.7
10YR-72HR	B-DET 22	BASE	199.00	13.315	17.750	12178	0.016	0.047	6.7	6.8
10YR-72HR	B-DET 23	BASE	199.00	13.315	17.750	10295	0.047	0.073	9.9	8.5
10YR-72HR	B-DET 24	BASE	199.00	13.314	17.750	11030	0.073	0.101	12.0	12.3
10YR-72HR	B-DET 25	BASE	199.00	13.314	17.750	15949	0.101	0.142	12.9	12.9
10YR-72HR	BB-CS22	BASE	199.00	13.314	17.750	10387	0.142	0.168	12.9	12.1
10YR-72HR	BC-LAKE 2	BASE	199.00	13.240	17.750	142811	0.649	0.941	32.0	28.2
10YR-72HR	D-LAKE 3	BASE	199.00	13.240	17.750	92711	-3.587	0.395	-50.2	10.1
10YR-72HR	E-ENTRY	BASE	199.00	13.237	17.500	137	0.000	-3.768	0.5	-61.0
10YR-72HR	N-PreDev	BASE	199.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	199.00	4.500	14.500	0	1.155	0.000	29.5	0.0
10YR-72HR	A-DET 11	BASE	205.00	13.310	17.750	9267	0.000	0.023	4.0	3.8
10YR-72HR	A-DET 12	BASE	205.00	13.310	17.750	17111	0.023	0.066	6.8	5.5
10YR-72HR	A-DET 13	BASE	205.00	13.310	17.750	14505	0.066	0.102	8.5	10.0
10YR-72HR	A-DET 14	BASE	205.00	13.310	17.750	15568	0.102	0.141	13.5	10.7
10YR-72HR	A-DET 15	BASE	205.00	13.309	17.750	17851	0.141	0.186	11.0	27.0
10YR-72HR	AA-CS11	BASE	205.00	13.309	17.750	9508	0.186	0.210	27.0	11.7
10YR-72HR	AB-LAKE 1	BASE	205.00	13.195	17.750	121602	0.210	0.460	17.5	14.9
10YR-72HR	B-DET 21	BASE	205.00	13.261	17.750	6328	0.000	0.015	4.0	3.7
10YR-72HR	B-DET 22	BASE	205.00	13.261	17.750	11985	0.015	0.044	6.7	6.8
10YR-72HR	B-DET 23	BASE	205.00	13.261	17.750	10131	0.044	0.068	9.9	8.5
10YR-72HR	B-DET 24	BASE	205.00	13.261	17.750	10853	0.068	0.095	12.0	12.4
10YR-72HR	B-DET 25	BASE	205.00	13.260	17.750	15771	0.095	0.133	13.0	12.9
10YR-72HR	BB-CS22	BASE	205.00	13.260	17.750	10304	0.133	0.158	12.9	12.1
10YR-72HR	BC-LAKE 2	BASE	205.00	13.195	17.750	142523	0.619	0.722	32.3	28.6
10YR-72HR	D-LAKE 3	BASE	205.00	13.195	17.750	92423	-3.768	0.379	-52.0	10.3
10YR-72HR	E-ENTRY	BASE	205.00	13.192	17.500	137	0.000	-3.768	0.5	-62.8
10YR-72HR	N-PreDev	BASE	205.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	205.00	4.500	14.500	0	1.101	0.000	30.1	0.0
10YR-72HR	A-DET 11	BASE	211.00	13.257	17.750	9157	0.000	0.022	4.0	3.8
10YR-72HR	A-DET 12	BASE	211.00	13.257	17.750	16920	0.022	0.063	6.8	5.5
10YR-72HR	A-DET 13	BASE	211.00	13.257	17.750	14342	0.063	0.097	8.6	10.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 14	BASE	211.00	13.256	17.750	15392	0.097	0.134	13.5	10.7
10YR-72HR	A-DET 15	BASE	211.00	13.256	17.750	17712	0.134	0.177	11.0	27.1
10YR-72HR	AA-CS11	BASE	211.00	13.256	17.750	9463	0.177	0.201	27.1	11.8
10YR-72HR	AB-LAKE 1	BASE	211.00	13.152	17.750	121327	0.201	0.438	17.6	15.2
10YR-72HR	B-DET 21	BASE	211.00	13.211	17.750	6224	0.000	0.014	4.0	3.7
10YR-72HR	B-DET 22	BASE	211.00	13.211	17.750	11804	0.014	0.041	6.7	6.9
10YR-72HR	B-DET 23	BASE	211.00	13.211	17.750	9976	0.041	0.063	9.9	8.6
10YR-72HR	B-DET 24	BASE	211.00	13.210	17.750	10684	0.063	0.088	12.0	12.4
10YR-72HR	B-DET 25	BASE	211.00	13.209	17.750	15601	0.088	0.124	13.0	13.0
10YR-72HR	BB-CS22	BASE	211.00	13.208	17.750	10225	0.124	0.148	13.0	12.2
10YR-72HR	BC-LAKE 2	BASE	211.00	13.152	17.750	142248	0.586	0.865	32.6	29.0
10YR-72HR	D-LAKE 3	BASE	211.00	13.152	17.750	92148	-3.587	0.362	-53.8	10.5
10YR-72HR	E-ENTRY	BASE	211.00	13.148	17.500	137	0.000	-3.768	0.5	-64.7
10YR-72HR	N-PreDev	BASE	211.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	211.00	4.500	14.500	0	1.046	0.000	30.6	0.0
10YR-72HR	A-DET 11	BASE	217.00	13.206	17.750	9053	0.000	0.021	4.0	3.8
10YR-72HR	A-DET 12	BASE	217.00	13.206	17.750	16737	0.021	0.059	6.9	5.6
10YR-72HR	A-DET 13	BASE	217.00	13.206	17.750	14186	0.059	0.091	8.6	10.1
10YR-72HR	A-DET 14	BASE	217.00	13.205	17.750	15223	0.091	0.126	13.6	10.8
10YR-72HR	A-DET 15	BASE	217.00	13.204	17.750	17577	0.126	0.167	11.1	27.2
10YR-72HR	AA-CS11	BASE	217.00	13.204	17.750	9420	0.167	0.190	27.2	11.9
10YR-72HR	AB-LAKE 1	BASE	217.00	13.111	17.750	121069	0.190	0.407	17.7	15.4
10YR-72HR	B-DET 21	BASE	217.00	13.164	17.750	6127	0.000	0.013	4.0	3.7
10YR-72HR	B-DET 22	BASE	217.00	13.164	17.750	11635	0.013	0.037	6.7	6.9
10YR-72HR	B-DET 23	BASE	217.00	13.163	17.750	9831	0.037	0.057	9.9	8.6
10YR-72HR	B-DET 24	BASE	217.00	13.162	17.750	10526	0.057	0.080	12.1	12.5
10YR-72HR	B-DET 25	BASE	217.00	13.160	17.750	15439	0.080	0.113	13.0	13.0
10YR-72HR	BB-CS22	BASE	217.00	13.159	17.750	10150	0.113	0.136	13.0	12.3
10YR-72HR	BC-LAKE 2	BASE	217.00	13.111	17.750	141991	0.543	0.798	32.9	29.4
10YR-72HR	D-LAKE 3	BASE	217.00	13.111	17.750	91890	-3.589	0.346	-55.6	10.7
10YR-72HR	E-ENTRY	BASE	217.00	13.108	17.500	137	0.000	-3.768	0.5	-66.6
10YR-72HR	N-PreDev	BASE	217.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	217.00	4.500	14.500	0	0.964	0.000	31.1	0.0
10YR-72HR	A-DET 11	BASE	223.00	13.159	17.750	8955	0.000	0.019	4.0	3.8
10YR-72HR	A-DET 12	BASE	223.00	13.159	17.750	16566	0.019	0.054	6.9	5.6
10YR-72HR	A-DET 13	BASE	223.00	13.158	17.750	14039	0.054	0.084	8.6	10.1
10YR-72HR	A-DET 14	BASE	223.00	13.157	17.750	15063	0.084	0.116	13.6	10.8
10YR-72HR	A-DET 15	BASE	223.00	13.155	17.750	17448	0.116	0.155	11.1	27.3
10YR-72HR	AA-CS11	BASE	223.00	13.154	17.750	9378	0.155	0.177	27.3	11.9
10YR-72HR	AB-LAKE 1	BASE	223.00	13.074	17.750	120832	0.177	0.378	17.8	15.6
10YR-72HR	B-DET 21	BASE	223.00	13.122	17.750	6041	0.000	0.011	4.0	3.7
10YR-72HR	B-DET 22	BASE	223.00	13.122	17.750	11484	0.011	0.031	6.8	6.9
10YR-72HR	B-DET 23	BASE	223.00	13.121	17.750	9701	0.031	0.049	9.9	8.6
10YR-72HR	B-DET 24	BASE	223.00	13.119	17.750	10382	0.049	0.068	12.1	12.5
10YR-72HR	B-DET 25	BASE	223.00	13.114	17.750	15288	0.068	0.100	13.1	13.1
10YR-72HR	BB-CS22	BASE	223.00	13.112	17.750	10078	0.100	0.121	13.1	12.4
10YR-72HR	BC-LAKE 2	BASE	223.00	13.074	17.750	141754	0.499	0.556	33.2	29.8
10YR-72HR	D-LAKE 3	BASE	223.00	13.074	17.750	91653	-3.768	0.330	-57.4	10.8
10YR-72HR	E-ENTRY	BASE	223.00	13.070	17.500	137	0.000	-3.768	0.5	-68.4
10YR-72HR	N-PreDev	BASE	223.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	223.00	4.500	14.500	0	0.886	0.000	31.5	0.0

Simulation	Node	Group	Time	Stage	Warning Stage	Surface Area	Total Inflow	Total Outflow	Total Vol In	Total Vol Out
			hrs	ft	ft	ft2	cfs	cfs	af	af
10YR-72HR	A-DET 11	BASE	229.00	13.116	17.750	8866	0.000	0.016	4.0	3.8
10YR-72HR	A-DET 12	BASE	229.00	13.116	17.750	16411	0.016	0.046	6.9	5.6
10YR-72HR	A-DET 13	BASE	229.00	13.115	17.750	13905	0.046	0.073	8.7	10.2
10YR-72HR	A-DET 14	BASE	229.00	13.113	17.750	14914	0.073	0.102	13.7	10.9
10YR-72HR	A-DET 15	BASE	229.00	13.107	17.750	17324	0.102	0.140	11.2	27.4
10YR-72HR	AA-CS11	BASE	229.00	13.106	17.750	9337	0.140	0.161	27.4	12.0
10YR-72HR	AB-LAKE 1	BASE	229.00	13.039	17.750	120612	0.161	0.350	17.9	15.7
10YR-72HR	B-DET 21	BASE	229.00	13.088	17.750	5970	0.000	0.008	4.0	3.7
10YR-72HR	B-DET 22	BASE	229.00	13.088	17.750	11360	0.008	0.024	6.8	6.9
10YR-72HR	B-DET 23	BASE	229.00	13.086	17.750	9593	0.024	0.037	9.9	8.6
10YR-72HR	B-DET 24	BASE	229.00	13.082	17.750	10258	0.037	0.053	12.1	12.5
10YR-72HR	B-DET 25	BASE	229.00	13.072	17.750	15150	0.053	0.080	13.1	13.1
10YR-72HR	BB-CS22	BASE	229.00	13.066	17.750	10008	0.080	0.101	13.1	12.4
10YR-72HR	BC-LAKE 2	BASE	229.00	13.039	17.750	141534	0.451	0.679	33.4	30.1
10YR-72HR	D-LAKE 3	BASE	229.00	13.039	17.750	91433	-3.590	0.315	-59.3	11.0
10YR-72HR	E-ENTRY	BASE	229.00	13.036	17.500	137	0.000	-3.768	0.5	-70.3
10YR-72HR	N-PreDev	BASE	229.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	229.00	4.500	14.500	0	0.816	0.000	32.0	0.0
10YR-72HR	A-DET 11	BASE	235.00	13.081	17.750	8793	0.000	0.012	4.0	3.9
10YR-72HR	A-DET 12	BASE	235.00	13.080	17.750	16283	0.012	0.035	6.9	5.6
10YR-72HR	A-DET 13	BASE	235.00	13.078	17.750	13793	0.035	0.056	8.7	10.2
10YR-72HR	A-DET 14	BASE	235.00	13.074	17.750	14783	0.056	0.079	13.7	10.9
10YR-72HR	A-DET 15	BASE	235.00	13.060	17.750	17203	0.079	0.116	11.2	27.4
10YR-72HR	AA-CS11	BASE	235.00	13.055	17.750	9295	0.116	0.139	27.4	12.1
10YR-72HR	AB-LAKE 1	BASE	235.00	13.005	17.750	120396	0.139	0.330	17.9	15.9
10YR-72HR	B-DET 21	BASE	235.00	13.063	17.750	5919	0.000	0.005	4.0	3.7
10YR-72HR	B-DET 22	BASE	235.00	13.063	17.750	11271	0.005	0.016	6.8	6.9
10YR-72HR	B-DET 23	BASE	235.00	13.061	17.750	9515	0.016	0.025	10.0	8.7
10YR-72HR	B-DET 24	BASE	235.00	13.056	17.750	10168	0.025	0.034	12.1	12.6
10YR-72HR	B-DET 25	BASE	235.00	13.039	17.750	15039	0.034	0.052	13.1	13.2
10YR-72HR	BB-CS22	BASE	235.00	13.019	17.750	9942	0.052	0.073	13.2	12.5
10YR-72HR	BC-LAKE 2	BASE	235.00	13.005	17.750	141318	0.403	0.471	33.6	30.4
10YR-72HR	D-LAKE 3	BASE	235.00	13.005	17.750	91217	-3.768	0.300	-61.1	11.1
10YR-72HR	E-ENTRY	BASE	235.00	13.002	17.500	137	0.000	-3.768	0.5	-72.2
10YR-72HR	N-PreDev	BASE	235.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	235.00	4.500	14.500	0	0.771	0.000	32.4	0.0
10YR-72HR	A-DET 11	BASE	241.00	13.056	17.750	8742	0.000	0.008	4.0	3.9
10YR-72HR	A-DET 12	BASE	241.00	13.056	17.750	16194	0.008	0.022	6.9	5.7
10YR-72HR	A-DET 13	BASE	241.00	13.053	17.750	13715	0.022	0.034	8.7	10.2
10YR-72HR	A-DET 14	BASE	241.00	13.046	17.750	14689	0.034	0.047	13.7	11.0
10YR-72HR	A-DET 15	BASE	241.00	13.023	17.750	17107	0.047	0.064	11.3	27.5
10YR-72HR	AA-CS11	BASE	241.00	12.993	17.750	9248	0.064	0.092	27.5	12.2
10YR-72HR	AB-LAKE 1	BASE	241.00	12.971	17.750	120177	0.092	0.290	18.0	16.1
10YR-72HR	B-DET 21	BASE	241.00	13.047	17.750	5887	0.000	0.003	4.0	3.7
10YR-72HR	B-DET 22	BASE	241.00	13.047	17.750	11214	0.003	0.010	6.8	6.9
10YR-72HR	B-DET 23	BASE	241.00	13.045	17.750	9466	0.010	0.015	10.0	8.7
10YR-72HR	B-DET 24	BASE	241.00	13.040	17.750	10114	0.015	0.021	12.1	12.6
10YR-72HR	B-DET 25	BASE	241.00	13.022	17.750	14971	0.021	0.029	13.1	13.2
10YR-72HR	BB-CS22	BASE	241.00	12.976	17.750	9886	0.029	0.047	13.2	12.5
10YR-72HR	BC-LAKE 2	BASE	241.00	12.971	17.750	141099	0.336	0.430	33.8	30.6
10YR-72HR	D-LAKE 3	BASE	241.00	12.971	17.750	90998	-3.768	0.283	-63.0	11.3

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E-ENTRY	BASE	241.00	12.967	17.500	137	0.000	-3.768	0.5	-74.1
10YR-72HR	N-PreDev	BASE	241.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	241.00	4.500	14.500	0	0.713	0.000	32.7	0.0
10YR-72HR	A-DET 11	BASE	247.00	13.041	17.750	8712	0.000	0.004	4.0	3.9
10YR-72HR	A-DET 12	BASE	247.00	13.041	17.750	16142	0.004	0.013	6.9	5.7
10YR-72HR	A-DET 13	BASE	247.00	13.039	17.750	13671	0.013	0.019	8.7	10.2
10YR-72HR	A-DET 14	BASE	247.00	13.033	17.750	14645	0.019	0.026	13.7	11.0
10YR-72HR	A-DET 15	BASE	247.00	13.011	17.750	17067	0.026	0.030	11.3	27.5
10YR-72HR	AA-CS11	BASE	247.00	12.941	17.750	9213	0.030	0.047	27.5	12.2
10YR-72HR	AB-LAKE 1	BASE	247.00	12.935	17.750	119953	0.047	0.239	18.0	16.2
10YR-72HR	B-DET 21	BASE	247.00	13.037	17.750	5866	0.000	0.002	4.0	3.7
10YR-72HR	B-DET 22	BASE	247.00	13.037	17.750	11178	0.002	0.006	6.8	6.9
10YR-72HR	B-DET 23	BASE	247.00	13.035	17.750	9436	0.006	0.010	10.0	8.7
10YR-72HR	B-DET 24	BASE	247.00	13.030	17.750	10084	0.010	0.013	12.1	12.6
10YR-72HR	B-DET 25	BASE	247.00	13.013	17.750	14932	0.013	0.017	13.1	13.2
10YR-72HR	BB-CS22	BASE	247.00	12.938	17.750	9839	0.017	0.033	13.2	12.5
10YR-72HR	BC-LAKE 2	BASE	247.00	12.935	17.750	140875	0.273	0.383	34.0	30.8
10YR-72HR	D-LAKE 3	BASE	247.00	12.935	17.750	90775	-3.768	0.258	-64.8	11.4
10YR-72HR	E-ENTRY	BASE	247.00	12.932	17.500	137	0.000	-3.768	0.5	-75.9
10YR-72HR	N-PreDev	BASE	247.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	247.00	4.500	14.500	0	0.642	0.000	33.1	0.0
10YR-72HR	A-DET 11	BASE	253.00	13.033	17.750	8694	0.000	0.003	4.0	3.9
10YR-72HR	A-DET 12	BASE	253.00	13.032	17.750	16111	0.003	0.008	6.9	5.7
10YR-72HR	A-DET 13	BASE	253.00	13.031	17.750	13646	0.008	0.012	8.7	10.3
10YR-72HR	A-DET 14	BASE	253.00	13.026	17.750	14622	0.012	0.016	13.7	11.0
10YR-72HR	A-DET 15	BASE	253.00	13.007	17.750	17048	0.016	0.018	11.3	27.5
10YR-72HR	AA-CS11	BASE	253.00	12.905	17.750	9190	0.018	0.032	27.5	12.2
10YR-72HR	AB-LAKE 1	BASE	253.00	12.903	17.750	119744	0.032	0.206	18.1	16.3
10YR-72HR	B-DET 21	BASE	253.00	13.031	17.750	5853	0.000	0.001	4.0	3.7
10YR-72HR	B-DET 22	BASE	253.00	13.031	17.750	11155	0.001	0.004	6.8	6.9
10YR-72HR	B-DET 23	BASE	253.00	13.029	17.750	9417	0.004	0.006	10.0	8.7
10YR-72HR	B-DET 24	BASE	253.00	13.025	17.750	10066	0.006	0.009	12.1	12.6
10YR-72HR	B-DET 25	BASE	253.00	13.009	17.750	14906	0.009	0.011	13.2	13.2
10YR-72HR	BB-CS22	BASE	253.00	12.904	17.750	9798	0.011	0.025	13.2	12.5
10YR-72HR	BC-LAKE 2	BASE	253.00	12.902	17.750	140666	0.231	0.339	34.1	31.0
10YR-72HR	D-LAKE 3	BASE	253.00	12.902	17.750	90566	-3.768	0.227	-66.7	11.5
10YR-72HR	E-ENTRY	BASE	253.00	12.899	17.500	137	0.000	-3.768	0.5	-77.8
10YR-72HR	N-PreDev	BASE	253.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	253.00	4.500	14.500	0	0.565	0.000	33.4	0.0
10YR-72HR	A-DET 11	BASE	259.00	13.027	17.750	8683	0.000	0.002	4.0	3.9
10YR-72HR	A-DET 12	BASE	259.00	13.027	17.750	16091	0.002	0.005	6.9	5.7
10YR-72HR	A-DET 13	BASE	259.00	13.025	17.750	13630	0.005	0.008	8.7	10.3
10YR-72HR	A-DET 14	BASE	259.00	13.021	17.750	14608	0.008	0.010	13.7	11.0
10YR-72HR	A-DET 15	BASE	259.00	13.005	17.750	17036	0.010	0.012	11.3	27.5
10YR-72HR	AA-CS11	BASE	259.00	12.874	17.750	9170	0.012	0.024	27.5	12.2
10YR-72HR	AB-LAKE 1	BASE	259.00	12.873	17.750	119557	0.024	0.180	18.1	16.4
10YR-72HR	B-DET 21	BASE	259.00	13.026	17.750	5843	0.000	0.001	4.0	3.7
10YR-72HR	B-DET 22	BASE	259.00	13.026	17.750	11138	0.001	0.003	6.8	6.9
10YR-72HR	B-DET 23	BASE	259.00	13.025	17.750	9404	0.003	0.005	10.0	8.7
10YR-72HR	B-DET 24	BASE	259.00	13.021	17.750	10053	0.005	0.006	12.2	12.6
10YR-72HR	B-DET 25	BASE	259.00	13.007	17.750	14887	0.006	0.007	13.2	13.2

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	BB-CS22	BASE	259.00	12.874	17.750	9763	0.007	0.020	13.2	12.5
10YR-72HR	BC-LAKE 2	BASE	259.00	12.873	17.750	140479	0.200	0.298	34.2	31.1
10YR-72HR	D-LAKE 3	BASE	259.00	12.873	17.750	90378	-3.769	0.200	-68.6	11.6
10YR-72HR	E-ENTRY	BASE	259.00	12.869	17.500	137	0.000	-3.769	0.5	-79.7
10YR-72HR	N-PreDev	BASE	259.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	259.00	4.500	14.500	0	0.498	0.000	33.6	0.0
10YR-72HR	A-DET 11	BASE	265.00	13.023	17.750	8675	0.000	0.001	4.0	3.9
10YR-72HR	A-DET 12	BASE	265.00	13.023	17.750	16078	0.001	0.004	6.9	5.7
10YR-72HR	A-DET 13	BASE	265.00	13.022	17.750	13619	0.004	0.006	8.7	10.3
10YR-72HR	A-DET 14	BASE	265.00	13.018	17.750	14598	0.006	0.008	13.7	11.0
10YR-72HR	A-DET 15	BASE	265.00	13.004	17.750	17026	0.008	0.008	11.3	27.5
10YR-72HR	AA-CS11	BASE	265.00	12.847	17.750	9153	0.008	0.019	27.5	12.2
10YR-72HR	AB-LAKE 1	BASE	265.00	12.846	17.750	119387	0.019	0.183	18.1	16.5
10YR-72HR	B-DET 21	BASE	265.00	13.023	17.750	5836	0.000	0.001	4.0	3.7
10YR-72HR	B-DET 22	BASE	265.00	13.023	17.750	11126	0.001	0.002	6.8	6.9
10YR-72HR	B-DET 23	BASE	265.00	13.021	17.750	9394	0.002	0.003	10.0	8.7
10YR-72HR	B-DET 24	BASE	265.00	13.018	17.750	10044	0.003	0.005	12.2	12.6
10YR-72HR	B-DET 25	BASE	265.00	13.005	17.750	14872	0.005	0.005	13.2	13.2
10YR-72HR	BB-CS22	BASE	265.00	12.847	17.750	9731	0.005	0.017	13.2	12.5
10YR-72HR	BC-LAKE 2	BASE	265.00	12.846	17.750	140309	0.200	0.262	34.3	31.3
10YR-72HR	D-LAKE 3	BASE	265.00	12.846	17.750	90208	-3.769	0.186	-70.4	11.7
10YR-72HR	E-ENTRY	BASE	265.00	12.843	17.500	137	0.000	-3.769	0.5	-81.5
10YR-72HR	N-PreDev	BASE	265.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	265.00	4.500	14.500	0	0.448	0.000	33.9	0.0
10YR-72HR	A-DET 11	BASE	271.00	13.020	17.750	8669	0.000	0.001	4.0	3.9
10YR-72HR	A-DET 12	BASE	271.00	13.020	17.750	16067	0.001	0.003	6.9	5.7
10YR-72HR	A-DET 13	BASE	271.00	13.019	17.750	13611	0.003	0.004	8.7	10.3
10YR-72HR	A-DET 14	BASE	271.00	13.016	17.750	14591	0.004	0.006	13.7	11.0
10YR-72HR	A-DET 15	BASE	271.00	13.003	17.750	17018	0.006	0.006	11.3	27.5
10YR-72HR	AA-CS11	BASE	271.00	12.823	17.750	9137	0.006	0.016	27.5	12.2
10YR-72HR	AB-LAKE 1	BASE	271.00	12.822	17.750	119234	0.016	0.179	18.1	16.6
10YR-72HR	B-DET 21	BASE	271.00	13.020	17.750	5831	0.000	0.001	4.0	3.7
10YR-72HR	B-DET 22	BASE	271.00	13.020	17.750	11117	0.001	0.002	6.8	6.9
10YR-72HR	B-DET 23	BASE	271.00	13.019	17.750	9387	0.002	0.003	10.0	8.7
10YR-72HR	B-DET 24	BASE	271.00	13.016	17.750	10038	0.003	0.004	12.2	12.6
10YR-72HR	B-DET 25	BASE	271.00	13.004	17.750	14859	0.004	0.004	13.2	13.2
10YR-72HR	BB-CS22	BASE	271.00	12.823	17.750	9702	0.004	0.014	13.2	12.5
10YR-72HR	BC-LAKE 2	BASE	271.00	12.822	17.750	140156	0.193	0.231	34.4	31.4
10YR-72HR	D-LAKE 3	BASE	271.00	12.822	17.750	90055	-3.769	0.169	-72.3	11.8
10YR-72HR	E-ENTRY	BASE	271.00	12.819	17.500	137	0.000	-3.769	0.5	-83.4
10YR-72HR	N-PreDev	BASE	271.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	271.00	4.500	14.500	0	0.400	0.000	34.1	0.0
10YR-72HR	A-DET 11	BASE	277.00	13.018	17.750	8664	0.000	0.001	4.0	3.9
10YR-72HR	A-DET 12	BASE	277.00	13.018	17.750	16060	0.001	0.002	6.9	5.7
10YR-72HR	A-DET 13	BASE	277.00	13.017	17.750	13604	0.002	0.003	8.7	10.3
10YR-72HR	A-DET 14	BASE	277.00	13.014	17.750	14585	0.003	0.004	13.7	11.0
10YR-72HR	A-DET 15	BASE	277.00	13.003	17.750	17012	0.004	0.005	11.3	27.5
10YR-72HR	AA-CS11	BASE	277.00	12.801	17.750	9123	0.005	0.013	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	277.00	12.800	17.750	119097	0.013	0.181	18.1	16.7
10YR-72HR	B-DET 21	BASE	277.00	13.018	17.750	5827	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	277.00	13.018	17.750	11110	0.000	0.001	6.8	6.9

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	B-DET 23	BASE	277.00	13.017	17.750	9381	0.001	0.002	10.0	8.7
10YR-72HR	B-DET 24	BASE	277.00	13.014	17.750	10033	0.002	0.003	12.2	12.6
10YR-72HR	B-DET 25	BASE	277.00	13.004	17.750	14848	0.003	0.003	13.2	13.2
10YR-72HR	BB-CS22	BASE	277.00	12.801	17.750	9677	0.003	0.012	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	277.00	12.800	17.750	140019	0.193	0.204	34.5	31.5
10YR-72HR	D-LAKE 3	BASE	277.00	12.800	17.750	89918	-3.769	0.152	-74.2	11.9
10YR-72HR	E-ENTRY	BASE	277.00	12.797	17.500	137	0.000	-3.769	0.5	-85.3
10YR-72HR	N-PreDev	BASE	277.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	277.00	4.500	14.500	0	0.356	0.000	34.3	0.0
10YR-72HR	A-DET 11	BASE	283.00	13.016	17.750	8661	0.000	0.001	4.0	3.9
10YR-72HR	A-DET 12	BASE	283.00	13.016	17.750	16053	0.001	0.002	6.9	5.7
10YR-72HR	A-DET 13	BASE	283.00	13.015	17.750	13599	0.002	0.003	8.7	10.3
10YR-72HR	A-DET 14	BASE	283.00	13.013	17.750	14581	0.003	0.004	13.7	11.0
10YR-72HR	A-DET 15	BASE	283.00	13.002	17.750	17006	0.004	0.004	11.3	27.5
10YR-72HR	AA-CS11	BASE	283.00	12.782	17.750	9111	0.004	0.012	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	283.00	12.781	17.750	118974	0.012	0.183	18.1	16.8
10YR-72HR	B-DET 21	BASE	283.00	13.017	17.750	5823	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	283.00	13.016	17.750	11104	0.000	0.001	6.8	6.9
10YR-72HR	B-DET 23	BASE	283.00	13.016	17.750	9376	0.001	0.002	10.0	8.7
10YR-72HR	B-DET 24	BASE	283.00	13.013	17.750	10029	0.002	0.002	12.2	12.6
10YR-72HR	B-DET 25	BASE	283.00	13.003	17.750	14839	0.002	0.003	13.2	13.2
10YR-72HR	BB-CS22	BASE	283.00	12.781	17.750	9654	0.003	0.011	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	283.00	12.781	17.750	139896	0.194	0.181	34.6	31.6
10YR-72HR	D-LAKE 3	BASE	283.00	12.781	17.750	89795	-3.769	0.137	-76.0	12.0
10YR-72HR	E-ENTRY	BASE	283.00	12.778	17.500	137	0.000	-3.769	0.5	-87.1
10YR-72HR	N-PreDev	BASE	283.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	283.00	4.500	14.500	0	0.318	0.000	34.4	0.0
10YR-72HR	A-DET 11	BASE	289.00	13.015	17.750	8658	0.000	0.001	4.0	3.9
10YR-72HR	A-DET 12	BASE	289.00	13.015	17.750	16048	0.001	0.001	6.9	5.7
10YR-72HR	A-DET 13	BASE	289.00	13.014	17.750	13595	0.001	0.002	8.7	10.3
10YR-72HR	A-DET 14	BASE	289.00	13.011	17.750	14578	0.002	0.003	13.7	11.0
10YR-72HR	A-DET 15	BASE	289.00	13.002	17.750	17002	0.003	0.003	11.3	27.5
10YR-72HR	AA-CS11	BASE	289.00	12.764	17.750	9100	0.003	0.010	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	289.00	12.764	17.750	118864	0.010	0.180	18.1	16.9
10YR-72HR	B-DET 21	BASE	289.00	13.015	17.750	5820	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	289.00	13.015	17.750	11099	0.000	0.001	6.8	6.9
10YR-72HR	B-DET 23	BASE	289.00	13.014	17.750	9372	0.001	0.001	10.0	8.7
10YR-72HR	B-DET 24	BASE	289.00	13.012	17.750	10025	0.001	0.002	12.2	12.6
10YR-72HR	B-DET 25	BASE	289.00	13.003	17.750	14831	0.002	0.002	13.2	13.2
10YR-72HR	BB-CS22	BASE	289.00	12.764	17.750	9634	0.002	0.010	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	289.00	12.764	17.750	139786	0.189	0.161	34.7	31.7
10YR-72HR	D-LAKE 3	BASE	289.00	12.764	17.750	89686	-3.768	0.123	-77.9	12.0
10YR-72HR	E-ENTRY	BASE	289.00	12.760	17.500	137	0.000	-3.768	0.5	-89.0
10YR-72HR	N-PreDev	BASE	289.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	289.00	4.500	14.500	0	0.284	0.000	34.6	0.0
10YR-72HR	A-DET 11	BASE	295.00	13.014	17.750	8655	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	295.00	13.014	17.750	16044	0.000	0.001	6.9	5.7
10YR-72HR	A-DET 13	BASE	295.00	13.013	17.750	13592	0.001	0.002	8.7	10.3
10YR-72HR	A-DET 14	BASE	295.00	13.011	17.750	14575	0.002	0.002	13.7	11.0
10YR-72HR	A-DET 15	BASE	295.00	13.002	17.750	16997	0.002	0.003	11.3	27.5
10YR-72HR	AA-CS11	BASE	295.00	12.749	17.750	9090	0.003	0.009	27.5	12.3

Simulation	Node	Group	Time	Stage	Warning Stage	Surface Area	Total Inflow	Total Outflow	Total Vol In	Total Vol Out
			hrs	ft	ft	ft2	cfs	cfs	af	af
10YR-72HR	AB-LAKE 1	BASE	295.00	12.748	17.750	118766	0.009	0.181	18.1	16.9
10YR-72HR	B-DET 21	BASE	295.00	13.014	17.750	5818	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	295.00	13.014	17.750	11095	0.000	0.001	6.8	6.9
10YR-72HR	B-DET 23	BASE	295.00	13.013	17.750	9369	0.001	0.001	10.0	8.7
10YR-72HR	B-DET 24	BASE	295.00	13.011	17.750	10022	0.001	0.002	12.2	12.6
10YR-72HR	B-DET 25	BASE	295.00	13.002	17.750	14823	0.002	0.002	13.2	13.2
10YR-72HR	BB-CS22	BASE	295.00	12.748	17.750	9616	0.002	0.008	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	295.00	12.748	17.750	139688	0.189	0.143	34.8	31.8
10YR-72HR	D-LAKE 3	BASE	295.00	12.748	17.750	89587	-3.769	0.111	-79.8	12.1
10YR-72HR	E-ENTRY	BASE	295.00	12.745	17.500	137	0.000	-3.769	0.5	-90.9
10YR-72HR	N-PreDev	BASE	295.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	295.00	4.500	14.500	0	0.255	0.000	34.7	0.0
10YR-72HR	A-DET 11	BASE	301.00	13.013	17.750	8653	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	301.00	13.013	17.750	16040	0.000	0.001	6.9	5.7
10YR-72HR	A-DET 13	BASE	301.00	13.012	17.750	13589	0.001	0.002	8.7	10.3
10YR-72HR	A-DET 14	BASE	301.00	13.010	17.750	14573	0.002	0.002	13.7	11.0
10YR-72HR	A-DET 15	BASE	301.00	13.002	17.750	16994	0.002	0.002	11.3	27.5
10YR-72HR	AA-CS11	BASE	301.00	12.734	17.750	9081	0.002	0.008	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	301.00	12.734	17.750	118677	0.008	0.180	18.1	17.0
10YR-72HR	B-DET 21	BASE	301.00	13.013	17.750	5816	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	301.00	13.013	17.750	11092	0.000	0.001	6.8	6.9
10YR-72HR	B-DET 23	BASE	301.00	13.012	17.750	9366	0.001	0.001	10.0	8.7
10YR-72HR	B-DET 24	BASE	301.00	13.010	17.750	10020	0.001	0.001	12.2	12.6
10YR-72HR	B-DET 25	BASE	301.00	13.002	17.750	14817	0.001	0.002	13.2	13.2
10YR-72HR	BB-CS22	BASE	301.00	12.734	17.750	9600	0.002	0.007	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	301.00	12.734	17.750	139599	0.188	0.129	34.9	31.8
10YR-72HR	D-LAKE 3	BASE	301.00	12.734	17.750	89498	-3.769	0.101	-81.6	12.1
10YR-72HR	E-ENTRY	BASE	301.00	12.731	17.500	137	0.000	-3.769	0.5	-92.7
10YR-72HR	N-PreDev	BASE	301.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	301.00	4.500	14.500	0	0.229	0.000	34.8	0.0
10YR-72HR	A-DET 11	BASE	307.00	13.012	17.750	8652	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	307.00	13.012	17.750	16037	0.000	0.001	6.9	5.7
10YR-72HR	A-DET 13	BASE	307.00	13.011	17.750	13587	0.001	0.001	8.7	10.3
10YR-72HR	A-DET 14	BASE	307.00	13.009	17.750	14571	0.001	0.002	13.7	11.0
10YR-72HR	A-DET 15	BASE	307.00	13.001	17.750	16990	0.002	0.002	11.3	27.5
10YR-72HR	AA-CS11	BASE	307.00	12.722	17.750	9073	0.002	0.007	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	307.00	12.722	17.750	118597	0.007	0.182	18.1	17.1
10YR-72HR	B-DET 21	BASE	307.00	13.012	17.750	5814	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	307.00	13.012	17.750	11089	0.000	0.001	6.8	6.9
10YR-72HR	B-DET 23	BASE	307.00	13.011	17.750	9364	0.001	0.001	10.0	8.7
10YR-72HR	B-DET 24	BASE	307.00	13.009	17.750	10018	0.001	0.001	12.2	12.6
10YR-72HR	B-DET 25	BASE	307.00	13.002	17.750	14811	0.001	0.001	13.2	13.2
10YR-72HR	BB-CS22	BASE	307.00	12.722	17.750	9585	0.001	0.007	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	307.00	12.722	17.750	139519	0.189	0.116	35.0	31.9
10YR-72HR	D-LAKE 3	BASE	307.00	12.722	17.750	89418	-3.769	0.091	-83.5	12.2
10YR-72HR	E-ENTRY	BASE	307.00	12.718	17.500	137	0.000	-3.769	0.5	-94.6
10YR-72HR	N-PreDev	BASE	307.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	307.00	4.500	14.500	0	0.207	0.000	34.9	0.0
10YR-72HR	A-DET 11	BASE	313.00	13.011	17.750	8650	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	313.00	13.011	17.750	16035	0.000	0.001	6.9	5.7
10YR-72HR	A-DET 13	BASE	313.00	13.010	17.750	13585	0.001	0.001	8.7	10.3

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 14	BASE	313.00	13.009	17.750	14569	0.001	0.002	13.7	11.0
10YR-72HR	A-DET 15	BASE	313.00	13.001	17.750	16988	0.002	0.002	11.3	27.5
10YR-72HR	AA-CS11	BASE	313.00	12.710	17.750	9066	0.002	0.006	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	313.00	12.710	17.750	118524	0.006	0.000	18.1	17.2
10YR-72HR	B-DET 21	BASE	313.00	13.012	17.750	5813	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	313.00	13.011	17.750	11086	0.000	0.001	6.8	6.9
10YR-72HR	B-DET 23	BASE	313.00	13.011	17.750	9362	0.001	0.001	10.0	8.7
10YR-72HR	B-DET 24	BASE	313.00	13.009	17.750	10016	0.001	0.001	12.2	12.6
10YR-72HR	B-DET 25	BASE	313.00	13.002	17.750	14806	0.001	0.001	13.2	13.2
10YR-72HR	BB-CS22	BASE	313.00	12.710	17.750	9572	0.001	0.006	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	313.00	12.710	17.750	139446	0.006	0.105	35.0	31.9
10YR-72HR	D-LAKE 3	BASE	313.00	12.710	17.750	89345	-3.769	0.083	-85.4	12.2
10YR-72HR	E-ENTRY	BASE	313.00	12.707	17.500	137	0.000	-3.769	0.5	-96.5
10YR-72HR	N-PreDev	BASE	313.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	313.00	4.500	14.500	0	0.188	0.000	35.0	0.0
10YR-72HR	A-DET 11	BASE	319.00	13.011	17.750	8649	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	319.00	13.010	17.750	16032	0.000	0.001	6.9	5.7
10YR-72HR	A-DET 13	BASE	319.00	13.010	17.750	13583	0.001	0.001	8.7	10.3
10YR-72HR	A-DET 14	BASE	319.00	13.008	17.750	14567	0.001	0.001	13.7	11.0
10YR-72HR	A-DET 15	BASE	319.00	13.001	17.750	16985	0.001	0.001	11.3	27.5
10YR-72HR	AA-CS11	BASE	319.00	12.700	17.750	9059	0.001	0.006	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	319.00	12.700	17.750	118458	0.006	0.000	18.1	17.2
10YR-72HR	B-DET 21	BASE	319.00	13.011	17.750	5811	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	319.00	13.011	17.750	11084	0.000	0.000	6.8	6.9
10YR-72HR	B-DET 23	BASE	319.00	13.010	17.750	9360	0.000	0.001	10.0	8.7
10YR-72HR	B-DET 24	BASE	319.00	13.008	17.750	10014	0.001	0.001	12.2	12.6
10YR-72HR	B-DET 25	BASE	319.00	13.002	17.750	14802	0.001	0.001	13.2	13.2
10YR-72HR	BB-CS22	BASE	319.00	12.700	17.750	9560	0.001	0.005	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	319.00	12.700	17.750	139380	0.005	0.095	35.0	32.0
10YR-72HR	D-LAKE 3	BASE	319.00	12.700	17.750	89279	-3.768	0.076	-87.3	12.3
10YR-72HR	E-ENTRY	BASE	319.00	12.696	17.500	137	0.000	-3.768	0.5	-98.3
10YR-72HR	N-PreDev	BASE	319.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	319.00	4.500	14.500	0	0.171	0.000	35.1	0.0
10YR-72HR	A-DET 11	BASE	325.00	13.010	17.750	8648	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	325.00	13.010	17.750	16030	0.000	0.001	6.9	5.7
10YR-72HR	A-DET 13	BASE	325.00	13.009	17.750	13581	0.001	0.001	8.7	10.3
10YR-72HR	A-DET 14	BASE	325.00	13.008	17.750	14566	0.001	0.001	13.7	11.0
10YR-72HR	A-DET 15	BASE	325.00	13.001	17.750	16983	0.001	0.001	11.3	27.5
10YR-72HR	AA-CS11	BASE	325.00	12.690	17.750	9053	0.001	0.005	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	325.00	12.690	17.750	118398	0.005	0.179	18.1	17.2
10YR-72HR	B-DET 21	BASE	325.00	13.010	17.750	5810	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	325.00	13.010	17.750	11082	0.000	0.000	6.8	6.9
10YR-72HR	B-DET 23	BASE	325.00	13.010	17.750	9358	0.000	0.001	10.0	8.7
10YR-72HR	B-DET 24	BASE	325.00	13.008	17.750	10013	0.001	0.001	12.2	12.6
10YR-72HR	B-DET 25	BASE	325.00	13.002	17.750	14797	0.001	0.001	13.2	13.2
10YR-72HR	BB-CS22	BASE	325.00	12.690	17.750	9549	0.001	0.005	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	325.00	12.690	17.750	139320	0.184	0.087	35.1	32.0
10YR-72HR	D-LAKE 3	BASE	325.00	12.690	17.750	89219	-3.769	0.069	-89.1	12.3
10YR-72HR	E-ENTRY	BASE	325.00	12.687	17.500	137	0.000	-3.769	0.5	-100.2
10YR-72HR	N-PreDev	BASE	325.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	325.00	4.500	14.500	0	0.156	0.000	35.2	0.0

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	A-DET 11	BASE	331.00	13.009	17.750	8646	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	331.00	13.009	17.750	16029	0.000	0.001	6.9	5.7
10YR-72HR	A-DET 13	BASE	331.00	13.009	17.750	13580	0.001	0.001	8.7	10.3
10YR-72HR	A-DET 14	BASE	331.00	13.007	17.750	14565	0.001	0.001	13.7	11.0
10YR-72HR	A-DET 15	BASE	331.00	13.001	17.750	16980	0.001	0.001	11.3	27.5
10YR-72HR	AA-CS11	BASE	331.00	12.682	17.750	9048	0.001	0.005	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	331.00	12.682	17.750	118343	0.005	0.000	18.1	17.3
10YR-72HR	B-DET 21	BASE	331.00	13.010	17.750	5809	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	331.00	13.010	17.750	11080	0.000	0.000	6.8	6.9
10YR-72HR	B-DET 23	BASE	331.00	13.009	17.750	9357	0.000	0.001	10.0	8.7
10YR-72HR	B-DET 24	BASE	331.00	13.008	17.750	10012	0.001	0.001	12.2	12.6
10YR-72HR	B-DET 25	BASE	331.00	13.001	17.750	14794	0.001	0.001	13.2	13.2
10YR-72HR	BB-CS22	BASE	331.00	12.682	17.750	9539	0.001	0.004	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	331.00	12.682	17.750	139265	0.004	0.079	35.1	32.1
10YR-72HR	D-LAKE 3	BASE	331.00	12.682	17.750	89164	-3.769	0.063	-91.0	12.3
10YR-72HR	E-ENTRY	BASE	331.00	12.678	17.500	137	0.000	-3.769	0.5	-102.1
10YR-72HR	N-PreDev	BASE	331.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	331.00	4.500	14.500	0	0.142	0.000	35.3	0.0
10YR-72HR	A-DET 11	BASE	337.00	13.009	17.750	8646	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	337.00	13.009	17.750	16027	0.000	0.000	6.9	5.7
10YR-72HR	A-DET 13	BASE	337.00	13.008	17.750	13578	0.000	0.001	8.7	10.3
10YR-72HR	A-DET 14	BASE	337.00	13.007	17.750	14564	0.001	0.001	13.7	11.0
10YR-72HR	A-DET 15	BASE	337.00	13.001	17.750	16978	0.001	0.001	11.3	27.5
10YR-72HR	AA-CS11	BASE	337.00	12.674	17.750	9043	0.001	0.004	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	337.00	12.674	17.750	118292	0.004	0.000	18.1	17.3
10YR-72HR	B-DET 21	BASE	337.00	13.009	17.750	5808	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	337.00	13.009	17.750	11078	0.000	0.000	6.8	6.9
10YR-72HR	B-DET 23	BASE	337.00	13.009	17.750	9355	0.000	0.001	10.0	8.7
10YR-72HR	B-DET 24	BASE	337.00	13.007	17.750	10011	0.001	0.001	12.2	12.6
10YR-72HR	B-DET 25	BASE	337.00	13.001	17.750	14790	0.001	0.001	13.2	13.2
10YR-72HR	BB-CS22	BASE	337.00	12.674	17.750	9530	0.001	0.004	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	337.00	12.674	17.750	139214	0.004	0.072	35.1	32.1
10YR-72HR	D-LAKE 3	BASE	337.00	12.674	17.750	89114	-3.769	0.058	-92.9	12.4
10YR-72HR	E-ENTRY	BASE	337.00	12.670	17.500	137	0.000	-3.769	0.5	-104.0
10YR-72HR	N-PreDev	BASE	337.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	337.00	4.500	14.500	0	0.131	0.000	35.3	0.0
10YR-72HR	A-DET 11	BASE	343.00	13.009	17.750	8645	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	343.00	13.009	17.750	16025	0.000	0.000	6.9	5.7
10YR-72HR	A-DET 13	BASE	343.00	13.008	17.750	13577	0.000	0.001	8.7	10.3
10YR-72HR	A-DET 14	BASE	343.00	13.007	17.750	14563	0.001	0.001	13.7	11.0
10YR-72HR	A-DET 15	BASE	343.00	13.001	17.750	16977	0.001	0.001	11.3	27.5
10YR-72HR	AA-CS11	BASE	343.00	12.666	17.750	9038	0.001	0.004	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	343.00	12.666	17.750	118246	0.004	0.000	18.1	17.3
10YR-72HR	B-DET 21	BASE	343.00	13.009	17.750	5807	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	343.00	13.009	17.750	11077	0.000	0.000	6.8	6.9
10YR-72HR	B-DET 23	BASE	343.00	13.008	17.750	9354	0.000	0.000	10.0	8.7
10YR-72HR	B-DET 24	BASE	343.00	13.007	17.750	10010	0.000	0.001	12.2	12.6
10YR-72HR	B-DET 25	BASE	343.00	13.001	17.750	14787	0.001	0.001	13.2	13.2
10YR-72HR	BB-CS22	BASE	343.00	12.666	17.750	9521	0.001	0.004	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	343.00	12.666	17.750	139168	0.004	0.067	35.1	32.2
10YR-72HR	D-LAKE 3	BASE	343.00	12.666	17.750	89067	-3.769	0.054	-94.7	12.4

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	E-ENTRY	BASE	343.00	12.663	17.500	137	0.000	-3.769	0.5	-105.8
10YR-72HR	N-PreDev	BASE	343.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	343.00	4.500	14.500	0	0.120	0.000	35.4	0.0
10YR-72HR	A-DET 11	BASE	349.00	13.008	17.750	8644	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	349.00	13.008	17.750	16024	0.000	0.000	6.9	5.7
10YR-72HR	A-DET 13	BASE	349.00	13.008	17.750	13576	0.000	0.001	8.7	10.3
10YR-72HR	A-DET 14	BASE	349.00	13.006	17.750	14562	0.001	0.001	13.7	11.0
10YR-72HR	A-DET 15	BASE	349.00	13.001	17.750	16975	0.001	0.001	11.3	27.5
10YR-72HR	AA-CS11	BASE	349.00	12.660	17.750	9034	0.001	0.004	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	349.00	12.660	17.750	118203	0.004	0.000	18.1	17.3
10YR-72HR	B-DET 21	BASE	349.00	13.009	17.750	5807	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	349.00	13.008	17.750	11075	0.000	0.000	6.8	6.9
10YR-72HR	B-DET 23	BASE	349.00	13.008	17.750	9353	0.000	0.000	10.0	8.7
10YR-72HR	B-DET 24	BASE	349.00	13.007	17.750	10009	0.000	0.001	12.2	12.6
10YR-72HR	B-DET 25	BASE	349.00	13.001	17.750	14784	0.001	0.001	13.2	13.2
10YR-72HR	BB-CS22	BASE	349.00	12.660	17.750	9513	0.001	0.003	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	349.00	12.660	17.750	139125	0.003	0.061	35.1	32.2
10YR-72HR	D-LAKE 3	BASE	349.00	12.660	17.750	89024	-3.769	0.050	-96.6	12.4
10YR-72HR	E-ENTRY	BASE	349.00	12.656	17.500	137	0.000	-3.769	0.5	-107.7
10YR-72HR	N-PreDev	BASE	349.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	349.00	4.500	14.500	0	0.111	0.000	35.5	0.0
10YR-72HR	A-DET 11	BASE	355.00	13.008	17.750	8643	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	355.00	13.008	17.750	16023	0.000	0.000	6.9	5.7
10YR-72HR	A-DET 13	BASE	355.00	13.007	17.750	13575	0.000	0.001	8.7	10.3
10YR-72HR	A-DET 14	BASE	355.00	13.006	17.750	14561	0.001	0.001	13.7	11.0
10YR-72HR	A-DET 15	BASE	355.00	13.001	17.750	16973	0.001	0.001	11.3	27.5
10YR-72HR	AA-CS11	BASE	355.00	12.653	17.750	9030	0.001	0.003	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	355.00	12.653	17.750	118163	0.003	0.000	18.1	17.3
10YR-72HR	B-DET 21	BASE	355.00	13.008	17.750	5806	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	355.00	13.008	17.750	11074	0.000	0.000	6.8	6.9
10YR-72HR	B-DET 23	BASE	355.00	13.008	17.750	9352	0.000	0.000	10.0	8.7
10YR-72HR	B-DET 24	BASE	355.00	13.006	17.750	10008	0.000	0.001	12.2	12.6
10YR-72HR	B-DET 25	BASE	355.00	13.001	17.750	14781	0.001	0.001	13.2	13.2
10YR-72HR	BB-CS22	BASE	355.00	12.653	17.750	9506	0.001	0.003	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	355.00	12.653	17.750	139085	0.003	0.057	35.1	32.2
10YR-72HR	D-LAKE 3	BASE	355.00	12.653	17.750	88985	-3.769	0.046	-98.5	12.5
10YR-72HR	E-ENTRY	BASE	355.00	12.650	17.500	137	0.000	-3.769	0.5	-109.6
10YR-72HR	N-PreDev	BASE	355.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	355.00	4.500	14.500	0	0.103	0.000	35.5	0.0
10YR-72HR	A-DET 11	BASE	360.00	13.008	17.750	8643	0.000	0.000	4.0	3.9
10YR-72HR	A-DET 12	BASE	360.00	13.008	17.750	16022	0.000	0.000	6.9	5.7
10YR-72HR	A-DET 13	BASE	360.00	13.007	17.750	13574	0.000	0.001	8.7	10.3
10YR-72HR	A-DET 14	BASE	360.00	13.006	17.750	14560	0.001	0.001	13.7	11.0
10YR-72HR	A-DET 15	BASE	360.00	13.001	17.750	16972	0.001	0.001	11.3	27.5
10YR-72HR	AA-CS11	BASE	360.00	12.649	17.750	9027	0.001	0.003	27.5	12.3
10YR-72HR	AB-LAKE 1	BASE	360.00	12.649	17.750	118132	0.003	0.000	18.1	17.3
10YR-72HR	B-DET 21	BASE	360.00	13.008	17.750	5805	0.000	0.000	4.0	3.7
10YR-72HR	B-DET 22	BASE	360.00	13.008	17.750	11073	0.000	0.000	6.8	6.9
10YR-72HR	B-DET 23	BASE	360.00	13.007	17.750	9351	0.000	0.000	10.0	8.7
10YR-72HR	B-DET 24	BASE	360.00	13.006	17.750	10007	0.000	0.000	12.2	12.6
10YR-72HR	B-DET 25	BASE	360.00	13.001	17.750	14779	0.000	0.001	13.2	13.2

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
10YR-72HR	BB-CS22	BASE	360.00	12.649	17.750	9501	0.001	0.003	13.2	12.6
10YR-72HR	BC-LAKE 2	BASE	360.00	12.649	17.750	139054	0.003	0.053	35.1	32.2
10YR-72HR	D-LAKE 3	BASE	360.00	12.649	17.750	88954	-3.769	0.043	-100.0	12.5
10YR-72HR	E-ENTRY	BASE	360.00	12.645	17.500	137	0.000	-3.769	0.5	-111.1
10YR-72HR	N-PreDev	BASE	360.00	14.701	17.750	689120	0.000	0.000	15.6	0.0
10YR-72HR	O-CANAL	BASE	360.00	4.500	14.500	0	0.097	0.000	35.6	0.0

Appendix

The next step is to compute the project-specific S-value to use for determining the runoff volume which will be discharged from the site. The depth to the water table will be 3 feet (17.0 - 14.0 = 3.0), consequently the total amount of water which can be stored under pervious surfaces will be 4.95 inches. If 15% of the project will be in lakes and 35% will be covered by impervious surfaces, then the remainder, or 50% will be pervious areas and the appropriate weighted S-value will be:

$$4.95" \times (1 - (.15+.35)) = 2.48" = S$$

Figure E-1 is a graphical representation of the cumulative water storage capabilities of the soil profile for the developed and undisturbed conditions versus the depth to the average wet season water table for the typical sandy soils found within the South Florida Water Management District boundaries.

In about April, 1993, the US SCS furnished the District test data for Immokalee and Riviera soils which show less soil storage than the typical soils described above. The following table shows the average values as compared to the typical values (Coastal). Although the lesser storage values result in higher SCS runoff curve numbers, the depressional and flatwoods soils typically are in flat and depressed areas with standing water, thus the areas have low runoff potential.

SOIL STORAGE

Depth to W.T.	Coastal (1) Stor. (In.)	CN	Flatwoods (2) Stor. (In.)	CN	Depressional (3) Stor. (In.)	CN
1'	0.6	94	0.6	94	0.6	94
2'	2.5	80	2.5	80	2.1	83
3'	6.6	60	5.4	65	4.4	69
4'	10.9	48	9.0	53	6.8	60

(1) Sandy soils 0 - 40" thick with water tables dropping below 40" - St. Lucie series is representative

(2) Water tables 15" - 40" - Immokalee series is representative

(3) Water tables above ground - 15" - Riviera and Pompano series are representative

Figure E-1 is also a graphical comparison of the cumulative water storage capabilities of the soil profile for flatwoods and depressional storage.

Table 2-2a Runoff curve numbers for urban areas [1/]

Cover description: Cover type and hydrologic condition	Average percent impervious area [2/]	Curve numbers for hydrologic soil group: A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3/]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4/]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5/]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.

[2] The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

[4] Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

[5] Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Table 2-2c Runoff curve numbers for other agricultural lands [1/]

Cover description		Curve numbers for hydrologic soil group			
Cover type	Hydrologic condition	A	B	C	D
Pasture, grassland, or range—continuous forage for grazing. [2/]	Poor	68	79	86	89
	Fair	49	69	79	84
	Good	39	61	74	80
Meadow—continuous grass, protected from grazing and generally mowed for hay.	—	30	58	71	78
Brush—brush-weed-grass mixture with brush the major element. [3/]	Poor	48	67	77	83
	Fair	35	56	70	77
	Good	30 [4/]	48	65	73
Woods—grass combination (orchard or tree farm). [5/]	Poor	57	73	82	86
	Fair	43	65	76	82
	Good	32	58	72	79
Woods. [6/]	Poor	45	66	77	83
	Fair	36	60	73	79
	Good	30 [4/]	55	70	77
Farmsteads—buildings, lanes, driveways, and surrounding lots.	—	59	74	82	86

1 Average runoff condition, and $I_a = 0.2S$.

2 *Poor:* <50%) ground cover or heavily grazed with no mulch.
Fair: 50 to 75% ground cover and not heavily grazed.
Good: > 75% ground cover and lightly or only occasionally grazed.

3 *Poor:* <50% ground cover.
Fair: 50 to 75% ground cover.
Good: >75% ground cover.

4 Actual curve number is less than 30; use CN = 30 for runoff computations.

5 CN's shown were computed for areas with 50% woods and 50% grass (pasture) cover. Other combinations of conditions may be computed from the CN's for woods and pasture.

6 *Poor:* Forest litter, small trees, and brush are destroyed by heavy grazing or regular burning.
Fair: Woods are grazed but not burned, and some forest litter covers the soil.
Good: Woods are protected from grazing, and litter and brush adequately cover the soil.

Evaluation of Current Stormwater Design Criteria within the State of Florida

Final Report

Prepared for:



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

FDEP Contract No. SO108

June 2007

Prepared By:

Harvey H. Harper, Ph.D., P.E.
David M. Baker, P.E.

Environmental Research & Design, Inc.
3419 Trentwood Blvd., Suite 102
Orlando, FL 32812

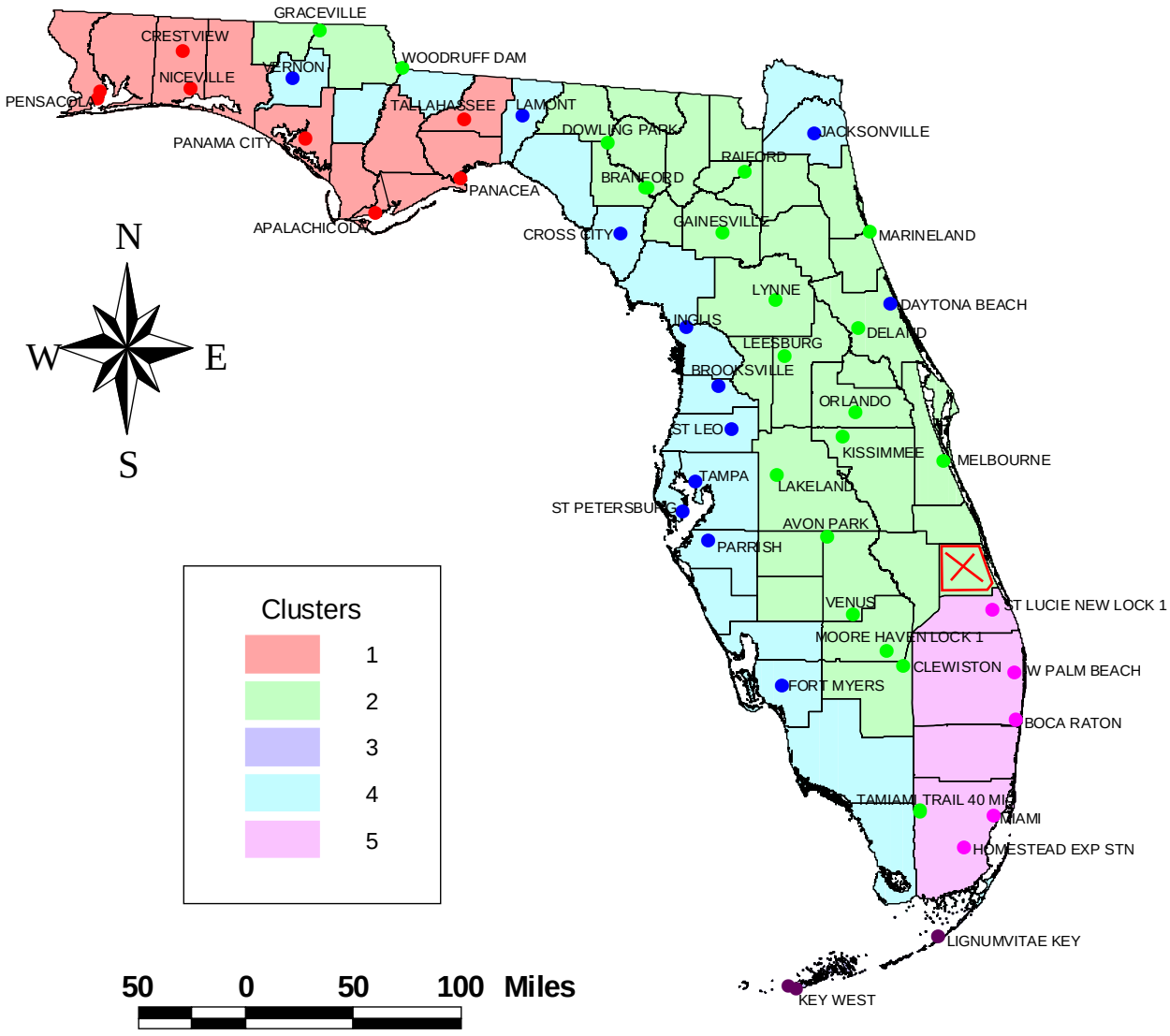


Figure 4-3. Meteorological Zones Identified Using Cluster Analysis.

Unfortunately, not all counties in Florida have long-term meteorological monitoring sites with hourly data. For purposes of designating meteorological zones, counties without a monitoring site were grouped according to the meteorological characteristics of adjacent counties with monitoring sites. The resulting zones appear to be relatively intuitive with respect to meteorological processes. The cluster groupings only have two apparent outliers, Daytona Beach and Tamiami Trail, which appear out of place. However, in a data set containing 45 points, an analysis conducted at a 95% probability level would be expected to have approximately 2-3 outlier values. A listing of counties included in each meteorological zone is given in Table 4-23.

Zone 2
Mean Annual Runoff Coefficients (C Values) as a Function of DCIA Percentage and Non-DCIA Curve Number (CN)

NDCIA CN	Percent DCIA																				
	0	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
30	0.002	0.043	0.083	0.123	0.164	0.204	0.244	0.285	0.325	0.366	0.406	0.446	0.487	0.527	0.567	0.608	0.648	0.688	0.729	0.769	0.809
35	0.004	0.044	0.085	0.125	0.165	0.205	0.246	0.286	0.326	0.366	0.407	0.447	0.487	0.528	0.568	0.608	0.648	0.689	0.729	0.769	0.809
40	0.007	0.047	0.087	0.127	0.167	0.207	0.248	0.288	0.328	0.368	0.408	0.448	0.488	0.528	0.569	0.609	0.649	0.689	0.729	0.769	0.809
45	0.010	0.050	0.090	0.130	0.170	0.210	0.250	0.290	0.330	0.370	0.410	0.450	0.490	0.530	0.570	0.610	0.650	0.690	0.729	0.769	0.809
50	0.015	0.055	0.095	0.134	0.174	0.214	0.254	0.293	0.333	0.373	0.412	0.452	0.492	0.531	0.571	0.611	0.651	0.690	0.730	0.770	0.809
55	0.022	0.061	0.101	0.140	0.179	0.219	0.258	0.298	0.337	0.376	0.416	0.455	0.494	0.534	0.573	0.613	0.652	0.691	0.731	0.770	0.809
60	0.030	0.069	0.108	0.147	0.186	0.225	0.264	0.303	0.342	0.381	0.420	0.459	0.498	0.537	0.576	0.615	0.654	0.693	0.731	0.770	0.809
65	0.042	0.080	0.119	0.157	0.195	0.234	0.272	0.311	0.349	0.387	0.426	0.464	0.502	0.541	0.579	0.618	0.656	0.694	0.733	0.771	0.809
70	0.057	0.095	0.133	0.170	0.208	0.245	0.283	0.321	0.358	0.396	0.433	0.471	0.509	0.546	0.584	0.621	0.659	0.697	0.734	0.772	0.809
75	0.079	0.116	0.152	0.189	0.225	0.262	0.298	0.335	0.371	0.408	0.444	0.481	0.517	0.554	0.590	0.627	0.663	0.700	0.736	0.773	0.809
80	0.111	0.146	0.181	0.216	0.251	0.285	0.320	0.355	0.390	0.425	0.460	0.495	0.530	0.565	0.600	0.635	0.670	0.705	0.740	0.774	0.809
85	0.160	0.192	0.225	0.257	0.290	0.322	0.355	0.387	0.420	0.452	0.485	0.517	0.550	0.582	0.614	0.647	0.679	0.712	0.744	0.777	0.809
90	0.242	0.270	0.299	0.327	0.355	0.384	0.412	0.440	0.469	0.497	0.526	0.554	0.582	0.611	0.639	0.667	0.696	0.724	0.753	0.781	0.809
95	0.404	0.424	0.444	0.464	0.485	0.505	0.525	0.546	0.566	0.586	0.606	0.627	0.647	0.667	0.688	0.708	0.728	0.749	0.769	0.789	0.809
98	0.595	0.605	0.616	0.627	0.638	0.648	0.659	0.670	0.680	0.691	0.702	0.713	0.723	0.734	0.745	0.756	0.766	0.777	0.788	0.799	0.809

82.5%

0.688

Table B-4. Estimated runoff and TN and TP loads [in pounds per acre per year (lbs/ac/yr)] and concentrations [in milligrams per liter (mg/L)] for 2004 land use categories in the St. Lucie River Watershed.

Land Use Category	Land Use Description	FLUCCS	Runoff (in/yr)	Unit TN Load (lbs/ ac/yr)	TN Concen- tration (mg/L)	Unit TP Load (lbs/ ac/yr)	TP Concen- tration (mg/L)
Residential Low Density	Residential Low Density[1]	1100	17.5676	4.29	1.08	0.49	0.12
Residential Medium Density	Residential Medium Density[2]	1200	20.7617	6.24	1.33	1.40	0.30
Residential High Density	Residential High Density[2]	1300	23.9558	9.36	1.73	3.00	0.55
Other Urban	Commercial and Services[2]	1400	25.5528	8.58	1.48	1.40	0.24
	Industrial[2]	1500	27.1499	7.80	1.27	2.40	0.39
	Extractive[2]	1600	23.9558	5.46	1.01	0.66	0.12
	Institutional[2]	1700	23.9558	5.46	1.01	2.40	0.44
	Recreational[2]	1800	17.5676	5.46	1.37	0.96	0.24
Improved Pastures	Improved Pastures	2110	19.1646	8.66	2.00	1.90	0.44
Unimproved Pastures	Unimproved Pastures	2120	15.9705	4.29	1.19	0.92	0.25
Woodland Pastures/Rangeland	Woodland Pastures	2130	15.9705	3.20	0.89	0.88	0.24
	Rangeland	3000	15.9705	3.20	0.89	0.28	0.08
Row Crops	Row Crops	2140	22.3587	11.70	2.31	4.50	0.89
Sugar Cane	Sugar Cane	2156	19.1646	6.24	1.44	0.63	0.15
Citrus	Citrus	2210	19.1646	6.63	1.53	1.80	0.42
Sod Farms	Sod Farms	2420	19.1646	7.02	1.62	2.52	0.58
Ornamentals	Ornamentals	2430	19.1646	9.36	2.16	2.90	0.67
Horse Farms	Horse Farms	2510	15.9705	12.48	3.45	1.82	0.50
Dairies	Dairies	2520	15.9705	15.60	4.32	9.38	2.60
Other Areas	Field Crops	2150	15.9705	5.17	1.43	2.96	0.82
	Mixed Crops	2160	19.1646	8.58	1.98	3.50	0.81
	Fruit Orchards	2220	19.1646	7.02	1.62	2.30	0.53
	Other Groves	2230	19.1646	7.02	1.62	2.30	0.53
	Cattle Feeding Operations	2310	19.1646	42.16	9.72	8.96	2.07
	Poultry Feeding Operations	2320	19.1646	7.80	1.80	1.50	0.35
	Tree Nurseries	2410	15.9705	9.36	2.59	2.90	0.80
	Specialty Farms	2500	15.9705	6.24	1.73	1.82	0.50
	Aquaculture	2540	7.98525	7.80	4.32	0.70	0.39
	Fallow Crop Land	2610	19.1646	5.46	1.26	0.70	0.16
Tree Plantations	Tree Plantations	4400	15.9705	2.42	0.67	0.18	0.05
Water	Water	5000	3.1941	0.70	0.97	0.05	0.07
Natural Areas	Upland Forests (not including 4400s)	4000	14.3735	1.95	0.60	0.28	0.09
	Wetlands	6000	1.59705	1.17	3.24	0.01	0.03
	Barren Land	7000	23.9558	5.46	1.01	0.75	0.14
	Open Land	1900	15.9705	3.12	0.86	0.28	0.08
Transportation	Transportation	8100	27.1499	7.18	1.17	1.65	0.27
Communication/Utilities	Communications	8200	15.9705	4.68	1.30	0.48	0.13
	Utilities	8300	15.9705	4.68	1.30	0.48	0.13

[1]Assumed to be on septic systems.

[2]Assumed discharge from wastewater treatment outside of the watershed.

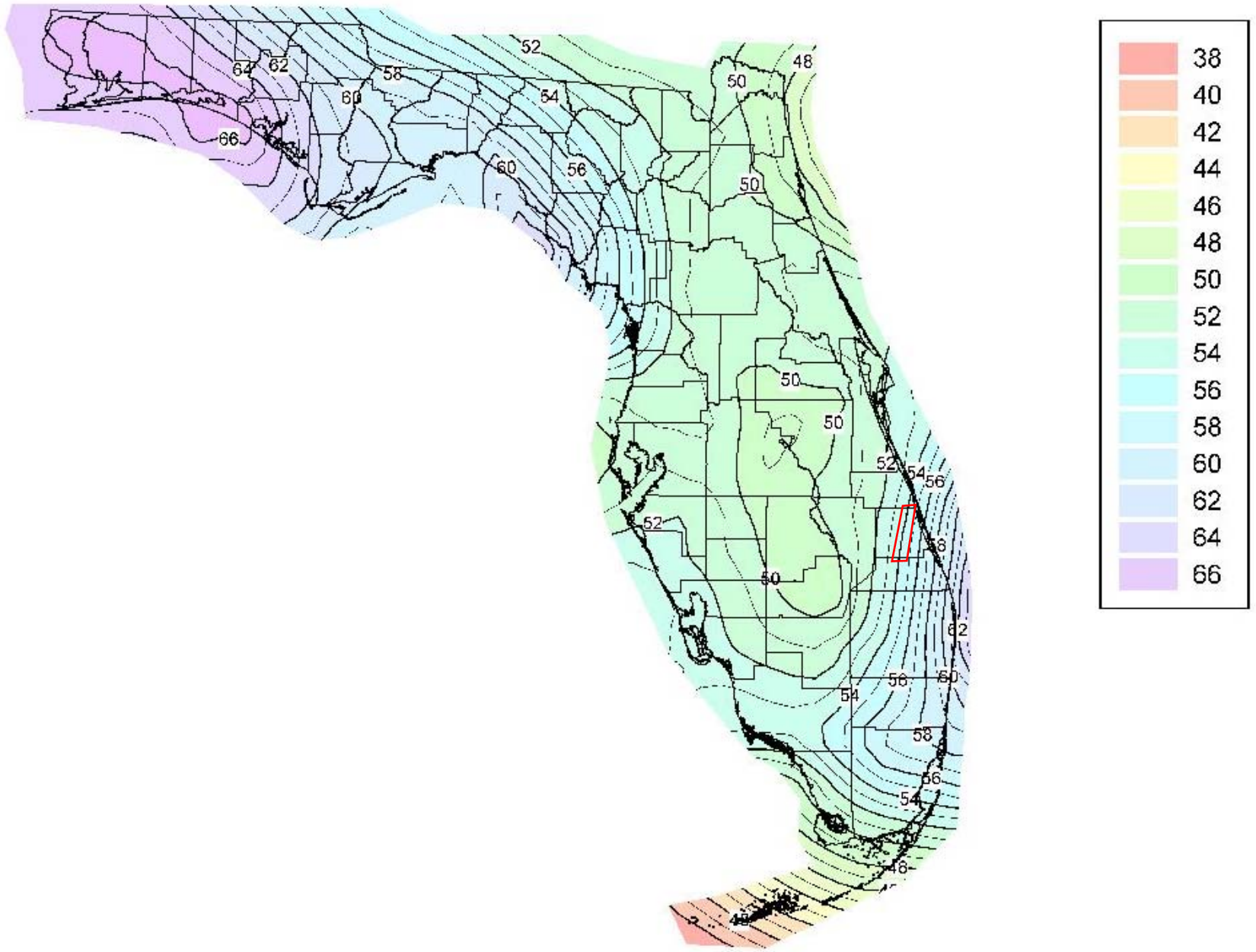


Figure 3-2. Isopleths of Mean Annual Precipitation in Florida from 1971-2000.

Mean Annual Mass Removal Efficiencies for 1.25-inches of Retention in Zone 2

NDCIA	Percent DCIA																			
CN	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
30	98.9	99.1	99.0	98.7	98.1	97.3	96.4	95.2	93.9	92.4	90.9	89.3	87.7	86.0	84.3	82.6	80.9	79.2	77.6	76.0
35	98.1	98.6	98.6	98.3	97.7	97.0	96.1	94.9	93.7	92.3	90.8	89.2	87.6	85.9	84.2	82.5	80.9	79.2	77.6	76.0
40	97.2	98.0	98.0	97.8	97.3	96.6	95.7	94.6	93.4	92.0	90.5	89.0	87.4	85.8	84.1	82.5	80.8	79.2	77.6	76.0
45	96.1	97.1	97.3	97.1	96.7	96.1	95.2	94.2	93.0	91.7	90.3	88.8	87.2	85.6	84.0	82.4	80.7	79.1	77.6	76.0
50	94.7	96.0	96.4	96.3	96.0	95.4	94.6	93.6	92.5	91.3	89.9	88.5	87.0	85.4	83.8	82.2	80.7	79.1	77.5	76.0
55	93.0	94.8	95.3	95.3	95.1	94.6	93.9	93.0	91.9	90.8	89.5	88.1	86.7	85.2	83.6	82.1	80.6	79.0	77.5	76.0
60	91.3	93.3	94.0	94.1	94.0	93.6	92.9	92.2	91.2	90.1	88.9	87.7	86.3	84.9	83.4	81.9	80.4	78.9	77.5	76.0
65	89.4	91.6	92.4	92.7	92.6	92.3	91.8	91.1	90.3	89.3	88.3	87.1	85.8	84.5	83.1	81.7	80.3	78.8	77.4	76.0
70	87.5	89.6	90.6	91.0	91.0	90.8	90.4	89.8	89.1	88.3	87.4	86.3	85.2	83.9	82.7	81.4	80.0	78.7	77.3	76.0
75	85.4	87.4	88.5	89.0	89.1	89.0	88.7	88.3	87.7	87.0	86.2	85.3	84.3	83.3	82.1	80.9	79.7	78.5	77.3	76.0
80	83.4	85.2	86.2	86.7	86.9	86.9	86.7	86.4	86.0	85.5	84.8	84.1	83.3	82.3	81.4	80.4	79.3	78.2	77.1	76.0
85	81.6	82.9	83.7	84.2	84.4	84.5	84.4	84.2	84.0	83.6	83.1	82.5	81.9	81.2	80.4	79.6	78.8	77.9	76.9	76.0
90	79.7	80.5	81.0	81.4	81.6	81.7	81.7	81.7	81.5	81.3	80.9	80.6	80.1	79.7	79.1	78.6	78.0	77.4	76.7	76.0
95	77.9	78.2	78.4	78.5	78.6	78.7	78.7	78.6	78.6	78.4	78.3	78.2	78.0	77.8	77.5	77.3	77.0	76.7	76.3	76.0
98	77.1	77.1	77.1	77.1	77.1	77.1	77.0	77.0	76.9	76.9	76.8	76.8	76.7	76.6	76.5	76.4	76.3	76.2	76.1	76.0

Mean Annual Mass Removal Efficiencies for 1.50-inches of Retention in Zone 2

NDCIA	Percent DCIA																			
CN	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
30	99.2	99.4	99.3	99.1	98.7	98.2	97.6	96.8	95.9	94.9	93.7	92.5	91.3	89.9	88.6	87.2	85.7	84.3	82.9	81.5
35	98.6	99.0	99.0	98.8	98.5	98.0	97.4	96.6	95.7	94.7	93.6	92.4	91.2	89.8	88.5	87.1	85.7	84.3	82.9	81.5
40	97.8	98.4	98.5	98.4	98.1	97.6	97.1	96.3	95.5	94.5	93.4	92.2	91.0	89.7	88.4	87.1	85.7	84.3	82.9	81.5
45	96.9	97.8	98.0	97.9	97.6	97.2	96.7	96.0	95.1	94.2	93.1	92.0	90.8	89.6	88.3	87.0	85.6	84.2	82.9	81.5
50	95.9	96.9	97.2	97.2	97.0	96.7	96.2	95.5	94.7	93.8	92.8	91.8	90.6	89.4	88.2	86.9	85.5	84.2	82.8	81.5
55	94.6	95.9	96.3	96.4	96.3	96.0	95.6	95.0	94.2	93.4	92.4	91.4	90.3	89.2	88.0	86.7	85.4	84.1	82.8	81.5
60	93.1	94.7	95.3	95.5	95.4	95.2	94.8	94.3	93.6	92.8	92.0	91.0	90.0	88.9	87.7	86.5	85.3	84.0	82.8	81.5
65	91.7	93.4	94.1	94.4	94.4	94.2	93.9	93.4	92.8	92.1	91.3	90.5	89.5	88.5	87.4	86.3	85.1	83.9	82.7	81.5
70	90.1	91.9	92.7	93.0	93.1	93.0	92.7	92.3	91.9	91.2	90.6	89.8	88.9	88.0	87.0	86.0	84.9	83.8	82.6	81.5
75	88.5	90.2	91.0	91.5	91.6	91.6	91.4	91.1	90.7	90.2	89.6	88.9	88.2	87.4	86.5	85.6	84.6	83.6	82.6	81.5
80	86.9	88.4	89.2	89.6	89.9	89.9	89.8	89.6	89.3	88.9	88.4	87.9	87.3	86.6	85.9	85.1	84.2	83.3	82.4	81.5
85	85.4	86.5	87.2	87.6	87.9	88.0	87.9	87.8	87.6	87.3	87.0	86.6	86.1	85.6	85.0	84.4	83.7	83.0	82.3	81.5
90	84.1	84.7	85.1	85.4	85.6	85.7	85.8	85.7	85.6	85.5	85.3	85.0	84.7	84.4	84.0	83.5	83.1	82.6	82.0	81.5
95	82.7	82.9	83.1	83.2	83.3	83.3	83.4	83.4	83.4	83.3	83.2	83.1	83.0	82.8	82.6	82.4	82.2	82.0	81.8	81.5
98	82.2	82.2	82.2	82.2	82.2	82.2	82.2	82.2	82.1	82.1	82.1	82.0	82.0	81.9	81.9	81.8	81.7	81.7	81.6	81.5

Mean Annual Mass Removal Efficiencies for 1.75-inches of Retention in Zone 2

NDCIA	Percent DCIA																			
CN	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
30	99.4	99.5	99.5	99.4	99.1	98.8	98.3	97.8	97.2	96.4	95.6	94.6	93.6	92.6	91.5	90.4	89.2	88.0	86.8	85.6
35	98.9	99.2	99.2	99.1	98.9	98.6	98.1	97.6	97.0	96.3	95.4	94.5	93.5	92.5	91.4	90.3	89.2	88.0	86.8	85.6
40	98.3	98.8	98.9	98.8	98.6	98.3	97.9	97.4	96.8	96.1	95.3	94.4	93.4	92.4	91.4	90.3	89.1	88.0	86.8	85.6
45	97.5	98.3	98.4	98.4	98.2	97.9	97.5	97.1	96.5	95.8	95.0	94.2	93.2	92.3	91.2	90.2	89.1	87.9	86.8	85.6
50	96.7	97.6	97.8	97.8	97.7	97.5	97.1	96.7	96.2	95.5	94.8	93.9	93.0	92.1	91.1	90.1	89.0	87.9	86.7	85.6
55	95.7	96.8	97.1	97.2	97.1	96.9	96.6	96.2	95.7	95.1	94.4	93.6	92.8	91.9	90.9	89.9	88.9	87.8	86.7	85.6
60	94.5	95.8	96.3	96.4	96.4	96.3	96.0	95.7	95.2	94.6	94.0	93.3	92.5	91.6	90.7	89.8	88.8	87.7	86.7	85.6
65	93.3	94.7	95.3	95.5	95.6	95.5	95.3	95.0	94.5	94.0	93.4	92.8	92.1	91.3	90.4	89.5	88.6	87.6	86.6	85.6
70	92.0	93.5	94.2	94.5	94.6	94.5	94.4	94.1	93.7	93.3	92.8	92.2	91.5	90.8	90.1	89.3	88.4	87.5	86.6	85.6
75	90.8	92.1	92.9	93.2	93.4	93.4	93.3	93.1	92.8	92.4	92.0	91.5	90.9	90.3	89.6	88.9	88.2	87.3	86.5	85.6
80	89.6	90.7	91.4	91.8	92.0	92.0	92.0	91.9	91.6	91.3	91.0	90.6	90.1	89.6	89.1	88.5	87.8	87.1	86.4	85.6
85	88.4	89.2	89.8	90.2	90.4	90.5	90.5	90.4	90.3	90.1	89.8	89.5	89.2	88.8	88.4	87.9	87.4	86.8	86.2	85.6
90	87.3	87.8	88.2	88.4	88.6	88.7	88.8	88.7	88.7	88.6	88.4	88.2	88.0	87.8	87.5	87.2	86.8	86.4	86.0	85.6
95	86.2	86.4	86.6	86.7	86.8	86.8	86.9	86.9	86.9	86.8	86.8	86.7	86.7	86.6	86.4	86.3	86.1	86.0	85.8	85.6
98	86.0	86.0	86.0	86.0	86.1	86.1	86.1	86.0	86.0	86.0	86.0	86.0	85.9	85.9	85.9	85.8	85.8	85.7	85.6	85.6

Mean Annual Mass Removal Efficiencies for 2.00-inches of Retention in Zone 2

NDCIA	Percent DCIA																			
CN	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
30	99.5	99.7	99.6	99.6	99.4	99.1	98.8	98.4	97.9	97.4	96.8	96.1	95.3	94.4	93.6	92.6	91.7	90.7	89.7	88.7
35	99.2	99.4	99.4	99.4	99.2	99.0	98.6	98.2	97.8	97.3	96.6	95.9	95.2	94.4	93.5	92.6	91.6	90.7	89.7	88.7
40	98.6	99.0	99.1	99.1	98.9	98.7	98.4	98.0	97.6	97.1	96.5	95.8	95.1	94.3	93.4	92.5	91.6	90.6	89.7	88.7
45	98.0	98.6	98.8	98.7	98.6	98.4	98.1	97.8	97.4	96.9	96.3	95.6	94.9	94.1	93.3	92.5	91.5	90.6	89.6	88.7
50	97.3	98.1	98.3	98.3	98.2	98.0	97.8	97.5	97.1	96.6	96.1	95.4	94.7	94.0	93.2	92.4	91.5	90.6	89.6	88.7
55	96.6	97.4	97.7	97.8	97.7	97.6	97.4	97.1	96.7	96.3	95.8	95.2	94.5	93.8	93.0	92.2	91.4	90.5	89.6	88.7
60	95.6	96.6	97.0	97.1	97.1	97.0	96.9	96.6	96.3	95.9	95.4	94.9	94.2	93.6	92.8	92.1	91.3	90.4	89.6	88.7
65	94.5	95.7	96.2	96.4	96.5	96.4	96.3	96.0	95.7	95.4	94.9	94.4	93.9	93.3	92.6	91.9	91.1	90.3	89.5	88.7
70	93.5	94.7	95.3	95.5	95.7	95.6	95.5	95.3	95.1	94.8	94.4	93.9	93.4	92.9	92.3	91.6	90.9	90.2	89.5	88.7
75	92.5	93.6	94.2	94.5	94.7	94.7	94.7	94.5	94.3	94.0	93.7	93.3	92.9	92.4	91.9	91.3	90.7	90.1	89.4	88.7
80	91.5	92.5	93.1	93.4	93.6	93.7	93.6	93.5	93.4	93.2	92.9	92.6	92.2	91.8	91.4	90.9	90.4	89.9	89.3	88.7
85	90.6	91.3	91.8	92.1	92.3	92.4	92.4	92.4	92.3	92.1	91.9	91.7	91.4	91.1	90.8	90.4	90.0	89.6	89.2	88.7
90	89.7	90.1	90.5	90.7	90.9	91.0	91.0	91.0	91.0	90.9	90.8	90.6	90.5	90.3	90.1	89.9	89.6	89.3	89.0	88.7
95	88.9	89.1	89.2	89.3	89.4	89.5	89.5	89.5	89.5	89.5	89.5	89.4	89.4	89.3	89.2	89.2	89.0	88.9	88.8	88.7
98	88.8	88.8	88.9	88.9	88.9	88.9	88.9	88.9	88.9	88.9	88.9	88.9	88.9	88.8	88.8	88.8	88.8	88.7	88.7	88.7

O'ROURKE
ENGINEERING & PLANNING

Electronic Signature Report

Project Name: Kings Highway Commerce Park

Job Number: SR21021.0

Kings Highway Commerce Park Concurrency	62
DOCUMENT NAME	# OF SHEETS

Includes: Report, Table 1 a,b,c – Trip Generation, AM/PM, Table 2 a,b– AM/PM Project Percent Imapct, Table 3 a,b – Link Analysis AM/PM, Table 4 – Intersection Analysis Results; Figure 1 – Project Location, Figure 2 – Percent Assignment, Figure 3 – Driveway Volumes.

1EA789689597EB8FBB2EF6C2B22EAB90F3841B39F7BBE66B715DE63FFCA47F8E SHA CODE

SIGNATURE/SEAL

Susan E O'Rourke, PE
NAME

42684
LICENSE NUMBER

5/04/2021
DATE

22 SE Seminole Street I Stuart, FL 34994 I 772-781-7918
SEORourke@comcast.net

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Kings Highway Commerce Park
Concurrency

Prepared for:

Mr. Ken Morin
Kings Highway Development Partners, LLC
4923 W. Cypress St.
Tampa, FL 33607

Prepared by:

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

March 11, 2021
SR21021.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 (772) 781-7918	Susan E O'Rourke State of Florida, Professional Engineer, License No. 42684 This Document has been electronically signed and sealed by Susan E O'Rourke, PE on 05/04/2021 using a **SHA** authentication code. Printed copies of this document are not considered signed and sealed and the **SHA** authentication code must be verified on any electronic copies.

O'ROURKE
ENGINEERING & PLANNING

March 11, 2021

Mr. Ken Morin
Kings Highway Development Partners, LLC
4923 W. Cypress St.
Tampa, FL 33607

Re: Kings Highway Commerce Park

Dear Mr. Morin:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

C6 – Concurrency Report – Kings Highway Commerce Park – 2.12.21

O'ROURKE
ENGINEERING & PLANNING

March 11, 2021

Mr. Ken Morin
Kings Highway Development Partners, LLC
4923 W. Cypress St.
Tampa, FL 33607

Re: Kings Highway Commerce Park

Dear Mr. Morin:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

C6 – Concurrency Report – Kings Highway Commerce Park – 2.12.21

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
EXISTING CONDITIONS	3
PROJECT TRAFFIC	3
PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT	5
OTHER PROJECT TRAFFIC/ GROWTH RATE	5
LINK ANALYSIS / REVIEW	5
INTERSECTION ANALYSIS / SIGNAL WARRANT	5
DRIVEWAY ANALYSIS	9
CONCLUSION	9

TABLES

TABLE 1a: Project Trip Generation - Daily	4
TABLE 1b: Project Trip Generation - AM	4
TABLE 1c: Project Trip Generation - PM	4
TABLE 2a: Project Percent Impact - AM	7
TABLE 2b: Project Percent Impact - PM	7
TABLE 3a: Link Analysis - AM	8
TABLE 3b: Link Analysis - PM	8
TABLE 4: Intersection Analysis Results	9

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Percent Assignment	6
FIGURE 3: Driveway Volumes	10

APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2019/2020 Level of Service Report and FDOT 2020 Quality Level of Service
APPENDIX C: Other Project Data/Growth Rate/Historical AADT
APPENDIX D: Link Analysis Data/Historical AADT
APPENDIX E: Intersection Analysis Data & Signal Warrant
APPENDIX F: Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of warehousing and office located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects impact on the surrounding roadway system.

In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

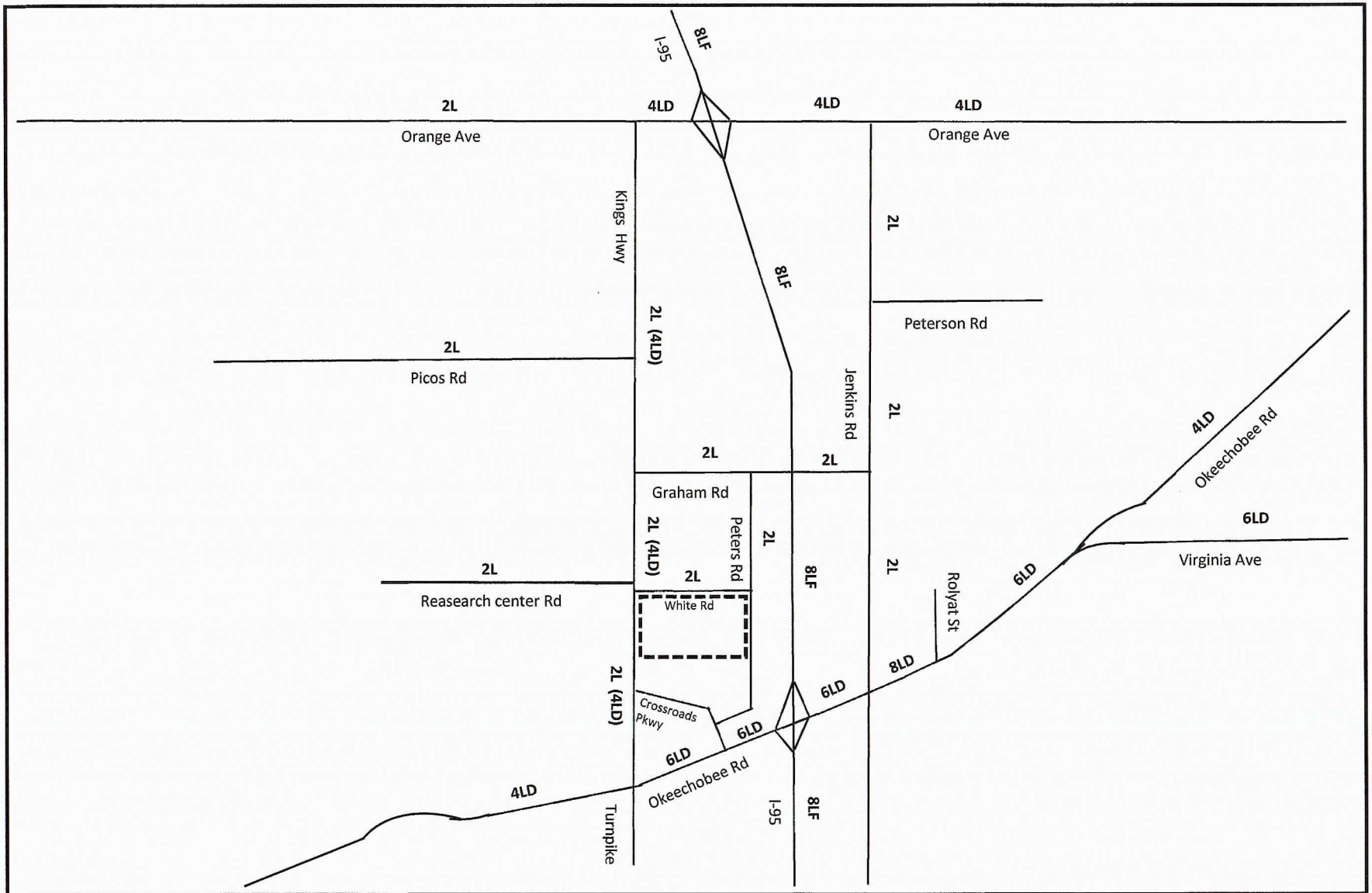
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development located east of Kings Highway and south of White Road in Ft. Pierce, St. Lucie County, Florida, will consist of 1,770,000 square feet of warehouse and 130,000 square feet of office. The site is currently vacant. The project location is shown in **Figure 1**.

Appendix A includes the project site plan.



NTS

O'ROURKE ENGINEERING & PLANNING

22 Seminole Street
Stuart, Fl, 34994

Job Number: SR20121.0 | Date: 2/12/2021

Legend

= Project Location

2L = Existing Lanes
(4LD) = Committed Lanes

Figure 1

Project Location

Kings Highway Commerce Park

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

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

- Peters Road is a two-lane local road with a general north/south alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment.
- Graham Road is a two-lane local roadway with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/ west alignment.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2020 FDOT Quality Level of Service and St. Lucie TPO 2019/2020 Level of Service Report were used to establish capacity. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 10th Edition trip rates for Warehouse (Land Use Code 150) and Office (Land Use Code 710) were applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 4,108 new daily trips. There will be 452 AM peak hour trips with 362 entering the project and 90 trips exiting the project. The project will generate 486 new PM peak hour trips. There will be 115 trips entering the project and 371 trips exiting the project in the PM peak hour.

Table 1 - Trip Generation -Kings Highway Commerce Park

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T=9.74(X)	50%	50%	633	633	1,266
Warehousing	150	1,770,000	Sft	T = 1.58(X) + 45.54	50%	50%	1,421	1,421	2,842
TOTALS							**2,054**	**2,054**	**4,108**

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.16(X)	86%	14%	130	21	151
Warehousing	150	1,770,000	Sft	T = 0.17(X)	77%	23%	232	69	301
TOTALS							**362**	**90**	**452**

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
General Office	710	130,000	Sft	T = 1.15(X)	16%	84%	24	126	150
Warehousing	150	1,770,000	Sft	T = 0.19(X)	27%	73%	91	245	336
TOTALS							**115**	**371**	**486**

Source: ITE 10th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is significant on several links.

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes were grown using a 4-year area wide historical growth rate of 2.25%. Other project data includes committed traffic from 39 Acre Residential Development, Kings Center, Village of Sunset Lakes, Mariner Cove, Bent Creek, Celebration Pointe, Whispering Oaks, St. Lucie Commerce Center, Walsh Crossroads, Project Hurricane, and the Treasure Coast Research Park.

Details of the background traffic and growth rate are included in **Appendix C.**

LINK ANALYSIS / REVIEW

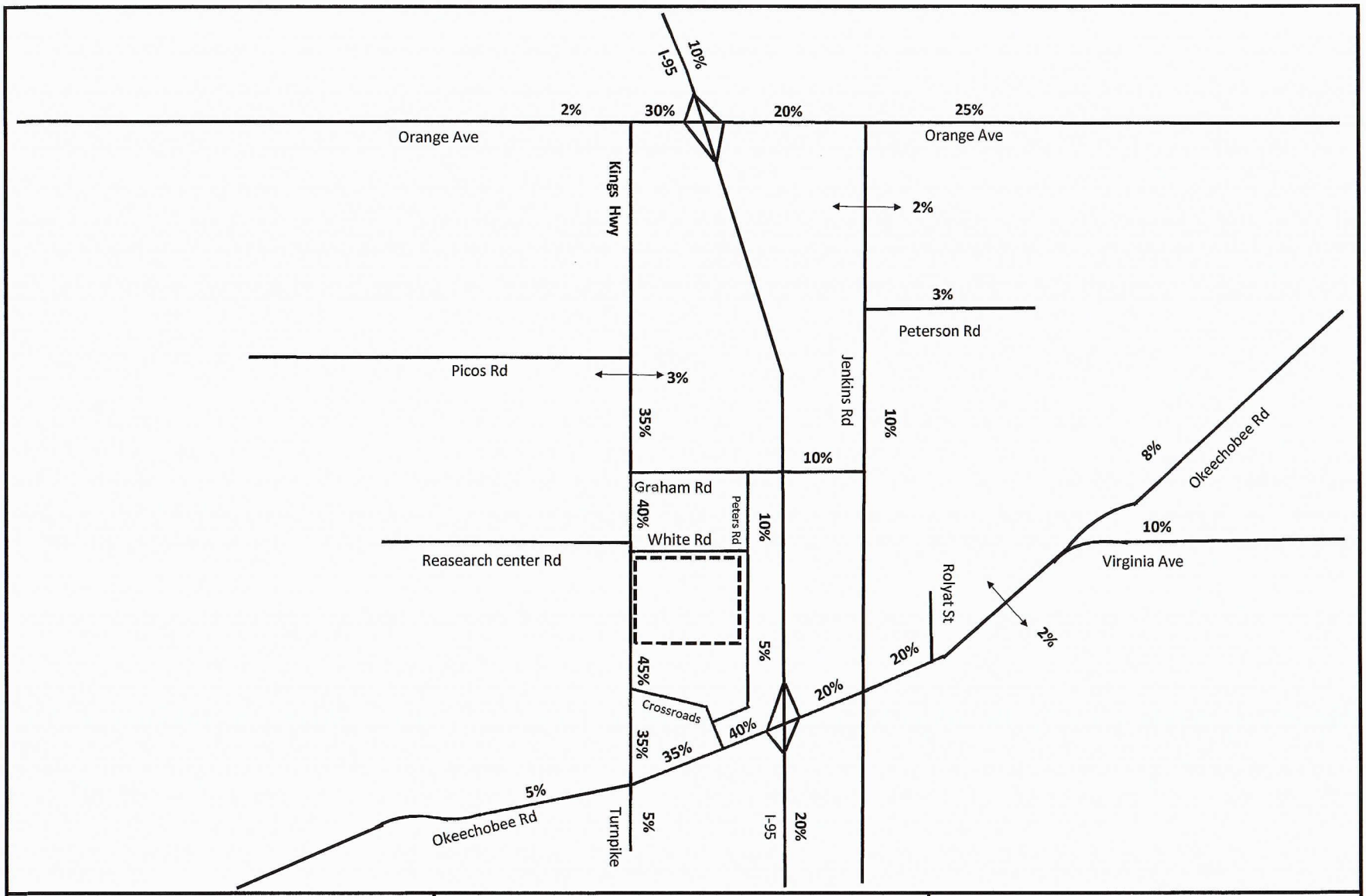
The project is significant on several links, these links were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout. Jenkins Road exceeds the theoretical capacity, a detailed analysis using ArtPlan was used to demonstrate concurrency.

The detailed analysis is included in **Appendix D.**

INTERSECTION ANALYSIS/SIGNAL WARRANT

The intersection of White Road at Kings Highway was analyzed for the AM and PM peak hours using HCS for unsignalized intersections. As part of the Kings Highway widening project, Research Center Road and White Road will be aligned. The intersection will operate at a level of service C at project build out. A signal warrant for the intersection was also conducted using the 8-hour, 4-hour and peak hour warrants. At project buildout the intersection of Kings Highway and White Road would satisfy the 8-hour, 4-hour, and peak hour signal warrants at 70%.

The intersection data and signal warrant are shown in **Appendix E.** The LOS results are included in the next section of the report.



NTS O'ROURKE ENGINEERING & PLANNING 22 SE Seminole Street Stuart, Fl, 34994 Job Number: SR20121.0 | Date: 2/12/2021	Legend = Project Location	Figure 2 Percent Assignment Kings Highway Commerce Park

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	YES	920	18	1.96%	5%
	Crossroads Pkwy	White Rd	SB	OUT	NO	920	5	0.54%	5%
	White Rd	Graham Rd	NB	OUT	NO	920	9	0.98%	10%
	White Rd	Graham Rd	SB	IN	YES	920	36	3.91%	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	1800	163	9.06%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	NO	1800	41	2.28%	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	1800	163	9.06%	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	1800	41	2.28%	45%
	Project Entrance	Graham Rd	NB	OUT	YES	1800	36	2.00%	40%
	Project Entrance	Graham Rd	SB	IN	YES	1800	145	8.06%	40%
	Graham Rd	Picos Rd	NB	OUT	NO	1800	32	1.78%	35%
	Graham Rd	Picos Rd	SB	IN	YES	1800	127	7.06%	35%
	Picos Rd	Orange Ave	NB	OUT	NO	1800	29	1.61%	32%
	Picos Rd	Orange Ave	SB	IN	YES	1800	116	6.44%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	NO	630	9	1.43%	10%
	Kings Hwy	Jenkins Rd	WB	IN	YES	630	36	5.71%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	9	0.30%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	36	1.19%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	NO	2000	23	1.15%	25%
	Jenkins Rd	Hartman Rd	WB	IN	YES	2000	91	4.55%	25%
	I-95	Jenkins Rd	EB	IN	YES	2000	72	3.60%	20%
	I-95	Jenkins Rd	WB	OUT	NO	2000	18	0.90%	20%
	Kings Hwy	I - 95	EB	OUT	NO	2000	27	1.35%	30%
	Kings Hwy	I - 95	WB	IN	YES	2000	109	5.45%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	7	0.65%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	2	0.19%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	NO	630	9	1.43%	10%
	Graham Rd	Peterson Rd	SB	IN	YES	630	36	5.71%	10%
	Peterson Rd	Orange Ave	NB	OUT	NO	920	9	0.98%	10%
	Peterson Rd	Orange Ave	SB	IN	YES	920	36	3.91%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	18	0.99%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	5	0.28%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	18	0.90%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	5	0.25%	5%
	Kings Hwy	I - 95	EB	OUT	NO	4170	36	0.86%	40%
	Kings Hwy	I - 95	WB	IN	YES	4170	145	3.48%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	18	0.42%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	72	1.70%	20%
	Jenkins Rd	McNeil Ave	EB	OUT	NO	4040	18	0.45%	20%
	Jenkins Rd	McNeil Ave	WB	IN	NO	4040	72	1.78%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	72	0.98%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	18	0.25%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	9	0.12%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	36	0.49%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 452
Net In: 362
Net Out: 90

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	NO	920	6	0.65%	5%
	Crossroads Pkwy	White Rd	SB	OUT	YES	920	19	2.07%	5%
	White Rd	Graham Rd	NB	OUT	YES	920	37	4.02%	10%
	White Rd	Graham Rd	SB	IN	NO	920	12	1.30%	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	NO	1800	52	2.89%	45%
	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	1800	167	9.28%	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	1800	52	2.89%	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	1800	167	9.28%	45%
	Project Entrance	Graham Rd	NB	OUT	YES	1800	148	8.22%	40%
	Project Entrance	Graham Rd	SB	IN	YES	1800	46	2.56%	40%
	Graham Rd	Picos Rd	NB	OUT	YES	1800	130	7.22%	35%
	Graham Rd	Picos Rd	SB	IN	NO	1800	40	2.22%	35%
	Picos Rd	Orange Ave	NB	OUT	YES	1800	119	6.61%	32%
	Picos Rd	Orange Ave	SB	IN	NO	1800	37	2.06%	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	OUT	YES	630	37	5.87%	10%
	Kings Hwy	Jenkins Rd	WB	IN	NO	630	12	1.90%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	EB	OUT	NO	3020	37	1.23%	10%
	Okeechobee Rd	Hartman Rd	WB	IN	NO	3020	12	0.40%	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	2000	93	4.65%	25%
	Jenkins Rd	Hartman Rd	WB	IN	NO	2000	29	1.45%	25%
	I-95	Jenkins Rd	EB	OUT	YES	2000	74	3.70%	20%
	I-95	Jenkins Rd	WB	IN	NO	2000	23	1.15%	20%
	Kings Hwy	I - 95	EB	OUT	YES	2000	111	5.55%	30%
	Kings Hwy	I - 95	WB	IN	NO	2000	35	1.75%	30%
	Campbell Rd	Kings Hwy	EB	IN	NO	1070	2	0.19%	2%
	Campbell Rd	Kings Hwy	WB	OUT	NO	1070	7	0.65%	2%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	630	37	5.87%	10%
	Graham Rd	Peterson Rd	SB	IN	NO	630	12	1.90%	10%
	Peterson Rd	Orange Ave	NB	OUT	YES	920	37	4.02%	10%
	Peterson Rd	Orange Ave	SB	IN	NO	920	12	1.30%	10%
Okeechobee Rd	McCarty Rd	Florida Turnpike	EB	IN	NO	1810	6	0.33%	5%
	McCarty Rd	Florida Turnpike	WB	OUT	NO	1810	19	1.05%	5%
	Florida Turnpike	Kings Hwy	EB	IN	NO	2010	6	0.30%	5%
	Florida Turnpike	Kings Hwy	WB	OUT	NO	2010	19	0.95%	5%
	Kings Hwy	I - 95	EB	OUT	YES	4170	148	3.55%	40%
	Kings Hwy	I - 95	WB	IN	NO	4170	46	1.10%	40%
	I - 95	Jenkins Rd	EB	OUT	NO	4240	74	1.75%	20%
	I - 95	Jenkins Rd	WB	IN	NO	4240	23	0.54%	20%
	Jenkins Rd	Virginia Ave	EB	OUT	NO	4040	74	1.83%	20%
	Jenkins Rd	Virginia Ave	WB	IN	NO	4040	23	0.57%	20%
I-95	Midway Rd	Okeechobee Rd	NB	IN	NO	7320	23	0.31%	20%
	Midway Rd	Okeechobee Rd	SB	OUT	NO	7320	74	1.01%	20%
	Orange Ave	Indrio Rd	NB	OUT	NO	7320	37	0.51%	10%
	Orange Ave	Indrio Rd	SB	IN	NO	7320	12	0.16%	10%

(1) FDOT 2020 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Two-Way: 486
Net In: 115
Net Out: 371

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2017	D Factor	2017 Peak Hour Directional Volumes	Growth Rate (2)	2023 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2023 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	NB	IN	YES	2000 (4)	0.562	100 (4)	2.25%	107	23	130	920	18	148	1.96%	YES	5%
	White Rd	Graham Rd	SB	IN	YES	2000 (4)	0.438	78 (4)	2.25%	83	13	96	920	36	132	3.91%	YES	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	IN	YES	8234	0.562	361	2.25%	413	38	451	1800	163	614	9.06%	YES	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	8234	0.562	361	2.25%	413	38	451	1800	163	614	9.06%	YES	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	8324	0.438	281	2.25%	321	14	335	1800	41	376	2.28%	YES	45%
	Project Entrance	Graham Rd	NB	OUT	YES	8234	0.562	361	2.25%	413	38	451	1800	36	487	2.00%	YES	40%
	Project Entrance	Graham Rd	SB	IN	YES	8234	0.438	281	2.25%	321	14	335	1800	145	480	8.06%	YES	40%
	Graham Rd	Picos Rd	SB	IN	YES	8216	0.438	315	2.25%	360	14	374	1800	127	501	7.06%	YES	35%
	Picos Rd	Orange Ave	SB	IN	YES	8216	0.438	315	2.25%	360	45	405	1800	116	521	6.44%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	WB	OUT	YES	3733	0.509	255	2.25%	291	0	291	630	9	300	1.43%	YES	10%
Orange Ave	Jenkins Rd	Hartman Rd	WB	IN	YES	14189	0.509	764	2.25%	873	68	941	2000	91	1032	4.55%	YES	25%
	I-95	Jenkins Rd	EB	IN	YES	14009	0.491	737	2.25%	842	145	987	2000	72	1059	3.60%	YES	20%
	Kings Hwy	I - 95	WB	IN	YES	18112	0.562	780	2.25%	891	144	1035	2000	109	1144	5.45%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	SB	IN	YES	10500 (3)	0.509	593 (3)	2.25%	634	101	735	630	36	771	5.71%	YES (5)	10%
	Peterson Rd	Orange Ave	SB	IN	YES	10500 (3)	0.509	593 (3)	2.25%	634	123	757	920	36	793	3.91%	YES	10%
Okeechobee Rd	Kings Hwy	I - 95	WB	OUT	YES	24585	0.562	1063	2.25%	1215	33	1248	4170	145	1393	3.48%	YES	40%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report
(2) Area wide growth rate calculated from FDOT Historical AADT
(3) 2020 Count
(4) Estimated Existing 2020 Traffic
(5) Detailed Analysis used to demonstrate Concurrency

Two-Way:	452
Net In:	362
Net Out:	90
Years Grown:	6

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	AADT 2017	D Factor	2017 Peak Hour Directional Volumes	Growth Rate (2)	2023 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2023 Growth + Committed Peak Direction	Peak Hour Service Capacity (1)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Satisfy Concurrency?	Project Percent Assignment
Peters Rd	Crossroads Pkwy	White Rd	SB	OUT	YES	2000 (4)	0.562	100 (4)	2.25%	107	24	131	920	19	150	2.07%	YES	5%
	White Rd	Graham Rd	NB	OUT	YES	2000 (4)	0.438	78 (4)	2.25%	83	13	96	920	37	133	4.02%	YES	10%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	SB	OUT	YES	8234	0.562	369	2.25%	422	43	465	1800	167	632	9.28%	YES	45%
	Crossroads Pkwy	Project Entrance	NB	IN	YES	8234	0.438	288	2.25%	329	38	367	1800	52	419	2.89%	YES	45%
	Crossroads Pkwy	Project Entrance	SB	OUT	YES	8234	0.562	369	2.25%	422	43	465	1800	167	632	9.28%	YES	45%
	Project Entrance	Graham Rd	NB	OUT	YES	8234	0.438	288	2.25%	329	38	367	1800	148	515	8.22%	YES	40%
	Project Entrance	Graham Rd	SB	IN	YES	8234	0.562	369	2.25%	422	43	465	1800	46	511	2.56%	YES	40%
	Graham Rd	Picos Rd	NB	OUT	YES	8216	0.438	303	2.25%	346	38	384	1800	130	514	7.22%	YES	35%
	Picos Rd	Orange Ave	NB	OUT	YES	8216	0.438	303	2.25%	346	114	460	1800	119	579	6.61%	YES	32%
Graham Rd	Kings Hwy	Jenkins Rd	EB	IN	YES	3733	0.509	243	2.25%	278	0	278	630	37	315	5.87%	YES	10%
Orange Ave	Jenkins Rd	Hartman Rd	EB	OUT	YES	14189	0.509	710	2.25%	811	79	890	2000	93	983	4.65%	YES	25%
	I-95	Jenkins Rd	EB	OUT	YES	14009	0.509	905	2.25%	1034	163	1197	2000	74	1271	3.70%	YES	20%
	Kings Hwy	I - 95	EB	OUT	YES	18112	0.562	786	2.25%	898	96	994	2000	111	1105	5.55%	YES	30%
Jenkins Rd	Graham Rd	Peterson Rd	NB	OUT	YES	10500 (3)	0.509	569 (3)	2.25%	608	96	704	630	37	741	5.87%	YES (5)	10%
	Peterson Rd	Orange Ave	NB	OUT	YES	10500 (3)	0.509	569 (3)	2.25%	608	177	785	920	37	822	4.02%	YES	10%
Okeechobee Rd	Kings Hwy	I - 95	EB	IN	YES	24585	0.562	1086	2.25%	1241	51	1292	4170	148	1440	3.55%	YES	40%

(1) St. Lucie County 2019 Traffic Counts and LOS Report
(2) Area wide growth rate calculated from FDOT Historical AADT
(3) 2020 Count
(4) Estimated Existing 2020 Traffic
(5) Detailed Analysis used to demonstrate Concurrency

Two-Way:	486
Net In:	115
Net Out:	371
Years Grown:	6

DRIVEWAY ANALYSIS

The project will have a total of 5 driveways. Driveway 1 will be a directional access driveway on Kings Highway with right-in/left-in/right-out access. Driveways 2, 3, and 4 will be full access driveways located on White Road. Driveway 5 will be a full access driveway located on Peters Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. These driveways were analyzed using HCS. The analysis shows all 5 driveways will operate at an acceptable level of service at project buildout.

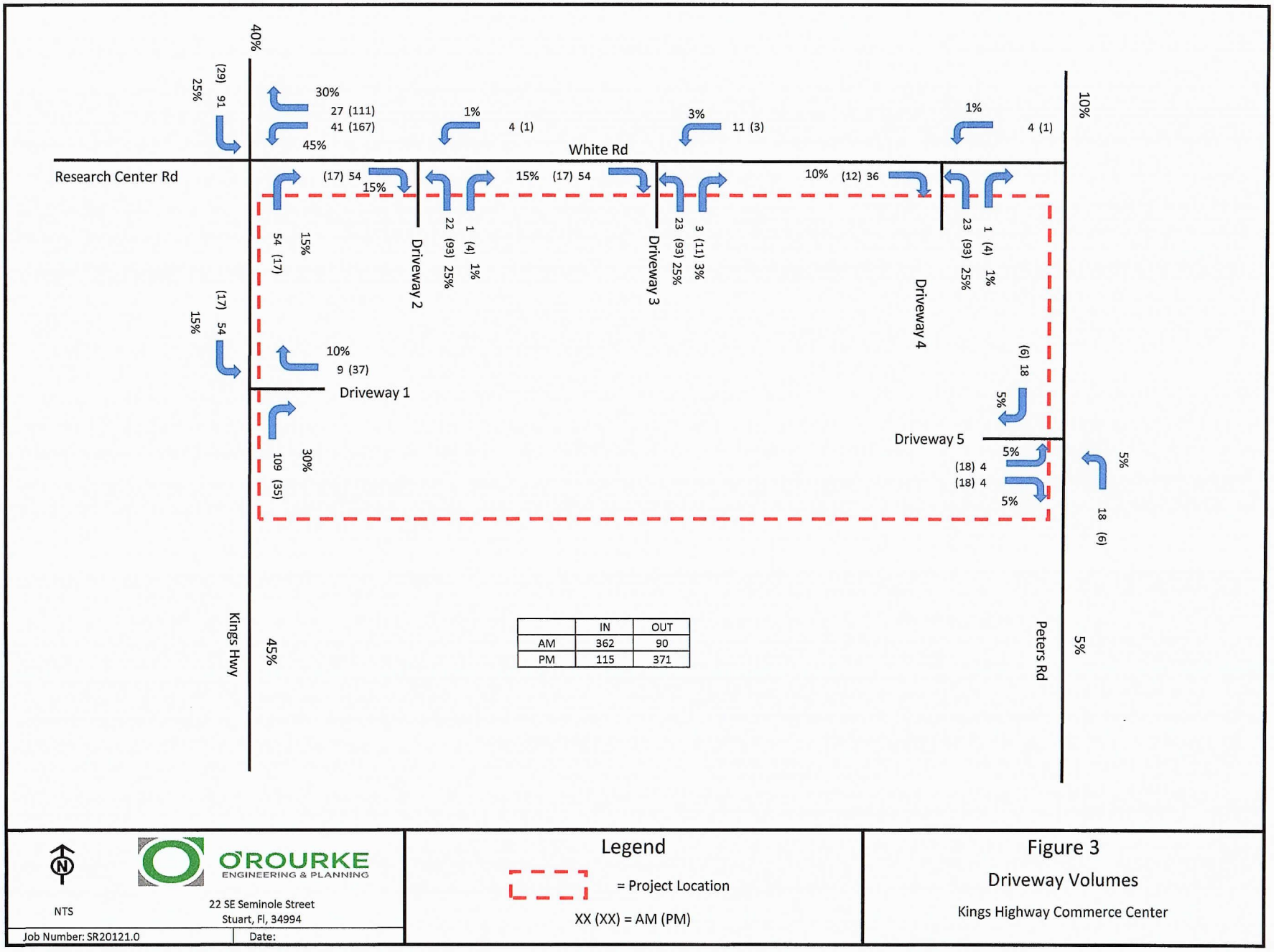
Table 4 summarizes the results. The driveway analysis is shown in **Appendix F.**

Table 4: Intersection Analysis Results

Intersection	2023 with Project			
	AM		PM	
	Delay (s)	LOS	Delay (s)	LOS
Kings Highway & White Road	EB - 14.4 WB - 16.4	EB - B WB - C	EB - 13.8 WB - 28.6	EB - B WB - D
Kings Highway & Driveway 1	10.1	B	10.1	B
White Road & Driveway 2	9.6	A	10.6	B
White Road & Driveway 3	9.2	A	9.7	A
White Road & Driveway 4	8.9	A	9.1	A
Peters Road & Driveway 5	9.6	A	9.6	A

CONCLUSION

With 452 net new AM peak hour trips and 486 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR20121.0

Date:

Legend

= Project Location

XX (XX) = AM (PM)

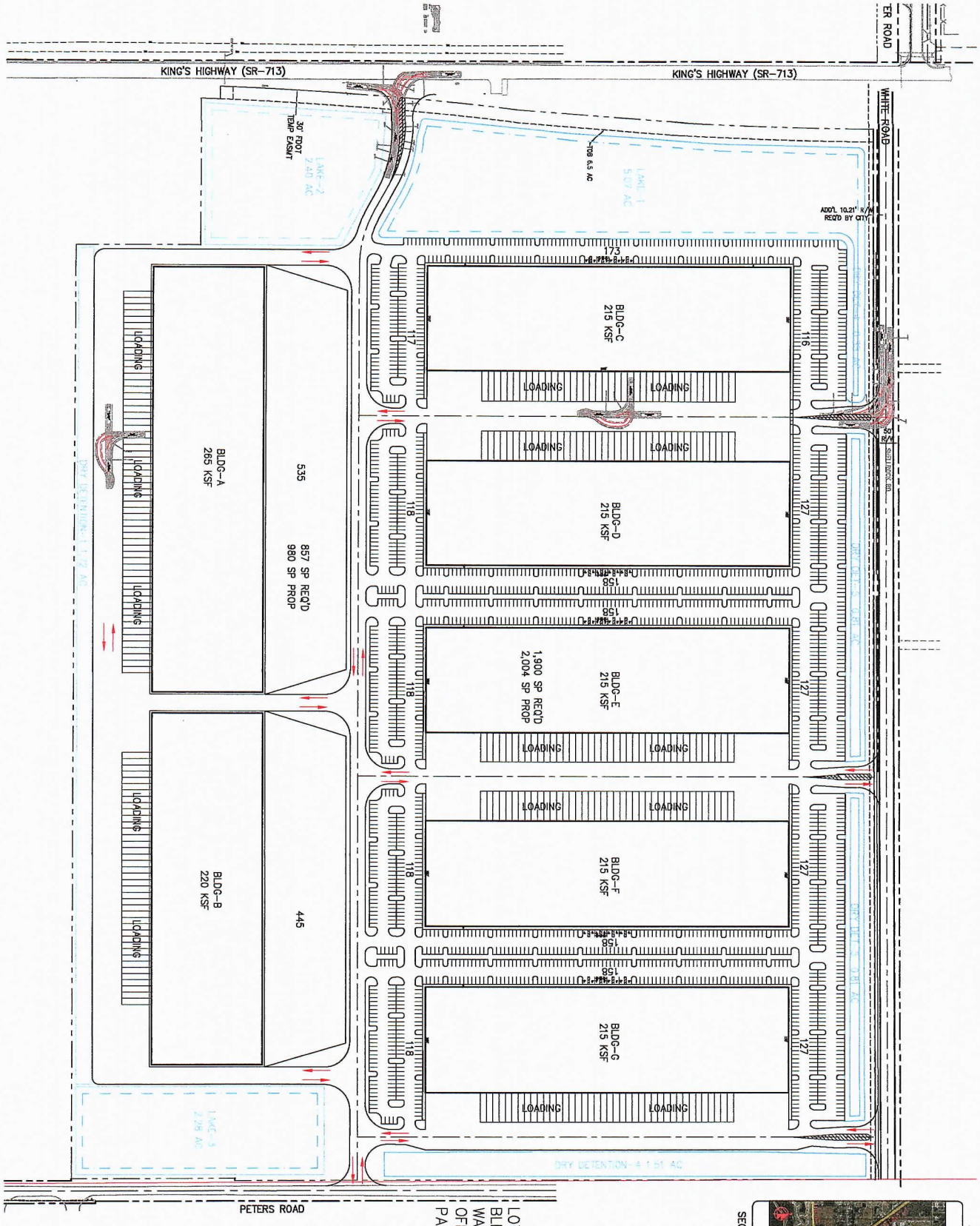
Figure 3

Driveway Volumes

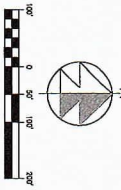
Kings Highway Commerce Center

APPENDIX A

SITE PLAN



LOT AREA 108 AC
BLDG AREA 1,560,000 SF
WAREHOUSE 1,460,000 SF
OFFICE 100,000 SF
PARKING REQ'D 2,767 SP
PROP 2,984 SP





SECTION 24, TWP 35S, RGE 39E

SEAL

JOB NO. 0605-939
SHEET NO. CSP-2

CONCEPTUAL SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY
07-13-2006	1" = 100'	JHI	JLT

Kings Highway Development Partners, LLC

Fort Pierce, Florida

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

APPENDIX B

ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT
&
FDOT 2020 QUALITY LEVEL OF SERVICE

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,700	2020	750	290	C	0.784	262	C	0.708
GEORGIA AVE	17TH ST to 13TH ST	508	4,733	2019	600	264	C	0.880	268	C	0.893
GEORGIA AVE	13TH ST to 7TH ST	506	2,169	2019	600	134	C	0.447	137	C	0.457
GEORGIA AVE	7TH ST to US 1	504	1,938	2019	600	122	C	0.407	135	C	0.450
GILSON RD	MARTIN C.L. to BECKER RD	111	11,000	2019	710	949	F	1.249	954	F	1.255
GILSON RD	BECKER RD to LAKERIDGE DR	111	11,000	2019	540	949	F	1.636	954	F	1.645
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,833	2017	1,070	200	B	0.526	252	B	0.663
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,585	2016	1,070	332	B	0.874	332	B	0.874
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,833	2017	390	200	B	0.909	252	C	0.646
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	2,770	2017	920	210	C	0.241	192	C	0.221
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	12,500	2020	790	669	D	0.847	687	D	0.870
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,600	2020	830	370	C	0.474	385	C	0.494
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,733	2017	630	255	C	0.425	243	C	0.405
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	4,759	2018	1,070	337	B	0.887	332	B	0.874
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	5,867	2017	750	388	D	0.517	357	C	0.965
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	5,867	2017	540	388	D	0.719	357	D	0.661
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	5,867	2017	790	388	C	0.995	357	C	0.915
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	560	2019	670	46	B	0.209	56	B	0.255
HILLMOOR DR	US 1 to LENNARD RD	671	5,900	2019	790	306	C	0.785	389	C	0.997
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	79,065	2017	4,580	4,048	C	0.884	3,657	C	0.798
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	63,486	2017	4,580	3,571	C	0.780	3,079	B	0.916
I-95	MIDWAY RD to OKEECHOBEE RD	941902	75,846	2017	4,580	4,578	C	10	3,717	C	0.812
I-95	OKEECHOBEE RD to ORANGE AVE	941903	45,500	2009	7,320	1,822	B	0.405	1,894	B	0.421

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	43,452	2017	7,320	2,090	B	0.464	1,924	B	0.428
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,228	2017	750	311	C	0.841	356	C	0.962
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,888	2017	750	344	C	0.930	335	C	0.905
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,971	2017	790	349	C	0.895	411	D	0.520
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,971	2017	540	349	D	0.646	411	D	0.761
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	951	2017	1,080	69	B	0.168	75	B	0.183
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	951	2017	3,240	69	B	0.038	75	B	0.041
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,455	2017	3,240	598	B	0.330	629	B	0.348
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,455	2017	700	598	C	0.906	629	C	0.953
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,455	2017	880	598	C	0.720	629	C	0.758
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,876	2017	920	595	C	0.684	501	C	0.576
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,876	2017	790	595	D	0.753	501	D	0.634
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	6,600	2020	790	422	D	0.534	413	D	0.523
INDRIO RD	SLASH PINE TRL to US 1	114	6,600	2020	920	422	C	0.485	413	C	0.475
INDRIO RD	US 1 to OLD DIXIE HWY	672	917	2016	750	64	C	0.173	86	C	0.232
JENNINGS RD	US 1 to LENNARD RD	673	4,600	2016	2,100	304	C	0.151	248	C	0.123
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,500	2020	880	549	C	0.661	553	C	0.666
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,500	2020	920	593	C	0.682	569	C	0.654
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,500	2020	630	593	C	0.988	569	C	0.948
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,500	2020	920	593	C	0.682	569	C	0.654
JOHNSTON RD	ANGLE RD to L20	674	2,600	2016	1,070	176	B	0.463	171	B	0.450
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,233	2017	1,070	142	B	0.374	138	B	0.363
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,600	2020	1,070	544	C	0.716	545	C	0.717

B-2

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,600	2020	1,070	544	C	0.716	545	C	0.717
JUANITA AVE	53RD ST to 25TH ST	122	2,432	2017	750	157	C	0.424	143	C	0.386
JUANITA AVE	25TH ST to US 1	120	3,321	2017	750	185	C	0.500	182	C	0.492
KEEN RD	ANGLE RD to JUANITA AVE	129	2,885	2019	630	174	C	0.290	203	C	0.338
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,885	2019	630	174	C	0.290	203	C	0.338
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	8,234	2017	830	361	C	0.435	369	C	0.445
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	8,234	2017	660	361	C	0.547	369	C	0.559
KINGS HWY	GRAHAM RD to PICOS RD	940076	8,216	2017	660	405	C	0.614	389	C	0.589
KINGS HWY	PICOS RD to ORANGE AVE	940076	8,216	2017	830	405	C	0.488	389	C	0.469
KINGS HWY	ORANGE AVE to ANGLE RD	940077	16,792	2017	870	885	D	0.962	890	D	0.967
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,394	2017	830	627	C	0.755	630	C	0.759
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,481	2017	830	836	D	0.950	786	C	0.947
KITTERMAN RD	OLEANDER AVE to US 1	124	3,402	2018	750	224	C	0.605	203	C	0.549
KITTERMAN RD	US 1 to LENNARD EXT	678	2,250	2017	750	128	C	0.346	130	C	0.351
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	4,479	2016	630	296	C	0.493	362	C	0.603
LENNARD RD	US 1 to MARIPOSA AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	18,500	2019	1,630	953	D	0.585	984	D	0.604
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	18,500	2019	1,710	953	D	0.557	984	D	0.575
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,765	2016	1,710	301	C	0.391	305	C	0.396
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	4,455	2016	790	390	C	10	381	C	0.977
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	9,400	2020	920	588	C	0.676	626	C	0.720
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	9,400	2020	920	588	C	0.676	626	C	0.720
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,400	2019	880	485	C	0.584	686	C	0.827

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,250	2017	540	252	C	0.933	246	C	0.911
OHIO AVE	COLONIAL RD to US 1	686	4,250	2017	750	252	C	0.681	246	C	0.665
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	10,500	2020	1,010	540	B	0.535	528	B	0.523
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	10,500	2020	1,270	540	B	0.425	528	B	0.416
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	6,541	2017	1,340	348	B	0.260	340	B	0.254
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	6,541	2017	1,740	348	B	0.200	340	B	0.195
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	6,025	2017	1,810	327	B	0.181	327	B	0.181
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	7,551	2017	1,810	378	B	0.209	391	B	0.216
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	7,551	2017	2,010	378	C	0.188	391	C	0.195
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,250	2017	4,170	960	C	0.230	1,013	C	0.243
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	24,585	2017	4,170	1,063	C	0.255	1,086	C	0.260
OKEECHOBEE RD	I-95 to JENKINS RD	940029	30,244	2017	4,240	1,976	C	0.474	1,709	C	0.410
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	30,244	2017	4,040	1,976	C	0.498	1,709	C	0.430
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	28,870	2017	3,170	1,580	C	0.511	1,649	C	0.534
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,500	2020	2,100	687	C	0.342	727	C	0.362
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,500	2020	1,630	687	C	0.941	727	C	0.996
OKEECHOBEE RD	35TH ST to 33RD ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	33RD ST to 25TH ST	689	17,000	2020	1,630	922	D	0.566	902	D	0.553
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,500	2020	1,630	777	D	0.477	738	D	0.453
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,500	2020	1,710	777	D	0.454	738	C	0.958
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,150	2017	790	400	D	0.506	363	C	0.931
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,383	2017	750	65	C	0.176	65	C	0.176

B-4

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,041	2016	790	150	C	0.385	116	C	0.297
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,227	2017	870	57	C	0.069	57	C	0.069
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2017	540	175	C	0.648	193	C	0.715
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,498	2017	750	406	D	0.541	426	D	0.568
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,100	2020	750	388	D	0.517	421	D	0.561
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,100	2020	540	388	D	0.719	421	D	0.780
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,500	2020	540	671	F	1.157	647	F	1.116
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,500	2020	750	671	D	0.895	647	D	0.863
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	10,000	2020	750	611	D	0.815	554	D	0.739
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	10,000	2020	540	611	F	1.053	554	E	0.955
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	10,000	2020	790	611	D	0.773	554	D	0.701
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,561	2019	600	259	C	0.863	270	C	0.900
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,780	2019	390	300	C	0.769	293	C	0.751
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,722	2017	380	149	B	0.355	149	B	0.355
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,722	2017	1,070	149	B	0.355	149	B	0.355
ORANGE AVE	KINGS HWY to I-95	940041	18,112	2017	2,000	780	C	0.388	786	C	0.391
ORANGE AVE	I-95 to JENKINS RD	940035	14,009	2017	2,000	962	C	0.479	905	C	0.450
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,189	2017	2,000	764	C	0.380	710	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	10,749	2013	1,710	847	D	0.495	985	D	0.576
ORANGE AVE	25TH ST to 17TH ST	945040	13,196	2017	1,630	690	C	0.945	757	D	0.464
ORANGE AVE	17TH ST to 13TH ST	945040	13,196	2017	1,710	690	C	0.896	757	C	0.983
ORANGE AVE	13TH ST to 10TH ST	945040	13,196	2017	370	690	D	0.920	757	E	0.946
ORANGE AVE	10TH ST to 7TH ST	940155	8,760	2017	300	443	D	0.738	509	D	0.848

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
Fall/Winter 2019/2020

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
US 1	AVENUE H to OLD DIXIE HWY	715	33,500	2020	2,000	1,766	C	0.925	1,742	C	0.912
US 1	OLD DIXIE HWY to AVENUE O	940123	22,051	2017	2,000	1,530	C	0.801	1,196	C	0.626
US 1	AVENUE O to SR A1A NORTH	940123	22,051	2017	2,100	1,530	C	0.761	1,196	C	0.595
US 1	SR A1A NORTH to JUANITA AVE	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	JUANITA AVE to ST LUCIE BLVD	940010	17,583	2017	2,100	1,055	C	0.525	845	C	0.420
US 1	ST LUCIE BLVD to 25TH ST	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	25TH ST to INDRIO RD	940009	17,126	2017	2,100	1,020	C	0.507	978	C	0.487
US 1	INDRIO RD to TURNPIKE FEEDER RD	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	940107	20,188	2017	2,100	1,099	C	0.547	1,092	C	0.543
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	329	14,500	2019	2,100	779	C	0.388	817	C	0.406
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	327	14,911	2017	2,100	756	C	0.376	804	C	0.400
VILLAGE GREEN DR	US 1 to WALTON RD	716	9,600	2017	2,100	619	C	0.308	575	C	0.286
VILLAGE GREEN DR	WALTON RD to TIFFANY AVE	717	4,633	2017	920	249	C	0.286	235	C	0.270
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,557	2017	3,020	1,111	C	0.378	1,083	C	0.368
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	22,011	2017	3,020	1,169	C	0.398	1,126	C	0.383
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,913	2017	3,020	1,093	C	0.372	1,164	C	0.396
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,873	2017	3,020	1,101	C	0.374	1,101	C	0.374
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,873	2017	3,170	1,101	C	0.356	1,101	C	0.356
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,519	2017	3,020	1,063	C	0.362	992	C	0.337
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	18,483	2017	3,170	1,043	C	0.338	1,020	C	0.330
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,483	2017	3,020	1,043	C	0.355	1,020	C	0.347
VILLAGE PKWY	DISCOVERY WAY to TRADITION PKWY	718	14,000	2019	2,650	732	C	0.595	797	C	0.648
VILLAGE PKWY	BECKER RD to DISCOVERY WAY	718	14,000	2019	1,710	732	C	0.951	797	D	0.466
VILLAGE PKWY	TRADITION PKWY to WESTCLIFFE LN	719	23,000	2019	1,710	1,208	D	0.706	1,265	D	0.740

*. Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT

* Volumes shown were adjusted using FDOT Seasonal Factors

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

*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

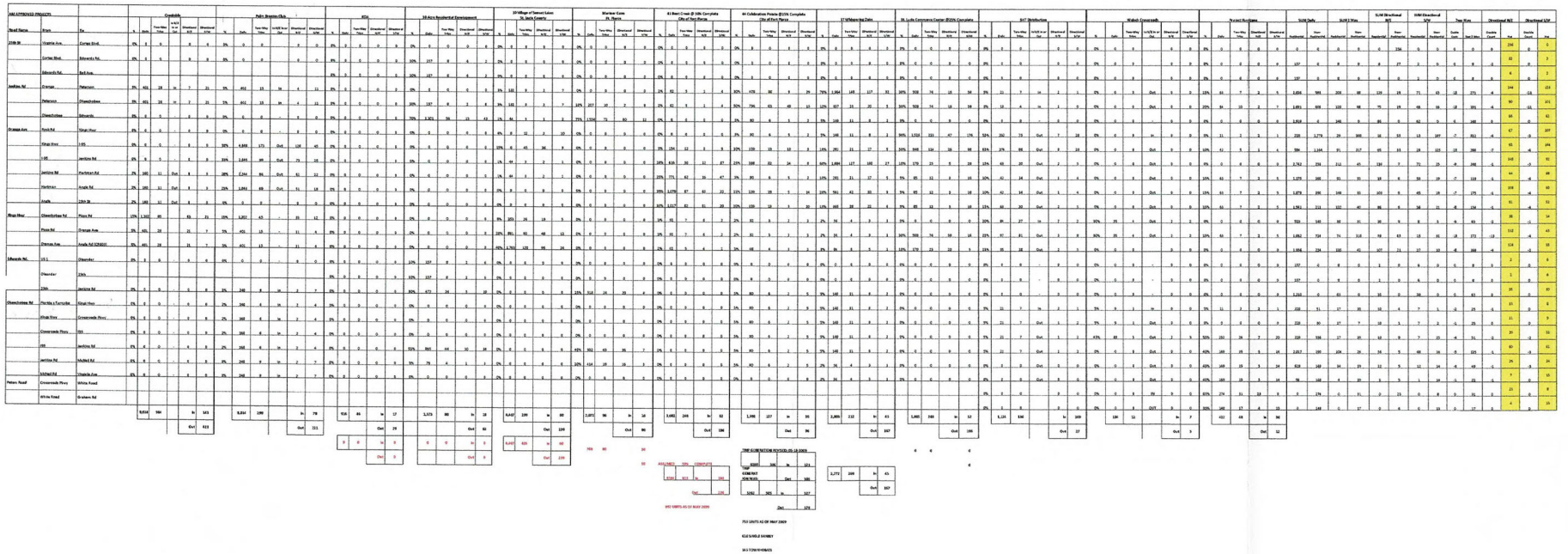
* Cannot be achieved using table input value defaults.

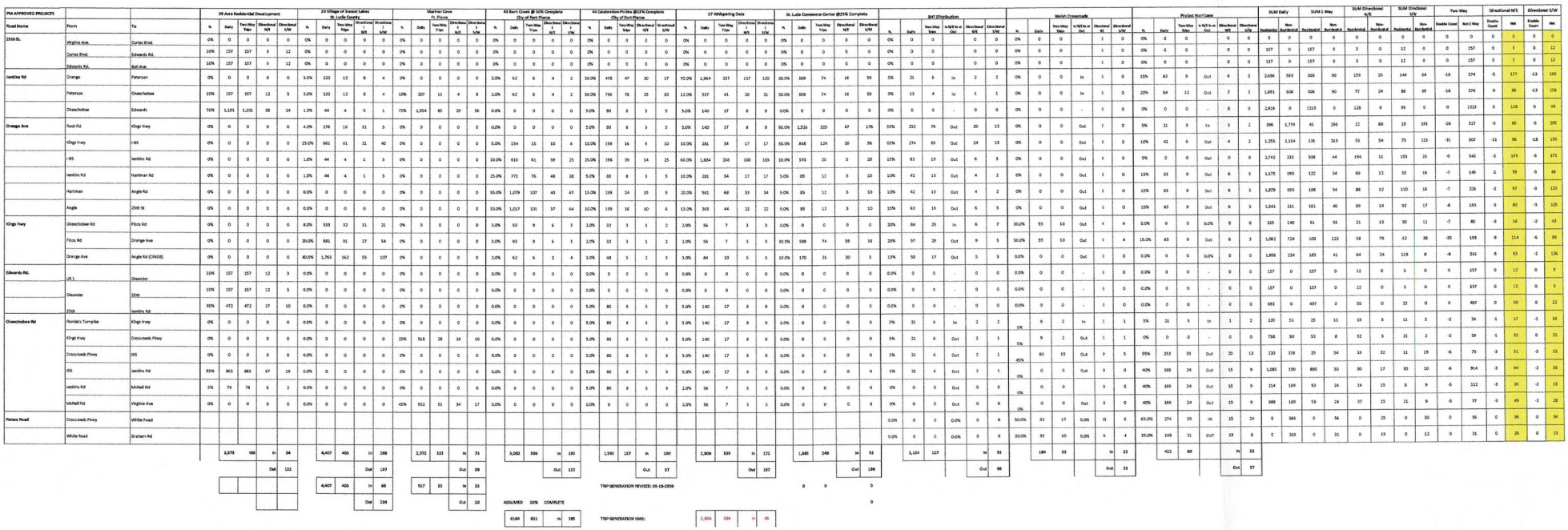
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE





| PM APPROVED PROJECTS | | | 20 Acre Residential Development | | | | | 20 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 30% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | PMT Distribution | | | | | Welch Crossroads | | | | | Project Northlake | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | Directional N/E | | Directional S/W | |
|---|---|---

Historical Growth Rate Calculation

Segment	From	To	2015 AADT	2019 AADT	4 Year Historical Growth Rate
Okeechobee Blvd	I-95	McNeil Rd	28,500	33,000	3.73%
	McNeil Rd	Virginia Ave	26,500	30,500	3.58%
Jenkins Rd	Okeechobee Blvd	Orange Ave	9,600	9,200	-1.06%
Kings Hwy	Okeechobee Blvd	Graham Rd	6,300	7,600	4.80%
	Graham Rd	Orange Ave	8,400	7,000	-4.46%
Orange Ave	Kings Hwy	I-95	17,300	19,800	3.43%
	I-95	Jenkins Rd	13,600	15,300	2.99%
Virginia Ave	Okeechobee Blvd	35th St	21,000	21,000	0.00%
		Total	131,200	143,400	2.25%

*Source FDOT Historical Traffic Counts

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0030 - SR 70/VIRGINIA AVE - E OF OKEECHOBEE RD (COUNTY 30)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	21000 C	E 10500	W 10500	9.00	51.00	7.10
2018	21500 C	E 11000	W 10500	9.00	51.30	3.60
2017	20300 C	E 10500	W 9800	9.00	50.90	3.60
2016	22500 C	E 12000	W 10500	9.00	50.90	3.60
2015	21000 C	E 11000	W 10000	9.00	51.00	3.30
2014	20400 C	E 10500	W 9900	9.00	50.80	3.90
2013	21000 C	E 10500	W 10500	9.00	50.80	3.90
2012	21000 C	E 10500	W 10500	9.00	56.80	4.50
2011	23500 C	E 11500	W 12000	9.00	57.20	4.50
2010	22000 C	E 11500	W 10500	10.32	55.40	4.50
2009	22000 C	E 11000	W 11000	10.27	57.35	5.20
2007	16900 C	E 8900	W 8000	10.31	58.74	5.20
2006	20500 C	E 11000	W 9500	10.73	65.89	5.00
2005	22000 C	E 11500	W 10500	10.80	60.70	5.00
2004	20300 C	E 10500	W 9800	10.30	57.70	5.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0041 - SR 68 / ORANGE AVE - W OF SR 9/I-95 (COUNTY 41)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	19800 C	E 10500	W 9300	9.00	54.30	22.40
2018	21000 C	E 10500	W 10500	9.00	55.20	22.40
2017	19000 C	E 9800	W 9200	9.00	56.20	22.40
2016	21300 C	E 11500	W 9800	9.00	57.10	25.00
2015	17300 C	E 8500	W 8800	9.00	56.30	25.00
2014	15700 S	E 8000	W 7700	9.00	54.70	16.40
2013	15500 F	E 7900	W 7600	9.00	57.20	16.40
2012	15700 C	E 8000	W 7700	9.00	57.00	16.40
2011	17900 C	E 9000	W 8900	9.00	56.50	24.40
2010	18600 C	E 9400	W 9200	11.51	57.07	24.40
2009	16300 C	E 8200	W 8100	11.11	58.68	24.40
2008	26000 C	E 13000	W 13000	11.51	54.38	22.30
2007	27000 C	E 13500	W 13500	11.51	58.16	22.30
2006	18100 C	E 8700	W 9400	10.78	56.96	22.30
2005	18800 C	E 9700	W 9100	11.10	56.60	20.90
2004	18000 C	E 9000	W 9000	11.10	60.50	20.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0035 - SR 68 / ORANGE AVE - E OF SR 9/I-95 (COUNTY 35)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	15300 C	E 7600	W 7700	9.00	51.00	16.60
2018	13100 C	E 7000	W 6100	9.00	51.30	16.60
2017	15400 C	E 7300	W 8100	9.00	50.90	10.80
2016	13900 C	E 6700	W 7200	9.00	50.90	10.80
2015	13600 C	E 6700	W 6900	9.00	51.00	10.80
2014	12600 F	E 6200	W 6400	9.00	50.80	10.40
2013	12600 C	E 6200	W 6400	9.00	50.80	10.40
2012	13700 C	E 6700	W 7000	9.00	56.80	10.40
2011	12900 C	E 6600	W 6300	9.00	57.20	16.30
2010	13800 C	E 6800	W 7000	10.32	55.40	16.30
2009	12200 C	E 6000	W 6200	10.27	57.35	16.30
2008	13200 C	E 6600	W 6600	10.45	58.06	9.70
2007	15100 C	E 7500	W 7600	10.31	58.74	16.60
2006	12800 C	E 6300	W 6500	10.73	65.89	10.20
2005	13000 C	E 6700	W 6300	10.80	60.70	10.20
2004	12700 C	E 6500	W 6200	10.30	57.70	10.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70
2004	30000 C	E 15500	W 14500	10.30	57.70	5.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00
2004	28000 C	E 14000	W 14000	10.30	57.70	16.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0757 - SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7600 C	N 3700	S 3900	9.00	54.30	23.40
2018	13600 C	N 6500	S 7100	9.00	55.20	23.90
2017	12800 C	N 6100	S 6700	9.00	56.20	23.90
2016	6400 C	N 3100	S 3300	9.00	57.10	23.90
2015	6300 C	N 3000	S 3300	9.00	56.30	26.90
2014	9100 C	N 3900	S 5200	9.00	54.70	46.50
2013	6000 C	N 3000	S 3000	9.00	57.20	17.40
2012	5400 C	N 2700	S 2700	9.00	57.00	17.40
2011	6200 C	N 3200	S 3000	9.00	56.50	22.90
2010	13500 C	N 6800	S 6700	11.51	57.07	22.90
2009	8000 C	N 4000	S 4000	11.11	58.68	22.90
2008	7400 C	N 3500	S 3900	11.51	54.38	23.20
2007	8900 C	N 4400	S 4500	11.51	58.16	25.50
2006	7300 C	N 3600	S 3700	10.78	56.96	25.50
2005	7900 C	N 3900	S 4000	11.10	56.60	18.10
2004	7200 C	N 3500	S 3700	11.10	60.50	18.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0076 - SR 713/KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 76)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	7000 C	N 3500	S 3500	9.00	54.30	22.80
2018	9700 C	N 4600	S 5100	9.00	55.20	22.80
2017	9500 C	N 4700	S 4800	9.00	56.20	22.80
2016	9600 C	N 4600	S 5000	9.00	57.10	32.40
2015	8400 C	N 4100	S 4300	9.00	56.30	32.40
2014	7900 C	N 3800	S 4100	9.00	54.70	19.90
2013	7200 C	N 3400	S 3800	9.00	57.20	14.20
2012	7100 C	N 3400	S 3700	9.00	57.00	14.20
2011	8000 C	N 3900	S 4100	9.00	56.50	17.20
2010	8900 C	N 4400	S 4500	11.51	57.07	17.20
2009	8000 C	N 3800	S 4200	11.11	58.68	17.20
2008	10600 C	N 5200	S 5400	11.51	54.38	11.20
2007	11100 C	N 5400	S 5700	11.51	58.16	7.90
2006	10600 C	N 5300	S 5300	10.78	56.96	17.30
2005	9900 C	N 4800	S 5100	11.10	56.60	17.30
2004	9400 C	N 4600	S 4800	11.10	60.50	17.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N	4600	S	4600	9.00	51.00	7.80
2018	10000 V	N	4400	S	5600	9.00	51.30	5.80
2017	9900 R	N	4400	S	5500	9.00	50.90	10.00
2016	9700 T	N	4300	S	5400	9.00	50.90	6.20
2015	9600 S	N	4300	S	5300	9.00	51.00	41.80
2014	9600 F	N	4300	S	5300	9.00	50.80	49.50
2013	9600 C	N	4300	S	5300	9.00	50.80	11.90
2012	7100 S	N	3600	S	3500	9.00	56.80	4.80
2011	7100 F	N	3600	S	3500	9.00	57.20	4.80
2010	7100 C	N	3600	S	3500	10.32	55.40	4.80
2009	8500 C	N	4200	S	4300	10.27	57.35	10.70
2008	9100 C	N	4500	S	4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

- Administration
  - Airport
  - Legislative Affairs
  - Port of Fort Pierce
  - TCERDA
    - Sunshine Kitchen
    - Sunshine Kitchen Tenants
  - Tourism
  - Citizens Academy
  - Innovation and Performance
  - National Community Survey
  - Strategic Plan
  - State and Federal Awards

Treasure Coast Research Park



St. Lucie County is actively sowing the seeds of the future by creating a Research, Education and Development Park (Research Park) in Fort Pierce, Florida. It currently comprised of 356 acres with future additions bringing the total acreage to more than 1,000 acres.

The St. Lucie Board of County Commissioners and the University of Florida collectively created this agriculturally-and-biotechnologically-focused Research Park on Florida's east coast. The county created Treasure Coast Education and Research Development Authority, comprised of local agricultural experts, real estate investors, financial advisors and educators, to help manage and develop the park.

The Research and Biotech Park is anchored by the USDA's 170,000-square-foot Horticultural Research Laboratory and the 90,000-square-foot University of Florida's Institute of Food and Agricultural Sciences' Research and Education Center. The Treasure Coast Research Park is home to more than 200 multi-disciplinary researchers, scientists, educators and staff.

The Sunshine Kitchen, a 10,000-square-foot facility, located inside the Research Park, is a professionally equipped, commercial kitchen and research lab designed to help entrepreneurs in the development of commercially viable food ventures.

With over three square miles of land, the park is planned for 3.3 million square feet of research and advanced manufacturing development and 800 acres of agricultural test fields. Since its formation in 2005, the Treasure Coast Education and Research & Development Authority (TCERDA) has guided the planning and operation of the Park.

In recent years, the county has invested millions in state and federal grants to make sure the park has the infrastructure it needs to be shovel ready for expansion. The Research Park is located at off Kings Highway and Pruitt Road in Fort Pierce.

For more information contact TCERDA Coordinator Regina McCants at 772-467-3107 or McCantsRe@stlucieco.org.

APPENDIX D

ARTERIAL ANALYSIS

ARTPLAN 2012 Conceptual Planning Analysis

Project Information

Analyst	James Kemp	**Arterial Name**	Jenkins Road	**Study Period**	**Dir Hr Demand Vol**
Date Prepared	2/17/2021 11:00:15 AM	**From**	Orange Ave	**Modal Analysis**	Auto Only
Agency	O'Rourke Engineering & Planning	**To**	Okeechobee Rd	**Program**	ARTPLAN 2012
Area Type	Other Urbanized	**Peak Direction**	Southbound	**Version Date**	12/12/2012
Arterial Class	1				
File Name	C:\Users\SOR2\Documents\Projects\St. Lucie County\JHI Acreage\Artplan Analysis\Jenkins Rd - AM - SB.xap				
User Notes	SB - AM Peak Hour				

Arterial Data

K	0.09	**PHF**	0.95	**Control Type**	FullyActuated
D	0.565	**% Heavy Vehicles**	2	**Base Sat. Flow Rate**	1950

Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Okeechobee Rd	160	0.18	3	2	45	9	Yes	Protected	2	470	0.16	Yes

Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Okeechobee Rd)	10824	10500	793	1	45	50	None	No	N/A

Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS
1 (to Okeechobee Rd)	384	3018	0.023	54.02	D	0.51	35.08	B

Arterial Length	2.0614	Weighted g/C	0.18	FFS Delay	63.97	Threshold Delay	0.00	Auto Speed	35.08	Auto LOS	B

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	**Hourly Volume In Peak Direction**				
1	510	840	***	***	***
2	1050	1640	***	***	***
3	1680	2460	***	***	***
4	2280	3300	***	***	***
*	510	840	***	***	***
Lanes	**Hourly Volume In Both Directions**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A
Lanes	**Annual Average Daily Traffic**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A

*** Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.**
**** Cannot be achieved based on input data provided.**
***** Not applicable for that level of service letter grade. See generalized tables notes for more details.**
 # Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.
Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.
Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

ARTPLAN 2012 Conceptual Planning Analysis

Project Information

Analyst	James Kemp	**Arterial Name**	Jenkins Road	**Study Period**	**Dir Hr Demand Vol**
Date Prepared	2/17/2021 11:00:15 AM	**From**	Okeechobee Rd	**Modal Analysis**	Auto Only
Agency	O'Rourke Engineering & Planning	**To**	Orange Ave	**Program**	ARTPLAN 2012
Area Type	Other Urbanized	**Peak Direction**	Northbound	**Version Date**	12/12/2012
Arterial Class	1				
File Name	C:\Users\SOR2\Documents\Projects\St. Lucie County\JHI Acreage\Artplan Analysis\Jenkins Rd - PM - NB.xap				
User Notes	NB - PM Peak Hour				

Arterial Data

K	0.09	**PHF**	1	**Control Type**	FullyActuated
D	0.565	**% Heavy Vehicles**	2	**Base Sat. Flow Rate**	1950

Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Orange Ave	90	0.25	3	1	37	26	Yes	ProtPerm	1	275	0.16	Yes

Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Orange Ave)	10824	10500	822	1	45	50	None	No	N/A

Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS
1 (to Orange Ave)	304	1246	0.976	47.76	D	0.92	36.18	B

Arterial Length	2.0614	Weighted g/C	0.25	FFS Delay	57.51	Threshold Delay	0.00	Auto Speed	36.18	Auto LOS	B

Automobile Service Volumes

Note: The maximum normally acceptable directional service volume for LOS E in Florida for this facility type and area type is 1000 veh/h/ln.

	A	B	C	D	E
Lanes	**Hourly Volume In Peak Direction**				
1	510	840	***	***	***
2	1050	1640	***	***	***
3	1680	2460	***	***	***
4	2280	3300	***	***	***
*	510	840	***	***	***
Lanes	**Hourly Volume In Both Directions**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A
Lanes	**Annual Average Daily Traffic**				
2	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A
*	N/A	N/A	N/A	N/A	N/A

*** Service Volumes for the specific facility being analyzed, based on # of lanes from the intersection and segment data screens.**
**** Cannot be achieved based on input data provided.**
***** Not applicable for that level of service letter grade. See generalized tables notes for more details.**
 # Under the given conditions, left turn lane storage is highly likely to overflow. The number of directional thru lanes should be reduced accordingly.
Facility weighted g/C exceeds normally acceptable upper range (0.5); verify that g/C inputs are correct.
Intersection capacity (ies) are exceeded for the full hour; an operational level analysis tool is more appropriate for this situation.

APPENDIX E

INTERSECTION ANALYSIS

HCS7 Two-Way Stop-Control Report

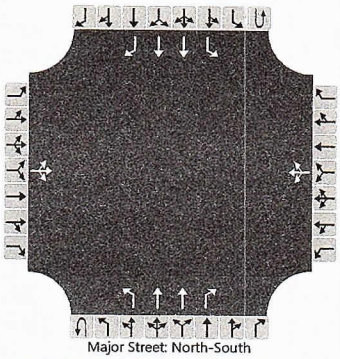
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/15/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & White Rd
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Kings Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	1	0	1	2	1
Configuration			LTR				LTR			L	T	R		L	T	R
Volume (veh/h)		10	0	10		41	0	27	0	20	458	54	0	91	477	20
Percent Heavy Vehicles (%)		3	3	3		10	10	10	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized										No				No		
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.70	6.70	7.10		4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.60	4.10	3.40		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			21				72			21				96		
Capacity, c (veh/h)			402				387			1033				1019		
v/c Ratio			0.05				0.18			0.02				0.09		
95% Queue Length, Q_{95} (veh)			0.2				0.7			0.1				0.3		
Control Delay (s/veh)			14.4				16.4			8.6				8.9		
Level of Service (LOS)			B				C			A				A		
Approach Delay (s/veh)		14.4				16.4				0.3				1.4		
Approach LOS		B				C										

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

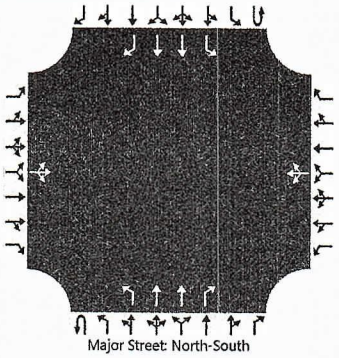
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/15/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & White Rd
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Kings Hwy
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	1	2	1	0	1	2	1
Configuration			LTR				LTR			L	T	R		L	T	R
Volume (veh/h)		20	0	20		167	0	111	0	10	485	17	0	29	475	10
Percent Heavy Vehicles (%)		3	3	3		10	10	10	3	3			3	3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized										No				No		
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.56	6.56	6.96		7.70	6.70	7.10		4.16				4.16		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.60	4.10	3.40		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			42				293			11				31		
Capacity, c (veh/h)			452				436			1044				1028		
v/c Ratio			0.09				0.67			0.01				0.03		
95% Queue Length, Q_{95} (veh)			0.3				4.8			0.0				0.1		
Control Delay (s/veh)			13.8				28.6			8.5				8.6		
Level of Service (LOS)			B				D			A				A		
Approach Delay (s/veh)		13.8				28.6				0.2				0.5		
Approach LOS		B				D										

Copyright © 2021 University of Florida. All Rights Reserved.

Table 1: Major Approach Volumes

Time	NB/SB Volumes 2019 Existing	NB/SB Volumes 2023 Background	NB/SB Committed Project Volumes (1)	NB/SB Project Volumes	Total 2023 Volume
6-7 AM	618	676	33	68	777
7-8 AM	701	766	52	96	914
8-9 AM	647	707	48	92	847
9-10 AM	602	658	37	82	777
10-11 AM	583	637	40	84	761
11-12 PM	686	750	45	105	900
12-1 PM	701	766	49	122	937
1-2 PM	681	744	47	95	886
2-3 PM	662	724	51	95	870
3-4 PM	768	839	60	123	1022
4-5 PM	813	889	66	114	1069
5-6 PM	730	798	63	104	965
6-7 PM	475	519	44	34	597
7-8 PM	290	317	30	16	363
8-9 PM	260	284	27	10	321
9-10 PM	198	216	20	10	246

Source: FDOT Hourly Volume 2019 - Kings Hwy (Station 0076)

(1) Includes traffic from Walsh Kings Crossing, Village of Sunset Lakes, Whispering Oaks, Bent Creek, Celebration Pointe, and BHT Distribution

Table 2: Daily Trip Generation

Land Use	Directional Split		Net External Trips		
	In	Out	In	Out	Total
General Office	50%	50%	633	633	1,266
Warehousing	50%	50%	1,421	1,421	2,842
TOTALS			**2,054**	**2,054**	**4,108**

Source: ITE 10th Edition Trip Generation Rates

Table 3: Minor Approach Volumes

Hourly	Percent of Daily Traffic				External Volumes JHI Acraege		Lefts		Rights		Project Hurricane Rights	Total WB Volume (1)
	Office	Warehouse	Auto Service Center	Single-Family Housing	Office	Warehouse	Office 45%	Warehouse 45%	Office 30.0%	Warehouse 30.0%	15.0%	
6-7 AM	2.2%	6.3%	0.1%	3.8%	14	90	6	41	4	27	0	63
7-8 AM	7.0%	7.3%	5.7%	6.7%	44	104	20	47	13	31	24	101
8-9 AM	8.8%	6.0%	9.3%	6.2%	56	85	25	38	17	26	39	104
9-10 AM	5.4%	6.5%	9.0%	4.3%	34	92	15	41	10	28	38	94
10-11 AM	5.9%	6.5%	9.7%	4.8%	37	92	17	41	11	28	41	98
11-12 PM	8.4%	7.6%	10.0%	5.2%	53	108	24	49	16	32	42	118
12-1 PM	10.4%	8.6%	9.4%	5.5%	66	122	30	55	20	37	40	134
1-2 PM	8.2%	6.6%	9.3%	6.0%	52	94	23	42	16	28	39	107
2-3 PM	7.5%	7.0%	8.8%	6.6%	47	99	21	45	14	30	37	107
3-4 PM	7.4%	10.0%	7.0%	7.2%	47	142	21	64	14	43	30	129
4-5 PM	10.1%	7.8%	10.2%	9.0%	64	111	29	50	19	33	43	127
5-6 PM	10.4%	6.6%	7.7%	8.8%	66	94	30	42	20	28	32	112
6-7 PM	2.4%	2.7%	2.3%	7.2%	15	38	7	17	5	11	10	37
7-8 PM	1.7%	0.9%	0.8%	5.2%	11	13	5	6	3	4	3	16
8-9 PM	1.0%	0.6%	0.6%	4.7%	6	9	3	4	2	3	3	11
9-10 PM	1.0%	0.7%	0.0%	3.4%	6	10	3	5	2	3	0	11

(1) 50% of External Right Trips used in Total

COUNTY: 94
STATION: 0076
DESCRIPTION: SR 713/KINGS HWY - S OF SR 68/ORANGE AVE (COUNTY 7
START DATE: 02/12/2019
START TIME: 2345

	DIRECTION: N					DIRECTION: S					COMBINED
TIME	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL
0000	18	6	9	9	42	11	10	10	6	37	79
0100	11	9	15	15	50	8	8	3	11	30	80
0200	2	12	6	6	26	14	7	7	9	37	63
0300	5	10	7	5	27	7	10	16	10	43	70
0400	5	14	8	18	45	14	24	17	29	84	129
0500	15	34	33	28	110	31	39	42	53	165	275
0600	52	74	89	85	300	52	72	94	100	318	618
0700	91	81	100	90	362	81	76	101	81	339	701
0800	86	88	80	55	309	93	91	63	91	338	647
0900	70	76	63	70	279	93	88	57	85	323	602
1000	59	61	80	82	282	78	65	79	79	301	583
1100	87	85	95	103	370	62	98	81	75	316	686
1200	101	76	91	82	350	77	93	91	90	351	701
1300	101	78	78	78	335	94	81	81	90	346	681
1400	80	75	81	89	325	71	96	74	96	337	662
1500	98	93	77	118	386	67	92	98	125	382	768
1600	88	116	95	85	384	89	111	103	126	429	813
1700	102	91	98	71	362	109	99	92	68	368	730
1800	70	69	63	57	259	67	70	44	35	216	475
1900	37	52	35	48	172	32	36	31	19	118	290
2000	33	39	42	29	143	36	44	14	23	117	260
2100	29	31	28	16	104	21	17	24	32	94	198
2200	19	24	14	27	84	19	10	6	12	47	131
2300	16	14	11	9	50	6	14	14	23	57	107
24-HOUR TOTALS:					5156					5193	10349

PEAK VOLUME INFORMATION

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	730	364	730	366	730	730
P.M.	1545	417	1615	449	1615	847
DAILY	1545	417	1615	449	1615	847

GENERATED BY SPS 5.0.53P

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Stuart** | Engineer: **James Kemp**
County: **89 – Martin** | Date: **February 15, 2021**
District: **Four**

Major Street: **Kings Highway** | Lanes: **2** | Major Approach Speed: **50**
Minor Street: **White Road** | Lanes: **1** | Minor Approach Speed: **35**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ 70% ☑ 100%

WARRANT 1 - EIGHT-HOUR VEHICULAR VOLUME

Warrant 1 is satisfied if Condition A or Condition B is "100%" satisfied for eight hours. ☐ Yes ☑ No

Warrant 1 is also satisfied if both Condition A and Condition B are "80%" satisfied (should only be applied after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems). ☐ Yes ☑ No

Condition A - Minimum Vehicular Volume

Condition A is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

100% Satisfied: ☐ Yes ☑ No
80% Satisfied: ☐ Yes ☑ No
70% Satisfied: ☐ Yes ☑ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	Minor	100%[a]	80%[b]	70%[c]	100%[a]	80%[b]	70%[c]
1	1	500	400	350	150	120	105
2 or more	1	600	480	420	150	120	105
2 or more	2 or more	600	480	420	200	160	140
1	2 or more	500	400	350	200	160	140

[a] Basic Minimum hourly volume
[b] Used for combination of Conditions A and B after adequate trial of other remedial measures
[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Street	Eight Highest Hours							
	7:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM
Major	914	900	937	886	870	1,022	1,069	965
Minor	101	118	134	107	107	129	127	112

Existing Volumes

State of Florida Department of Transportation

TRAFFIC SIGNAL WARRANT SUMMARY

Condition B - Interruption of Continuous Traffic

Condition B is intended for application where Condition A is not satisfied and the traffic volume on a major street is so heavy that traffic on the minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

Applicable:	☑ Yes	☐ No
100% Satisfied:	☐ Yes	☑ No
80% Satisfied:	☑ Yes	☐ No
70% Satisfied:	☑ Yes	☐ No

Number of Lanes for moving traffic on each approach		Vehicles per hour on major-street (total of both approaches)			Vehicles per hour on minor-street (one direction only)		
Major	**Minor**	**100%[a]**	**80%[b]**	**70%[c]**	**100%[a]**	**80%[b]**	**70%[c]**
1	1	750	600	525	75	60	53
2 or more	1	900	720	630	75	60	53
2 or more	2 or more	900	720	630	100	80	70
1	2 or more	750	600	525	100	80	70

[a] Basic Minimum hourly volume

[b] Used for combination of Conditions A and B after adequate trial of other remedial measures

[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Record 8 highest hours and the corresponding major-street and minor-street volumes in the Instructions Sheet.

Eight Highest Hours								
Street	**7:00 AM**	**11:00 AM**	**12:00 PM**	**1:00 PM**	**2:00 PM**	**3:00 PM**	**4:00 PM**	**5:00 PM**
Major	914	900	937	886	870	1,022	1,069	965
Minor	101	118	134	107	107	129	127	112

Existing Volumes

State of Florida Department of Transportation

Form 750-020-01
TRAFFIC ENGINEERING
10/15

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Stuart**
County: **89 – Martin**
District: **Four**

Engineer: **James Kemp**
Date: **February 15, 2021**

Major Street: **Kings Highway** Lanes: **2** Major Approach Speed: **50**
Minor Street: **White Road** Lanes: **1** Minor Approach Speed: **35**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ Yes ☐ No

WARRANT 2 - FOUR-HOUR VEHICULAR VOLUME

If all four points lie above the appropriate line, then the warrant is satisfied.

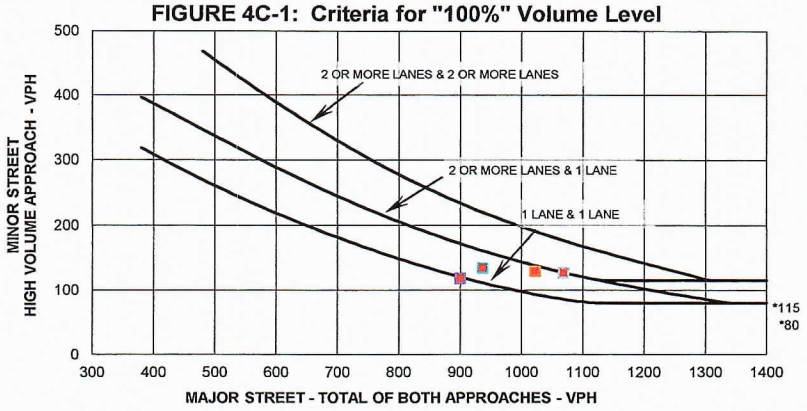
Applicable: ☑ Yes ☐ No
Satisfied: ☑ Yes ☐ No

100% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
11:00 AM	900	118
12:00 PM	937	134
3:00 PM	1022	129
4:00 PM	1069	127

Plot four volume combinations on the applicable figure below.

FIGURE 4C-1: Criteria for "100%" Volume Level



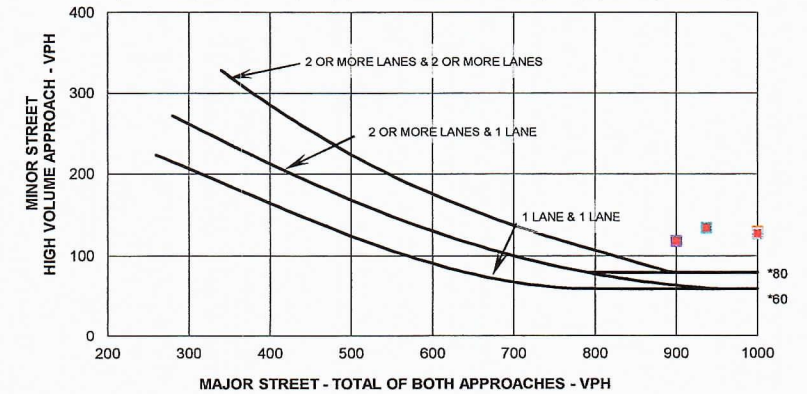
** Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

70% Volume Level

Four Highest Hours	Volumes	
	Major Street	Minor Street
11:00 AM	900	118
12:00 PM	937	134
3:00 PM	1022	129
4:00 PM	1069	127

FIGURE 4C-2: Criteria for "70%" Volume Level

(Community Less than 10,000 population or above 70 km/hr (40 mph) on Major Street)



** Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

State of Florida Department of Transportation

Form 750-020-01
TRAFFIC ENGINEERING
10/15

TRAFFIC SIGNAL WARRANT SUMMARY

City: **Stuart**
County: **89 – Martin**
District: **Four**

Engineer: **James Kemp**
Date: **February 15, 2021**

Major Street: **Kings Highway** Lanes: **2** Major Approach Speed: **50**
Minor Street: **White Road** Lanes: **1** Minor Approach Speed: **35**

MUTCD Electronic Reference to Chapter 4: http://mutcd.fhwa.dot.gov/pdfs/2009r1r2/part4.pdf

Volume Level Criteria

1. Is the posted speed or 85th-percentile of major street > 40 mph (70 km/h)? ☑ Yes ☐ No
2. Is the intersection in a built-up area of an isolated community with a population < 10,000? ☐ Yes ☑ No

"70%" volume level **may** be used if Question 1 **or** 2 above is answered "Yes" ☑ 70% ☑ 100%

WARRANT 3 - PEAK HOUR

*If all three criteria are fulfilled **or** the plotted point lies above the appropriate line, then the warrant is satisfied.*

Applicable: ☑ Yes ☐ No
Satisfied: ☑ Yes ☐ No

Unusual condition justifying use of warrant:

Record hour when criteria are fulfilled and the corresponding delay or volume in boxes provided.

Peak Hour 100% Volume		
Time	Major Vol.	Minor Vol.
3:00 PM	1022	129

Peak Hour 70% Volume		
Time	Major Vol.	Minor Vol.
3:00 PM	1022	129

Criteria

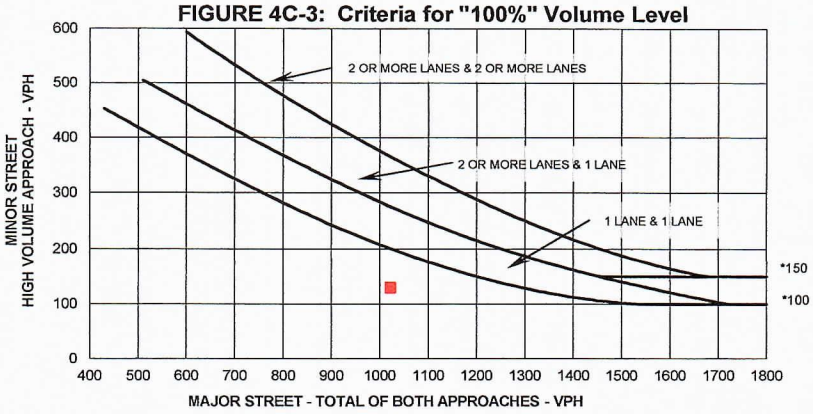
1. Delay on Minor Approach *(vehicle-hours)		
Approach Lanes	1	2
Delay Criteria*	4.0	5.0
Delay*	2.1	
Fulfilled?: ☐ Yes ☑ No		

2. Volume on Minor Approach One-Direction *(vehicles per hour)		
Approach Lanes	1	2
Volume Criteria*	100	150
Volume*	129	
Fulfilled?: ☑ Yes ☐ No		

3. Total Intersection Entering Volume *(vehicles per hour)		
No. of Approaches	3	4
Volume Criteria*	650	800
Volume*		1,151
Fulfilled?: ☑ Yes ☐ No		

Plot volume combination on the applicable figure below.

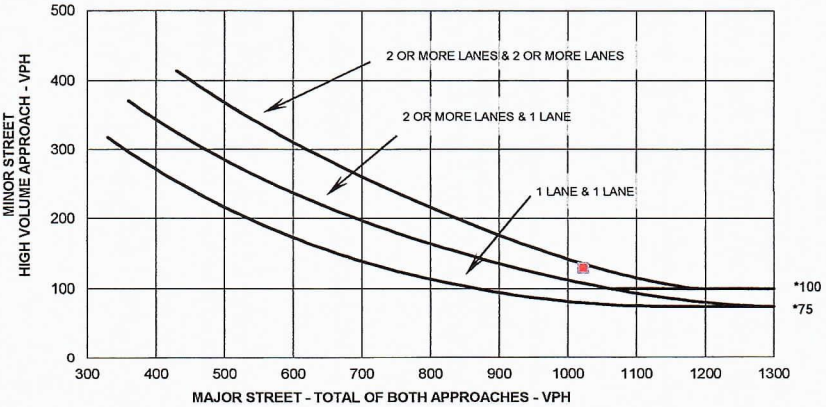
FIGURE 4C-3: Criteria for "100%" Volume Level



** Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

FIGURE 4C-4: Criteria for "70%" Volume Level

(Community Less than 10,000 population or above 70 km/hr (40 mph) on Major Street)



** Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume threshold for a minor street approach with one lane.*

APPENDIX F

DRIVEWAY ANALYSIS

HCS7 Two-Way Stop-Control Report

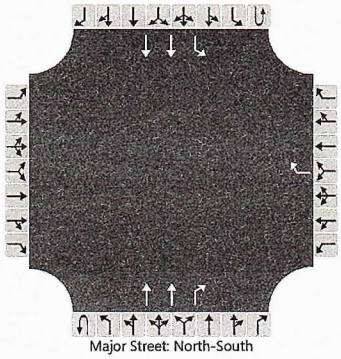
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & DW 1
Jurisdiction	St. Lucie County
East/West Street	Driveway 1
North/South Street	Kings Highway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	1	0	1	2	0
Configuration								R			T	R		L	T	
Volume (veh/h)								9			503	109	0	54	464	
Percent Heavy Vehicles (%)								3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No					No					
Median Type | Storage						Left Only								1		

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9						4.1		
Critical Headway (sec)								6.96						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								10						59		
Capacity, c (veh/h)								721						913		
v/c Ratio								0.01						0.06		
95% Queue Length, Q_{95} (veh)								0.0						0.2		
Control Delay (s/veh)								10.1						9.2		
Level of Service (LOS)								B						A		
Approach Delay (s/veh)						10.1								1.0		
Approach LOS						B										

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

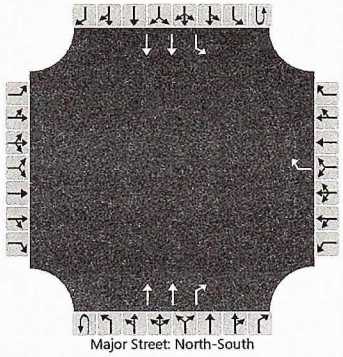
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Kings Hwy & DW 1
Jurisdiction	St. Lucie County
East/West Street	Driveway 1
North/South Street	Kings Highway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	2	1	0	1	2	0
Configuration								R			T	R		L	T	
Volume (veh/h)								37			465	35	0	17	625	
Percent Heavy Vehicles (%)								3					3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No					No					
Median Type | Storage		Left Only									1					

Critical and Follow-up Headways

Base Critical Headway (sec)								6.9						4.1		
Critical Headway (sec)								6.96						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								40						18		
Capacity, c (veh/h)								744						1015		
v/c Ratio								0.05						0.02		
95% Queue Length, Q_{95} (veh)								0.2						0.1		
Control Delay (s/veh)								10.1						8.6		
Level of Service (LOS)								B						A		
Approach Delay (s/veh)						10.1								0.2		
Approach LOS						B										

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

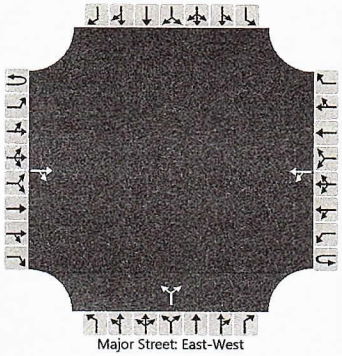
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 2
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 2
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			90	54		4	46			22		1				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					25					
Capacity, c (veh/h)						1417					803					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.5					9.6					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					0.6				9.6							
Approach LOS									A							

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

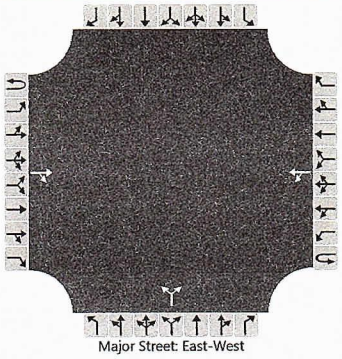
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 2
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 2
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			29	17		1	186			93		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						1					105					
Capacity, c (veh/h)						1550					749					
v/c Ratio						0.00					0.14					
95% Queue Length, Q_{95} (veh)						0.0					0.5					
Control Delay (s/veh)						7.3					10.6					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)					0.0				10.6							
Approach LOS									B							

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

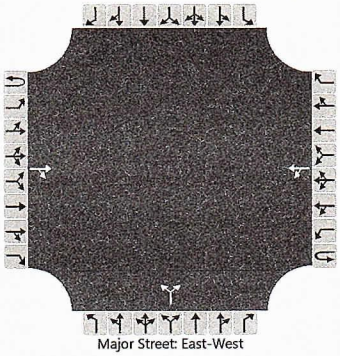
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 3
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 3
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			37	54		11	27			23		3				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						12					28					
Capacity, c (veh/h)						1488					876					
v/c Ratio						0.01					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.4					9.2					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					2.2				9.2							
Approach LOS									A							

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

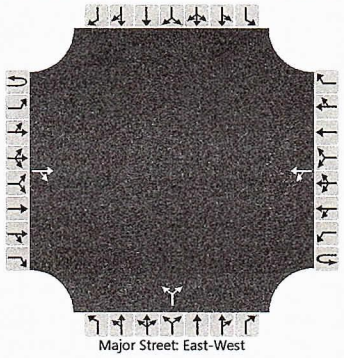
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 3
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 3
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			16	17		3	94			93		11				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						3					113					
Capacity, c (veh/h)						1569					871					
v/c Ratio						0.00					0.13					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
Control Delay (s/veh)						7.3					9.7					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					0.2				9.7							
Approach LOS									A							

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

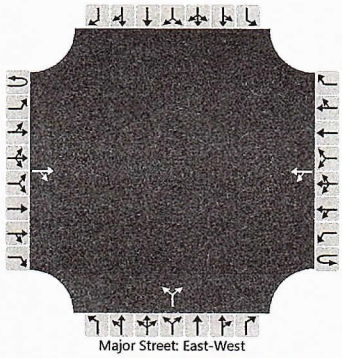
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 4
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 4
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			4	36		4	15			23		1				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					26					
Capacity, c (veh/h)						1559					959					
v/c Ratio						0.00					0.03					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
Control Delay (s/veh)						7.3					8.9					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					1.6				8.9							
Approach LOS									A							

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

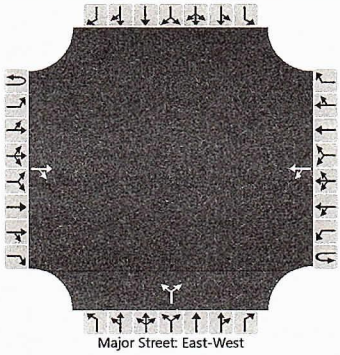
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Buildout

Site Information

Intersection	White Rd & DW 4
Jurisdiction	St. Lucie County
East/West Street	White Road
North/South Street	Driveway 4
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			15	12		1	4			93		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						1					105					
Capacity, c (veh/h)						1577					985					
v/c Ratio						0.00					0.11					
95% Queue Length, Q_{95} (veh)						0.0					0.4					
Control Delay (s/veh)						7.3					9.1					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)					1.5				9.1							
Approach LOS									A							

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

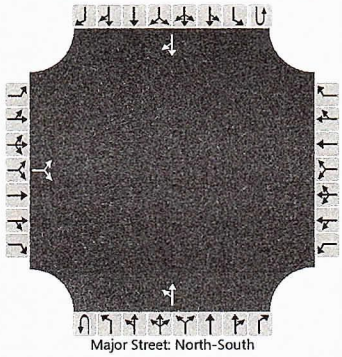
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Peters Rd & DW 5
Jurisdiction	St. Lucie County
East/West Street	Driveway 5
North/South Street	Peters Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		4		4						18	107				107	18
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			9							20						
Capacity, c (veh/h)			793							1442						
v/c Ratio			0.01							0.01						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
Control Delay (s/veh)			9.6							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.6								1.2						
Approach LOS		A														

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

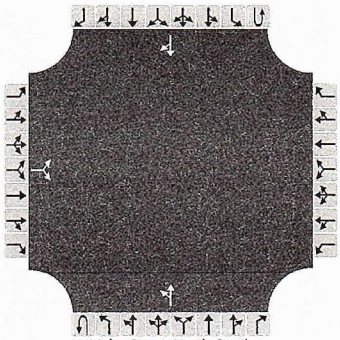
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	2/17/2021
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Buildout

Site Information

Intersection	Peters Rd & DW 5
Jurisdiction	St. Lucie County
East/West Street	Driveway 5
North/South Street	Peters Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		18		18						6	107				107	6
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			39							7						
Capacity, c (veh/h)			820							1458						
v/c Ratio			0.05							0.00						
95% Queue Length, Q_{95} (veh)			0.2							0.0						
Control Delay (s/veh)			9.6							7.5						
Level of Service (LOS)			A							A						
Approach Delay (s/veh)		9.6								0.4						
Approach LOS		A														

Copyright © 2021 University of Florida. All Rights Reserved.